

Real Estate Business Setup Checklist

Use this checklist to build a solid foundation before your first real estate deal.

Step 1: Legal & Professional Setup

- Form your LLC (example: LegalZoom, local attorney, or state filing site)
- Register a professional business name
- Open a dedicated business bank account
- Secure a domain name (e.g., *yourcompany.com*)
- Set up a professional email (Google Workspace, Microsoft 365)

Step 2: Bookkeeping & Accounting

- Choose bookkeeping software (REI Hub, QuickBooks, etc.)
- Sync software with your business bank account
- Organize expense categories (materials, labor, marketing, etc.)
- Track income, expenses, and cash flow from Day 1
- Schedule a consultation with a CPA (tax strategy, cost segregation, entity planning)

Step 3: Insurance Coverage

- Get **General Liability Insurance** (coverage for injury/damage claims)
- Get **Builder's Risk Insurance** (covers properties under rehab/construction)
- Ensure policies have **at least \$1M coverage**
- Keep copies of policies in your records

Step 4: Common Mistakes to Avoid

- Don't skip forming an LLC (protects personal assets from lawsuits)
- Don't mix personal and business funds (use only the business account)
- Don't skip insurance (one accident could wipe out your profits)

Step 5: Ready for Your First Deal?

Ask yourself before buying:

- Do I have legal protection in place?
- Are my finances organized and trackable?
- Am I insured if something goes wrong?