Investor Property Screening Report

Early-stage screening before deeper diligence and capital commitment.

CLIENT / DECISION	Real Estate Investor	**PROPERTY / PROJECT**	Sample 8-Unit Multifamily • Connecticut
REPORT TYPE	Illustrative Sample	**DATE**	Sample — not a live property

EXECUTIVE READOUT

The opportunity merits deeper diligence, but the projected renovation budget may understate several project components. The key question is whether planned upgrades can be completed under the assumed Approval mechanical and common-area budgets.

Overall PICKFACTS Readiness / Risk Signal: PROCEED TO DEEPER DILIGENCE

KEY FINDINGS

Area	What the review found	Signal
Acquisition	Purchase assumptions are within the investor's stated target range in this example.	POSITIVE
Renovation	Unit-turn assumptions do not clearly address common areas, life-safety work or contingency.	MEDIUM
Approvals	Research should be expanded to identify open Approvals and prior major alterations.	HIGH
Capital Budget	Mechanical, electrical and exterior contingencies appear light relative to scope.	HIGH
Timeline	Projected duration assumes uninterrupted access and approvals.	MEDIUM
Decision	Opportunity remains viable, but underwriting should be revised before a final offer.	CHECK

RECOMMENDED NEXT STEPS

1. Run a complete Approval and property-history search before finalizing the capital budget.

2. Separate unit-level improvements from common-area and building-system expenditures.

3. Add explicit contingency and Approval approval assumptions to the underwriting model.

4. Confirm access, occupancy, construction sequencing and municipal approval timing.

5. Re-run the investment model using the revised budget and schedule.

SCOPE & IMPORTANT NOTE

Illustrative marketing example using a fictional property and fictional investment assumptions. PICKFACTS does not provide securities, tax, legal or investment advice and does not guarantee an investment outcome.