JEFFREY WHITE / DENVER METRO REAL ESTATE

Your first investment. A clearer starting point.

A practical checklist for the conversations before you make an offer.

01 Define the goal

Write down your budget, timeline, target holding period, and willingness to manage tenants or renovations. Choose a strategy that fits your time as well as your finances.

02 Build the complete budget

Separate down payment, closing costs, immediate repairs, and cash reserves. Ask a lender to confirm financing assumptions. Include taxes, insurance, HOA fees, and mortgage insurance when applicable.

03 Verify the rental assumptions

Use relevant rental comparisons. Include vacancy, maintenance, capital repairs, management, and owner-paid utilities. Run a lower-income, higher-expense scenario before relying on cash flow.

04 Review the property and the rules

Inspect condition and obtain repair quotes. Check permitted use, leases, HOA documents, local rental licensing, and insurance. Short-term rental eligibility is specific to each jurisdiction.

05 Decide on a fallback

Consider what happens if repairs run late, a refinance is unavailable, or the exit price is lower. Keep enough flexibility to avoid depending on the best-case outcome.

Explore the free calculators: jeffwhiterealtor.com/calculators.html

Educational planning checklist. Estimates are not guarantees or personalized financial, tax, or legal advice.