

# COMMERCIAL INVESTOR'S CHECK LIST

Because the focus is on location, the range for that section goes from -7 to +7. In this example, locations for the three commercial condos are a 6. The remainder go from -1 to +1. Zero (0) would be a neutral or "not applicable" response. Add them up and you will get "x" points out of 50. Divide this by 2 will give you a percentage (or you could just use the relative number) to compare several projects.

SITE CHECKLIST	POOR	GOOD (0)	EXCELLENT	Range/Issue (where applicable)
Location		0	6	
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Parking		0		1/ 1,000 sf Industrial 6/1,000 sf (Medical)
Access to transportation routes		0	1	
Outdoor storage		0	1	(Light Industrial)
Permitted uses (zoning)		0	1	What can the space be used for?
Utility services				
Water		0	1	This is not always available
Sewer		0	1	This is not always available
Cable		0		How many providers?
Gas		0	1	This is not always available
Access to public transportation	-1	0		
Gross up factor		0		(10% excellent, 20% poor)
Common costs		0	1	Light industrial (\$1.5-\$5 /sf) Office (\$9-\$15/sf)
Energy efficient		0	2	
Ceiling heights		0	1	7' - 20'
Condition & type of neighbors		0		
Street appeal		0	1	
Proximity to amenities		0		
Tax rates		0	1	Regional districts vs City
Environmental report(s)		0	1	Required for financing
Bylaw check		0	1	
BUILDING CHECKLIST				
Roof Condition		0	1	
Mold		0	1	
HVAC units		0	1	
Doors and windows		0	1	
Office conditions		0	1	
Condition of parking areas		0	1	
Condition of landscaping		0	1	
Meets today's codes		0	1	
Tenant improvements		0	1	
Miscellaneous		0		
Total	-1	0	41	Total 80%

This is not a scientific process - over time you will know right away if it is a good property