

24 Point Criteria for Property Success

	Selection Criteria	✓
1.	Is the location convenient? Does the property have a 'location score' above 70%?	
2.	Does the suburb have lower than average unemployment?	
3.	Does the property have good access to high paying employment/CBD?	
4.	Does the region have positive population growth?	
5.	Is the location well serviced by public transport/good infrastructure?	
6.	Is there a scarcity factor with this type of property? Are there no oversupply issues?	
7.	Are property values trending up in the area/city?	
8.	Is there a rental demand for this type of property in the area?	
9.	Is the property in a quiet street? (relative to the area)	
10.	Does the property have a good aspect?	
11.	Is the site free of natural issues? i.e. floods, bushfires	
12.	Is the building low maintenance?	
13.	Is the building free of any structural, damp or pest issues?	
14.	If new, does the builder have a proven track record?	
15.	Is the property well lit and ventilated?	
16.	Does the floor plan flow well?	
17.	Are the finishes good quality and low maintenance?	
18.	Does the property come with parking? (or directly on a transport route)	
19.	Are there substantial depreciation and tax benefits?	
20.	Do the numbers work/suit my individual circumstances?	
21.	Will the bank view this property as acceptable security, and offer a high LVR?	
22.	Is the purchase price around the median price for the city? (+/- 15%)	
23.	Is it a logical price, and not an emotional price?	
24.	Take action, don't procrastinate!	