



Supporting Documents Checklist

What to attach so your IM feels real, not theoretical

Use the relevant list depending on your deal type. Attach only what genuinely supports the deal.

All Deal Types

- Feasibility summary
- Before photos
- Comparable sales schedule
- Agent appraisal / market commentary
- Timeline / milestones
- Entity / borrower details

Cosmetic / Non-Structural Renovation

- Scope of works
- Trade quotes or budget allowances
- Mood board / finish schedule (if relevant)
- Campaign / resale strategy

Structural Renovation

- Builder quote or estimate
- Plans / sketches
- Engineering / certifier / approval pathway (if relevant)
- Contingency explanation

Subdivision

- Survey / concept plan
- Planning or subdivision pathway notes
- Civil / services assumptions
- Expected titles / lot outcomes
- Comparable land and improved product evidence

Construction / Development

- DA / CDC / approval status
- Architectural plans / renders
- Fixed price build contract or QS / builder pricing
- Build timeline / drawdown logic
- End product comparables

Private Funder / JV Specific Extras

- How funds are secured
- Repayment / exit pathway
- Who contributes what
- Preferred return / profit split summary (if applicable)

Any security offered / guarantees (if applicable)

Operator Note

More documents do not automatically make an IM stronger. Better documents do.