The Value-Add Property Protection Checklist

Every stage of a value-add investment presents different security risks. From the day a property is acquired through renovation and lease-up, security requirements evolve as occupancy, site activity, and asset values change.

Use this checklist to make sure your property remains protected throughout the entire repositioning process.

Stage 1: Acquisition

Goal: Secure the property immediately after closing

- [ ] Complete an external and internal property inspection
- [ ] Identify vulnerable access points
- [ ] Document the property's condition with photographs
- [ ] Identify high-value assets requiring protection
- [ ] Assess perimeter security and lighting
- [ ] Deploy mobile surveillance before the property is left unattended

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Stage 2: Vacancy

Goal: Maintain visibility while occupancy is low

- [ ] Secure all entrances and exits
- [ ] Install visible surveillance signage
- [ ] Monitor parking lots and access roads
- [ ] Ensure continuous remote access to surveillance
- [ ] Establish regular reporting schedules
- [ ] Review security alerts and activity logs

Stage 3: Renovation

Goal: Protect workers, equipment, and materials

- [ ] Monitor construction entrances
- [ ] Protect material storage areas
- [ ] Secure heavy equipment
- [ ] Monitor contractor access
- [ ] Review incident reports regularly
- [ ] Reposition surveillance as work progresses

Stage 4: Active Marketing

Goal: Balance security with property presentation

- [ ] Keep the property clean and tour-ready
- [ ] Maintain surveillance during property tours
- [ ] Monitor visitor activity
- [ ] Continue regular owner reporting
- [ ] Review changing risk areas
- [ ] Update surveillance coverage if site access changes

Stage 5: Lease-Up

Goal: Support a smooth transition to occupancy

- [ ] Review final security requirements
- [ ] Remove temporary vulnerabilities
- [ ] Remove or relocate surveillance to another property
- [ ] Archive incident records and evidence
- [ ] Share a final security summary with stakeholders
- [ ] Prepare the property for long-term management