

# 12-Point Due Diligence Process for Informed Investments

When conducting due diligence on tax deed investing, it's essential to thoroughly research and analyze various aspects of the investment opportunity. Here are 12 key points to consider:

1. **LEGAL FRAMEWORK:** Understand the legal framework governing tax deed investing in the relevant jurisdiction, including statutes, regulations, and procedures.
2. **PROPERTY RESEARCH:** Conduct comprehensive research on the properties available for tax deed auction, including their location, condition, market value, and any liens or encumbrances. Did we say location?
3. **AUCTION PROCESS:** Familiarize yourself with the auction process, including registration requirements, bidding rules, and deadlines for payment and redemption.
4. **TITLE SEARCH:** Perform a thorough title search to identify any existing governmental liens, claims, or legal issues associated with the property.
5. **REDEMPTION PERIOD:** Determine the redemption period for tax deeds in the jurisdiction, as well as any provisions for redemption rights or challenges by the former property owner. Expect unknown and heirs not served by notice to come out of the woodworks.
6. **FINANCIAL ANALYSIS:** Evaluate the financial aspects of the investment, including the total cost of acquisition, potential returns on investment, and associated expenses such as taxes and maintenance.
7. **RISK ASSESSMENT:** Assess the risks involved in tax deed investing, including the possibility of property damage, legal disputes, or unforeseen expenses.
8. **PROPERTY INSPECTION:** Property Inspection: Inspect the properties of interest in person or through qualified professionals to assess their physical condition and potential for renovation or development.
9. **MARKET ANALYSIS:** Analyze the local real estate market trends, property values, and demand for properties in the area to gauge the investment potential.
10. **EXIT STRATEGY:** Develop a clear exit strategy for each potential investment, considering options such as resale, rental income, or development.
11. **FINANCIAL RESOURCES:** Ensure that you have adequate financial resources to cover the costs of acquiring tax deeds, including bidding fees, purchase price, and potential expenses during the redemption period.
12. **PROFESSIONAL ADVICE:** Seek advice from legal, financial, and real estate professionals with expertise in tax deed investing to mitigate risks and ensure compliance with relevant laws and regulations. We are fortunate to have 2 attorneys on our team with 80 plus years of experience in Real estate, securities law and business law. Additionally we hired a premier law firm in the capital raisingspace lead by Nathaniel Dodson at Crowd Funding Lawyers 101 to form our offering.

