



**Property Checklist:**

Address/ID#: \_\_\_\_\_

Tender Deadline: \_\_\_\_\_

Minimum Tender Amount: \$ \_\_\_\_\_ Area Comp's: \$ \_\_\_\_\_

**1. Verification:**

- This is a true Tax Sale from the municipality.  
Eg: This is **NOT** a SHERIFF'S sale!

**2. Population:** (Statcan.gc.ca)

- (1) The population in the area of this property has **increased** over the past 2-3 census.
- (1) The population is projected to **increase** over the next 2-3 census (by Stats Can or City Officials)
- (0) The population in the area of this property has **decreased** over the past 2-3 census
- (0) The population is projected to **increase** over the next 2-3 census (by Stats Can or City Officials)

**3. Development Potential:**

- (0) There are NO new housing starts during the recent past/short-term (no interest in the area).
- (1) There has been SOME new housing in development during the recent past/short-term (possible growth/demand).
- (0) There is TOO MUCH new housing during the recent past/short-term (over-supplied/low demand).

NOTES: \_\_\_\_\_

**4. Road Development:**

(MTO's website) (Road widening, lane expansion, new ramps can all mean growing population)

- (1) There ARE plans to develop/improve roadways/highways.
- (0) There are NOT plans to develop/improve roadways/highways.

NOTES: \_\_\_\_\_

**5. Real Estate Listing: (from a local real estate agent)**

- (1) New listings are increasing recently and getting top dollar.
- (1) New listings are constant/steady and the market hasn't fluctuated much.
- (0) New listings are decreasing and resale prices are dropping.

NOTES: \_\_\_\_\_



**6. Infrastructure Changes:**

- (1) There are NEW municipal services and/or accessibility methods to this area.
- (0) There are NOT any new municipal services and/or accessibility methods to this area.

NOTES: \_\_\_\_\_

**7. Job Announcements:**

- (1) There are new job announcements and job growth offered by the local government.
- (1) There are new job announcements and job growth offered by private industry.
- (0) There is no new job growth in the area.
- (0) Jobs are declining in the area.

NOTES: \_\_\_\_\_

**8. Commercial Development:**

- (1) There ARE new Plazas, Shopping Centres, Smart Centres, Home Depots, Wal-Marts, Strip Plazas coming to the area.
- (0) There are NO new developments in the surrounding areas.

NOTES: \_\_\_\_\_

**9. Waterfront:**

- (1) This property is on the waterfront.
- (1) This property is extremely close to the waterfront / has a clear view of the water.
- (0) This property is nowhere near the waterfront.

NOTES: \_\_\_\_\_

**10. Trends:**

- (1) This area is growing in popularity with the baby-boomers.
- (1) This area is growing in popularity with young people starting new families.
- (1) This area is growing in popularity among a niche demographic group:  
(Specifically: \_\_\_\_\_)
- (0) There are NO noticeable growth trends in the area.

NOTES: \_\_\_\_\_

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**11. University & College Expansions:**

- (1) The local educational institution is growing in student population.
- (1) The local educational institution is remaining constant in student population.
- (0) The local educational institution is declining in student population.
- (0) There is no education institution in the area and no plans to build one.

NOTES: \_\_\_\_\_

**12. Public Transit:**

- (1) Public transit plans to introduce new coverage near this property.
- (1) Public transit is expanding coverage near this property.
- (1) Public transit is remaining constant near this property.
- (0) Public transit does not exist anywhere near this property.

NOTES: \_\_\_\_\_

**Vacancy Rates:**

- The vacancy rate in this area is: \_\_\_\_\_ %

**Due Diligence:**

- I've walked the property (had my trusted agent view the property)
- I've checked Ministry Maps, Forestry Maps, Mineral Rights Maps.
- I've completed my Internet String Searches.
- I've researched the original owner (Internet String Search).
- I've searched for outstanding Execution Writs.
- I've obtained a survey of the property.
- I've spoken to local Fire Dept.
- I've spoken to local Police Dept.
- I've spoken to local librarian.
- I've completed a Title Search.
- I've spoken to neighbours.
- I've checked Zoning.

TOTAL SCORE: Add 1 point for each checkmark that is placed beside a **green** "1": [ \_\_\_\_ out of 11 ]

NOTES: \_\_\_\_\_

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