



DUE DILIGENCE CHECKLIST

For Private Investments



EPPLER
CAPITAL FUNDS

SECURE AND CONSISTENT
RETURNS THROUGH INNOVATIVE
INVESTMENT SOLUTIONS



EPPLER CAPITAL FUNDS DUE DILIGENCE CHECKLIST FOR PRIVATE INVESTMENTS

KEY QUESTIONS TO ASK BEFORE COMMITTING CAPITAL

What is the underlying asset, and does it cash flow?

Clearly understand what you're investing in—real estate, debt, royalties, businesses, etc.—and whether it generates consistent income or is purely speculative.

What is your competitive advantage?

Why this sponsor? What makes their strategy or team different from others in the same space?

History of success

Look for a track record of performance, including completed deals, returns delivered, and how long the team has been operating in this asset class.

Exit strategy

When and how will your money be returned? Understand liquidity options, lockup periods, and how exits are achieved (sale, refinance, buyout, etc.).

What happens if things go wrong?

Ask about downside scenarios—market shifts, underperformance, or operational setbacks—and how the sponsor plans to respond.

Tell me about a time an investment didn't work out

This tests honesty and resilience. Good sponsors learn from failure and are transparent about past experiences.

Time to respond to emails and calls

Gauge communication expectations. Will you get regular updates? Can you reach someone if you have questions?

The “Lawyer Test”

Would a neutral attorney feel comfortable with the terms? Are the documents clear, professional, and transparent?

Don't feel pressure to invest now—there will be another deal

Avoid FOMO. Strong deals don't need high-pressure tactics. Make sure you're investing for the right reasons, on your timeline.

Key person risks—if you die, what happens?

What if the founder or key team members are no longer around? Ask about succession planning and continuity of operations.

Is your compensation aligned with my return?

Review fee structures and profit-sharing. You want to see alignment: the sponsor should benefit most when investors do well.

Background check

Do your homework. Look into the principals' history, regulatory record, and professional reputation. Don't skip this step.

Talk with current or past investors (2–3 people)

Request references. Speak to real investors who've been through the process—ask about performance, communication, and overall experience.

HELPING INCOME FOCUSED INVESTORS GAIN CLARITY, STABILITY, AND CONFIDENCE

At Eppler Capital Funds, we help investors make informed decisions about their income strategy. Whether you are approaching retirement, already retired, or reassessing how your capital is working for you, our team provides thoughtful, objective guidance designed around long term income needs.



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FOUNDER AND CEO



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