

- ☐ Concrete basement wall – **this is not negotiable**
- ☐ Zoned R2 or R2A (or higher) – **this is not negotiable**
- ☐ If suited, permit # _____
 - ☐ meets zoning requirements
- ☐ Currently used as single family
- ☐ Gross Rental Return of 8.5% or more
- ☐ Detached garage or no direct access by way of garage
- ☐ Caswell Hill, Riversdale (< Ave F & South of 19th), Exhibition, Beuna-Vista, Sutherland, Nutana, Lakeview, Lakeridge
- ☐ Will rent to either:
 - ☐ Young professional saving to buy first home
 - ☐ Student
 - ☐ Young family <40 w/ or w/o kids
- ☐ Cosmetically “ugly”
- ☐ Requires basic upgrades (counter tops, cupboards, baseboards, flooring, toilets, fixtures)
- ☐ Has side / back entrance
- ☐ Recent roof: YEAR _____
- ☐ Recent furnace: YEAR _____
- ☐ Recent water heater: YEAR _____
- ☐ Minimum 100 amp electrical service
- ☐ No knob and tube wiring
- ☐ Has plumbing upgrades (ABS)
- ☐ DOM _____ (higher the better)
- ☐ Within .6km of access to Circle Drive or a bridge or a major roadway
- ☐ Corner lot(s)
- ☐ 2 lots,
 - ☐ house set on only one of them (set to side).
- ☐ Large basement windows
- ☐ Few rentals on the block
- ☐ ANY basement development
- ☐ Fenced lot
- If the property is currently rented **I need** to know current rent(s).
- I need comparable sale prices, DOM's, and current comparable listing prices
- I also need to know the following:
 1. Why are they selling?
 2. How long have they owned the house/property?
 3. What do they like most about it?
 4. What do they like least about it?
 5. Where are they planning to live after they sell their house?
 6. When do they have to move to their new place?