# Deal Evaluator

## Market Economics Analysis

| POPULATION ANALYSIS | Population | % of growth | Rank from 1-5 |
|---|---|---|---|
| Population in 2025 | | | |
| Population in 2024 | | | |
| Population in 2023 | | | |
| Primary Reason for growth: Natural Births, Inmigration, Temporary | | | |
| Proximity to other major cities | | | |
| Median Household Income | | | |
| Transportation Infrastructure | | | |

| Macro-economics Analysis | | % of growth | Rank from 1-5 |
|---|---|---|---|
| GDP 2025 | | | |
| GDP 2024 | | | |
| GDP 2023 | | | |
| Unemployement Rate 2025 | | | |
| Unemployement Rate 2024 | | | |
| Unemployement Rate 2023 | | | |
| Average House Value 2025 | | | |
| Average House Value 2024 | | | |
| Average House Value 2023 | | | |

| Real Estate Specific Analysis | By Asset Class | By Property Type | Rank from 1-5 |
|---|---|---|---|
| Average Vacancy Rate | | | |
| Absorption Rate | | | |
| Rental Rate Trends | | | |
| Construction Pipeline | | | |

| Deal Criteria | Score (1-10) | Notes/Justification |
|---|---|---|
| Location (e.g. job growth, population growth, economic development) | | |
| Asset Class Fit (aligned with your experience /goals) | | |
| Price/Valuation vs. Market Comparables | | |
| Cap Rate vs. Area Average | | |
| Cash Flow Projections (DSCR, NOI, ROI) | | |
| Upside Potential (Value-Add, Appreciation, Rent Growth) | | |
| Risk Profile (tenant concentration, deferred maintenance, etc.) | | |
| Exit Strategy Clarity (sale, refinance, timeline) | | |
| Sponsor Experience and Track Record | | |
| Financing Terms (rate, amortization, interest-only, etc.) | | |
| Business Plan Viability and Realism | | |
| Legal and Zoning Considerations | | |
| Physical Condition of Property | | |
| Market Vacancy Rates | | |
| Break-Even Occupancy Rate | | |
| **Total Score** | | |