

INVESTOR-FRIENDLY CITIES

Worksheet



YOUR *First*
RENTAL PROPERTY

Finding Investor-Friendly Cities

Use the spaces on the following page to create your different lists of potential cities.

For each of the cities in your lists, use Zillow to compare the **actual prices of recently sold homes** with asking prices for rent on similar properties in the area.

This allows you to build a list of cities that have properties that meet the one percent rule. (If you need to learn about the one percent rule, visit affordanything.com/one-percent-rule)

Note: you don't have to exactly hit the one percent rule. Getting within 20% of it is fine, i.e. properties selling for \$100k where rent is about \$800/mo.

From there, cross reference on google maps to try to find pockets of the map where there are properties that are around the one percent rule.

You'll be left with a list of cities (and pockets within those cities) that have landlord-friendly price-to-rent ratios and warrant further analysis.

Investor-Friendly Cities

Cities I know

Write down a list of cities you yourself (or your investing partner such as your spouse) have either personally lived in, or have a lot of familiarity with.

Cities with a close contact

Make a list of cities you don't personally know well, but where someone you really trust, like a sibling or close friend, lives.

Cities that I don't know about

Make a list of cities you don't know much about, but that you think are likely to have a lower cost of living than yours, and you'd love to have an excuse to visit.

Cities / neighborhoods to analyze further

These are your shortlisted cities that have landlord-friendly price-to-rent ratios and warrant further analysis.
