



# DOWNLOADABLE RESOURCES

Frameworks, Checklists & Deal Templates

<b>Due Diligence Checklist</b> 30-point property inspection guide	<b>Deal Analyser Framework</b> Yield & ROI calculator template	<b>Offer Letter Template</b> Ready-to-adapt bid documents	<b>Viewing Scorecard</b> Score every property on-the-day
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Every deal goes wrong for the same reasons: missing information, skipped steps, and no framework to fall back on when the pressure is on. These tools were built by active investors to close those gaps — and they're available exclusively through Edwin Inayat Properties.

Below is a preview of what each resource contains. Full versions are available when you get in touch.

## INSIDE THE RESOURCE PACK

### 1. The Due Diligence Checklist

30 questions across four categories: property condition, legal and title, financial viability, and tenancy readiness. Work through it before every offer and you will never miss the issues that cost other investors thousands to discover later.

*Preview: Category 1 covers 7 structural checks — from roof condition to consumer unit age. Categories 2–4 are shared with members.*

### 2. The Deal Analyser Framework

Input the purchase price, deposit, mortgage rate and expected rent — and the framework calculates gross yield, net yield and cash-on-cash ROI automatically. Built to stress-test at multiple rate scenarios so you know the deal still works even if conditions change.

*Preview: The framework includes a yield target table comparing buy-to-let, BRRRR and HMO benchmarks. The full calculator is available on request.*

### 3. The Offer Letter Template

A professional written offer carries more weight than a verbal one. This template covers all key terms — price, conditions, proposed timeline, chain status and financing confirmation — in language that signals you are a serious buyer, not a time-waster.

*Preview: The opening paragraph and key terms structure are shown here. The full template with all five clauses is available to members.*

#### 4. The Property Viewing Scorecard

Score every property across eight weighted categories — from structural condition to rental demand — and arrive at a single number that tells you whether to proceed to due diligence or move on. Takes fifteen minutes on-site and removes emotion from the decision.

*Preview: The scorecard uses an 8-category, 40-point scale. Properties scoring 32+ are flagged for due diligence. Request the printable version directly.*

##### Who These Resources Are For

- First-time investors wanting a professional process from day one.
- Experienced landlords who want to close the gaps in their current system.
- Anyone who has made a property mistake and wants to make sure it never happens again.
- Investors serious enough to treat property as a business, not a hobby.

**Get all four resources — contact us:**

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