

COMMERCIAL AUCTION DUE DILIGENCE CHECKLIST

This due diligence checklist does **not** represent an exhaustive list of the documents/information that a prudent investor would desire to underwrite and acquire a commercial property. Since there is no traditional due diligence period when selling commercial property at auction, we highly recommend that you upload any additional documents or information that you feel may assist bidders in assessing the merits of the property. If you should have any questions or concerns regarding your due diligence vault, please contact a commercial auction specialist at (888) 774-3852.

Property Documents

- Exterior, interior, and aerial photos
- Floorplans, renderings, site plans, and surveys
- Location maps and driving directions
- Property condition reports and inspection reports
- Any other property information that may be available or necessary

Market Information

- Submarket economic, demographic, and psychographic summaries
- Comparable sales data, CAP/GRM rates, and valuations
- Any other market information that may be available or necessary

Financial Information

- Historical operating statements, rent rolls, and occupancy data
- Schedule of past and future capital expenditures
- Property tax, title and insurance information
- Any other financial information that may be available or necessary

Operating Information

- Management Agreements, Franchise Agreements, and Commercial Licenses
- Other operating information that may be available or necessary