

<b>Project:</b>	<b>Yes, No, or Number</b>	<b>Comment</b>
<b>#1 Is the property worth what I'm paying for it?</b>		
Is the income used to determine the NOI actual or projected?		
Are the expenses used to determine the NOI actual or projected?		
What is the cap rate on the property?		
What is the cap rate in the market the property is in?		
<b>#2 Sponsor Underwriting</b>		
Is sponsor in the TIC business full time?		
Years sponsor has been full time in the TIC business?		
Years sponsor has been full time in the real estate business?		
Is this sponsor's sole business?		
How many transactions has the sponsor done?		
What has been the (average)return to investors?		
How many investors have invested with this sponsor?		
How has the sponsor dealt with problems in the past?		
<b>#3 Due Diligence Team Underwriting</b>		
Who does the property Due Diligence ?		
How many years of full time experience do they have?		
<b>#4 Tenant Underwriting</b>		
What is the net worth of the Tenants?		
How long have the tenants been in business?		
<b>#5 Management Underwriting</b>		
Who is responsible for Property Management?		
Years of full time experience?		
What is the depth of the Management Team?		
Who does the Asset Management?		
Years of full time experience?		
<b>#6 Debt</b>		
Is the loan non-recourse?		
Does the debt meet my 1031 requirements?		
<b>#7 Is the closing guaranteed?</b>		
Does the sponsor own the property now?		

Project:	Yes, No, or Number	Comment
If not, what is my assurance it will close within my timeline?		
Is the permanent financing in place?		
How many of the offered properties meet my 1031 needs?		
<b>#8 Exit Issues</b>		
Who decides when the building sells?		
Can I sell my interest?		
What is the process for selling just my interest?		
<b>#9 Other</b>		
What are the front end costs and fees?		
Who gets the appreciation on the property?		
<b>#10 Legal and Tax</b>		
Is a legal opinion letter available? If so, from what firm?		
Is a tax opinion letter available? If so, from what firm?		
<b>#11 Does the deal pass the 15 tests in Rev Proc 2002-22?</b>		
1) Tenancy in Common Ownership		
2) Number of Co-Owners		
3) No Treatment of Co-Owners as an Entity.		
4) Co-Ownership Agreement		
5) Voting		
6) No Restrictions on Alienation		
7) Sharing Proceeds and Liabilities upon Sale of Property		
8) Proportional Sharing of Profits and Losses		
9) Proportionate Sharing of Debt		
10) Options		
11) No business Activities		
12) Management and Brokerage Agreements		
13) Leasing Agreements		
14) Loan Agreements		
15) Payments to Sponsor		