PRACTICAL RESOURCES / OMAN

Two options. One basis.

Compare like with like. Write the source and date beside each fact; mark unconfirmed inputs as assumptions.

Your investment objective

Review date / prepared by

Holding period, cash needs and decision criteria

01 / Property and evidence

Compare / note source & date	Property A	Property B
Reference, location and intended use		
Asking price and what is included		
Area and measurement basis		
Condition / inspection findings		
Access, parking and shared facilities		
Occupancy and actual lease terms		
Ownership / use questions to verify		
Evidence for comparable rent / price		

> Keep advertised prices, contracted rent and collected income distinct. Ask the relevant adviser to verify rights, restrictions and approvals.

PRACTICAL RESOURCES / OMAN

Test the ownership case.

Use the same currency and period for both options. Leave unknown amounts blank and record how you will verify them.

Currency

Income / cost period used

02 / Income and cost inputs

Item / evidence	Property A	Property B
Contracted income / cash collected		
Vacancy / incentives / rent assumptions		
Acquisition and financing costs		
Recurring management / service costs		
Maintenance / repairs / replacement		
Insurance / other applicable outgoings		

03 / What could change the decision?

Scenario / unresolved question	Impact / evidence needed / action
Slower letting or lower income	
Unexpected repairs or funding needs	
Exit options and practical constraints	

Next step / person responsible / target date

> This worksheet supports enquiries, not a purchase recommendation. Compare any return calculation on an explicitly consistent basis.