Property Investment Precision Checklist (Australia)

1. Strategy Setup

- Define investment goal (cash flow, growth, or balanced)
- Set investment timeline (short / medium / long-term)
- Determine risk tolerance level
- Confirm borrowing capacity and finance pre-approval

2. Market Analysis

- Check population growth trends
- Analyse employment hubs and economic drivers
- Review infrastructure developments
- Compare supply vs demand in target suburb
- Study rental yield trends

3. Property Selection

- Identify property type (house, unit, townhouse)
- Check entry price vs budget limits
- Evaluate growth potential of suburb
- Assess tenant demand in area
- Avoid emotionally driven purchases

4. Cash Flow Modelling

- Estimate rental income realistically
- Calculate mortgage repayments under different rates
- Include council rates, insurance, and maintenance
- Factor property management fees
- Stress test cash flow under higher interest rates

5. Due Diligence

- Building and pest inspection completed
- Check zoning and future development restrictions
- Review strata reports (if applicable)
- Confirm legal compliance
- Verify comparable sales data

6. Risk Management

- Avoid over-leveraging
- Maintain cash buffer for vacancies
- Diversify across suburbs or states
- Use conservative financial assumptions
- Prepare exit strategy

7. Post-Purchase Management

- Select reliable property manager
- Monitor rental performance regularly
- Schedule preventative maintenance
- Track portfolio performance annually
- Review refinancing opportunities