

# Turnkey Real Estate Investment Checklist – Tennessee Investors

This checklist is designed for busy professionals investing in turnkey real estate in Tennessee. It will help you evaluate opportunities, avoid common risks, and secure the right financing with GHC Funding.

- 1. Market Location: Focus on strong rental markets such as Nashville, Memphis, Knoxville, Chattanooga, and Clarksville.
- 2. Provider Reputation: Research the turnkey provider's track record, reviews, and property management services.
- 3. Property Condition: Confirm the property is fully renovated (roof, HVAC, plumbing, electrical updated).
- 4. Tenant Placement: Ensure the property is tenant-occupied or management has a tenant placement strategy.
- 5. Rent Roll Verification: Review existing lease agreements and confirm market rental rates.
- 6. Cash Flow Analysis: Verify income covers mortgage, taxes, insurance, and management fees.
- 7. Financing Options: Compare DSCR loans, SBA 7a, SBA 504, and bridge loans available through GHC Funding.
- 8. DSCR Ratio: Confirm property meets lender requirements (typically 1.0 – 1.25 minimum).
- 9. Entity Setup: Establish an LLC or corporation for liability protection and financing benefits.
- 10. Exit Strategy: Define whether you will hold long-term, refinance, or sell for appreciation gains.

Tip: Tennessee offers excellent turnkey opportunities for busy professionals. Visit GHC Funding ([www.ghcfunding.com](http://www.ghcfunding.com)) or call 833-572-4327 to explore DSCR loans, SBA programs, and bridge loans tailored for turnkey investors.