

# THE BLUE BOOK CHECKLIST –

## Buying Rules





## Checklist: How to create your buying rules

<p>1. Are you buying for cash flow or capital growth?</p>	<p>Notes:</p>
<p>2. What type of property are you buying? House, apartment, townhouse, unit or development site?</p>	<p>Notes:</p>
<p>3. Based on your borrowing capacity, what price range does it need to be within?</p>	<p>Notes:</p>
<p>4. What % gross yield?</p>	<p>Notes:</p>
<p>5. What % net yield?</p>	<p>Notes:</p>
<p>6. What is the most beneficial buying entity for you to use for this property (e.g. personal name, trust, company etc.)?</p>	<p>Notes:</p>

<b>7.</b> Which 3 areas have you identified for researching?	Notes:
<b>8.</b> What is the percentage rental population for this area?	Notes:
<b>9.</b> What is the minimum number of industries sustaining the town/city?	Notes:
<b>10.</b> What type of infrastructure must be in close proximity?	Notes:
<b>11.</b> What is the median property price for this area?	Notes:
<b>12.</b> How many bedrooms should the property have?	Notes:

<b>13.</b> What is the minimum number of bathrooms the property must have?	Notes:
<b>14.</b> Does the property need to have air-conditioning?	<input type="checkbox"/> Yes <input type="checkbox"/> No Notes:
<b>15.</b> Does the property need to have a garage and if so, what size?	<input type="checkbox"/> Yes <input type="checkbox"/> No Notes:
<b>16.</b> What other features must the property have?	Notes:
<b>17.</b> What renovations are you prepared to undertake, if any?	Notes:
<b>18.</b> Will you be personally inspecting the property prior to purchase?	<input type="checkbox"/> Yes <input type="checkbox"/> No Notes:

<b>19.</b> What size should the property be?	Notes:
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<b>20.</b> What size land should the property be situated upon?	Notes:
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Additional comments
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	Location	Price range	Property type	Positive cash flow required (\$)	Capital growth required (%)
Cashflow property #1					
Cashflow property #2					
Cashflow property #3					
Capital growth property #1					
Capital growth property #2					
Capital growth property #3					

### Summary of Buying Rules

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