

Investment Property Scorecard

A practical worksheet for comparing potential rental properties.

Score the property through a management lens

Rate each category from 1 (weak) to 5 (strong). The score is designed to organize your thinking - it is not a substitute for financial underwriting, inspections, appraisal, legal review, or professional tax advice.

Property Snapshot

Property address	_____
Asking / purchase price	\$ _____
Estimated monthly rent	\$ _____
Estimated monthly operating expenses	\$ _____
Estimated repairs / make-ready	\$ _____
Target monthly cash flow	\$ _____

Investment Scorecard

CRITERIA	1	2	3	4	5
Rental Demand	■	■	■	■	■
Rent-to-Price Fit	■	■	■	■	■
Property Condition	■	■	■	■	■
Maintenance Risk	■	■	■	■	■
Taxes / Insurance / HOA	■	■	■	■	■
HOA / Rental Restrictions	■	■	■	■	■
Resident Appeal	■	■	■	■	■
Location & Access	■	■	■	■	■
Vacancy / Turnover Risk	■	■	■	■	■
Management Fit	■	■	■	■	■

What You're Scoring

Rental Demand

How strong is likely renter demand for this type of property/location?

Rent-to-Price Fit

Does realistic market rent make sense relative to purchase price and expenses?

Property Condition

How much immediate or near-term repair/capital work may be needed?

Maintenance Risk

Are there features, systems, age, or complexity likely to increase ongoing costs?

Taxes / Insurance / HOA

Do recurring ownership costs support the investment goal?

HOA / Rental Restrictions

Are rentals allowed and are there leasing rules, caps, fees, or approvals?

Resident Appeal

Layout, parking, yard, appliances, bedrooms, schools/commute, and everyday livability.

Location & Access

Proximity to employment, roads, services, shopping, and other demand drivers.

Vacancy / Turnover Risk

How easy may it be to re-lease the property when a resident leaves?

Management Fit

Can the property be managed efficiently within your desired involvement level?

Decision Notes

Total: _____ / 50

What I like most: _____

Biggest concern: _____

What I need to verify before moving forward: _____

Next step: ☐ PASS ☐ RESEARCH MORE ☐ REQUEST NUMBERS / INSPECTIONS ☐ PURSUE

True Haven Residential can help evaluate rental potential and management considerations. Investment decisions should also incorporate appropriate financial, inspection, legal, insurance, lending, and tax guidance.