

Howtobuyinspain.com 's guide on how to rank different Spanish investment properties

This is an example of Criteria to compare Spanish properties. Of course, adjust the criteria and weights according to your situation. We left blank lines intentionally if you want to add criteria. The current numbers are given as an example.



How to fill this table? How to compare different Spanish investment properties?

1. List criteria for your Spanish investment property
 2. Give a WEIGHT for each criterion between 1 and 10. (10= important, 1= not important)
 3. Print a list for each person involved in the project
 4. Visit the potential properties and give RATINGS between 1 and 10 for all the criteria. (10= criteria met perfectly, 1 = bad)
 5. Compare the total scores for each property, rank them and compare them with the results of other persons involved in the project.
- Criteria WEIGHTS (1) are the same for all the properties while Criteria RATINGS (2) are specific for each property.

Investment criteria	Criteria WEIGHT (1)	Partner 1		Partner 2	
		Criteria RATING (2)	Total= (1) x (2)	Criteria WEIGHT (1)	Criteria RATING (2)
Own funds needed to invest	10	8	80		
Rental Yield	8	5	40		
Potential for value adding creation	8	8	64		
Renovation costs	8	10	80		
Easy to resell at a later stage?	8	10	80		
Uniqueness of the property	6	7	42		
Property Management costs	6	7	42		
Furniture costs	6	10	60		
Size of mortgage / leverage	5	8	40		
Rental demand / Current Vacancy rate in the region	5	10	50		
Average rent per m²	5	9	45		
estimated Occupancy rate /How many months per year	5	9	45		
Population growth in the region / Economic activity	5	9	45		
Rental fees	5	3	15		
Is short term rental legal?	5	5	25		
Maintenance costs	5	8	40		
Mortgage cost	4	8	32		
Yearly costs	4	8	32		
Rent vs Ownership rate in the region	4	4	16		
VAT? / Create a company?					
Total Investment criteria	Max 1120	78%	873		
Location criteria					
Close to economic activities: city centre, companies...	10	8	80		
Good public Transport network, 10 min on foot	9	7	63		
Close to universities / Research centres	9				
Restaurant < 10 min on foot	8	8	64		
Shopping < 10 min on foot	8	5	40		
Close to tourist places (important if tourist rental)	8				
Strong demand place for short term rentals	8				
Beach < 10 min on foot	7	5	35		
Airport < 45 min by car	7	8	56		
Nice Neighbourhood? / low crime rate	7	6	42		
Is the weather as you want when you will go?	6	8	48		
Golf < 20 min by car	6	8	48		
Recreational & family activities?	6	6	36		
Is the cost of life of the city fitting with your desires?	5	8	40		
Green areas?	3	8	24		
Sport < 20 min by car	2	5	10		
Proximity to Hospital & care facilities	2	5	10		
Location is very important for an investment					
Total Location Criteria	Max 1110	54%	596		
Property Criteria					
Property price aggressive vs market	10	9	90		
Size = Standard (+/-70m²)(Easy to rent & resell)	8	8	64		
Outdoor Spaces: Garden, Terrace...	8	8	64		
Quality of construction / Layout of the property	8	6	48		
Property without pitfalls / Easy to resell	8	8	64		
Personal feeling	7	8	56		
May I rent my property short term?	7	10	70		
Yearly maintenance costs	7	6	42		
Yearly taxes	7	6	42		
Swimming pool (size,...)	6	9	54		
Natural light	6	8	48		
Eco friendly? Insulation, Solar panels, Water	6	3	18		
# of sleeping rooms & bathrooms	5	5	25		
Size of Sleeping rooms	3	6	18		
Garage / parking space	3	9	27		
Security: fence and/or entrance gate	3	1	3		
Property average maintenance time /week	3	8	24		
size of Kitchen > 15m²	2	7	14		
Lift	0	1	0		
Total Property Criteria	Max 1110	77%	1320		
Total Location Criteria	Max 1110	54%	596		
TOTAL RATING	Max 3940	71%	2789		

Howtobuyinspain.com 's 5 easy steps to start your Spanish investment property search

- Step 1 (optional) Hire a local property hunter from our network to save money and time and make the process smooth.
- Step 2 Hire a local Spanish property lawyer speaking your language from our network.
- Step 3 Define your budget: How much own funds available? Should be at least 45% of the property value, ideally 70%.
- Step 4 Define the property use: Second home, first home, home to retire in Spain, investment property
- Step 5 List your criteria for your ideal property: location criteria & property criteria (see above)

Want to read more? [Our ultimate 2021 guide to buying your property in Spain](#)