

PROPERTY BUYING CHECKLIST – INTERNATIONAL INVESTORS

By Address Partners Real Estate

Introduction

International property investment offers a significant opportunity, but only when decisions are made with clarity and structure. Each market has unique rules, risks, and financing options.

This checklist helps you ask the right questions, evaluate opportunities, and invest with confidence — wherever in the world you choose to buy.

1. Clarify Your Investment Vision

- Define your primary goal: capital growth, rental income, lifestyle, or a combination
- Confirm your risk appetite: conservative, balanced, or growth-focused
- Decide ownership structure: personal, joint, or corporate entity
- Set your investment horizon
- Define exit strategy: resale, refinancing, inheritance planning
- Determine level of involvement: hands-on, partially managed, fully managed

Tip: Clear objectives prevent rushed or emotional decisions.

2. Understand the Market

- Confirm eligibility for overseas buyers
- Clarify ownership rules: freehold, leasehold, or restricted areas
- Evaluate rental demand and market liquidity
- Review historical trends and projected growth
- Assess political, economic, and regulatory stability
- Consider tax implications and ease of resale

Tip: Market insight is as important as property selection.

3. Assess the Property or Development

- Investigate developer/seller track record
- Review previous projects for quality and delivery
- Confirm construction timelines, specifications, and handover certainty
- Ensure property aligns with your investment vision
- Check location fundamentals, amenities, and long-term demand
- Verify projected returns are realistic

Tip: Only invest in properties that match both strategy and lifestyle goals.

4. Review Costs & Payment Structure

- Purchase price, deposit, and scheduled payments
- Government registration or transfer fees
- Legal and administrative costs
- Agency/advisory fees (fully disclosed)
- Ongoing service charges, maintenance, or HOA fees
- Currency exchange and transfer costs
- Contingency allowance for unexpected expenses

Tip: Always request a full written cost breakdown before committing.

5. Legal & Contract Awareness

- Ensure contracts are clear and understandable
- Confirm ownership registration
- Review cancellation clauses, penalties, and exit conditions
- Understand rental, resale, or subletting restrictions
- Ensure compliance with local laws
- Seek independent legal advice where necessary

Tip: Legal clarity protects both capital and peace of mind.

6. Financing & Currency Considerations

- Determine funding: cash, mortgage, or combination
- Understand local and international financing options
- Review interest rates, repayment terms, and approvals
- Assess currency risk and exchange rate impact
- Explore US-based lending options if applicable
- Understand documentation requirements

Tip: Flexible financing can unlock opportunities and reduce stress.

7. Ownership, Management & Exit Planning

- Decide on local vs outsourced property management
- Understand ongoing responsibilities, taxes, and compliance
- Plan for long-term maintenance and service charges
- Define a clear exit strategy: resale, refinancing, or inheritance
- Monitor market conditions to maximize value

Tip: Planning beyond purchase ensures investment remains strategic and profitable.

Closing Note

The right investment should feel **exciting** and **make sense logically**.

Use this checklist to move forward with clarity, confidence, and perspective — wherever you choose to invest.

Next Step:

Book a private consultation with **Address Partners Real Estate** to explore international property opportunities with trusted, advisor-led guidance.

The logo for Address Partners Real Estate is centered on the page. It features a decorative, ornate frame in a light yellow or gold color. Inside the frame, the words "ADDRESS PARTNERS" are written in a serif font, with "REAL ESTATE" written below it in a smaller, spaced-out serif font. The frame is surrounded by intricate floral and scrollwork patterns.

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Thank You