CHECKLIST FOR YOUR PERSONAL SEARCH PROFILE FOR THE PURCHASE OF A PROPERTY

NR.	DESCRIPTION	MY NOTES
1	Before you start buying real estate, you should clarify the purpose and your motivation for the purchase: 1. Are you planning to live in the property yourself? 2. Would you like to rent to family members? 3. Or do you see them as an investment? Depending on your goals, the size, features, location and purchase price of the property may vary considerably. Therefore, first define your search profile according to your individual needs and long-term plans.	
2	**If you are planning to live in your property yourself**, you should consider the following questions: - Do I prefer living in the city, in the country, or how far away can the nearest city be? - Is it important for me to live near my family? - Do I rely on a car or do I mainly use public transportation? - Should my new property be age-appropriate? - Is it important for me to have certain facilities nearby, such as - Stores for daily needs - Schools - Medical care - Cultural activities - Sports facilities, such as water sports, mountain sports or sports clubs - If I take tax aspects into account (as there are large differences between municipalities and cantons)?	
3	How big does my new property need to be - how many rooms - how much living space - ancillary rooms such as hobby room, garage?	
4	How much equity do I have? How high is my financing budget?	
5	Do I want an existing property or would I prefer a new build? With an existing property, you may soon be faced with renovation costs, which will not be incurred for many years with a new build.	

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6	Do certain energy standards have to be met?	
7	Is a certain sky orientation important to me? **If you want to rent to family members**, you should consider the following aspects: - Should the property be close to you, for example to make it easier to care for your parents and avoid long journeys? - Is a location close to universities important (possibly as a precaution for children)?	
8	**If you want to purchase a property as an investment,** calculating the return on a property is an essential step in assessing the profitability of a real estate investment. In Switzerland, yield calculations can be carried out in various ways, depending on which aspects you wish to include. The gross return provides an initial overview, while the net return takes more detailed costs into account. The return on equity shows how efficiently your own capital is invested. For a comprehensive valuation, you should also consider other factors such as potential increases in the value of the property, tax aspects and risks.	
9	The **gross yield (gross rental yield)** provides an initial, rough estimate of the profitability of a property and does not take costs into account. **Example:** Assuming the property costs CHF 1,000,000 and the annual rental income is CHF 50,000, the calculation would be the gross yield: Gross yield = CHF 50,000 (annual rental income) / (divided) CHF 1,000,000 (purchase price of the property) * (multiplied) 100 = 5 %	
10	The **net yield** is more accurate than the gross yield as it takes into account the ongoing costs associated with owning and managing the property. These include operating costs such as administration costs, maintenance costs, insurance, vacancy costs and other ancillary costs. Assume operating costs of CHF 10,000 per year with an annual rental income of CHF 50,000 and a purchase price of CHF 1,000,000. The net yield would then be: Net return = CHF 50,000 - CHF 10,000 / CHF 1,000,000 * 100 = 4 %	

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11	The **return on equity** takes into account the proportion of equity invested in the property. It shows the return on the capital actually invested. Equity includes not only the money you bring in yourself, but also the interest costs incurred for loans for financing. Assume you have contributed 20% equity (CHF 200,000) and financed 80% (CHF 800,000). The borrowing costs (interest) amount to 1% of the CHF 800,000, i.e. CHF 8,000 per year. This would be the return on equity: Return on equity = CHF 50,000 - CHF 10,000 - CHF 8,000 / CHF 200,000 * 100 = 16 %	