



How to Win Big with commercial property investment?

Commercial Property Investment vs Residential Property Investment

Types of commercial property investments

- Office buildings properties
- Retail property
- Industrial real estate
- Hotels and recreational properties
- Property for retirees
- Infrastructure
- Other possibilities

Influences on commercial property & real estate

6 Ways to invest in commercial real estate

- Real estate investment trusts (REITS)
- Property securities
- Public property syndicates
- Direct property investment
- Mezzanine financing
- Mortgage funds

Direct vs Indirect commercial real estate investments

Profit sources in commercial real estate investments

- Tenants
- Leases
- Capital gains

Best short term strategies for commercial real estate investing

- Buy run-down property and renovate it
- Opportunities in neighbourhoods
- Buy and develop vacant land
- Timing the market

Commercial property cycle

4 Phases of commercial real estate

- Phase one
- Phase two
- Phase three
- Phase four

What is residential real estate?

Commercial vs Residential real estate - 14 differences

- #1 Deposits
- #2 Due diligence
- #3 Yields
- #4 Leases
- #5 Bonds
- #6 Outgoings
- #7 Repairs
- #8 Depreciation
- #9 Vacancy
- #10 Cash flow
- #11 Rates of interest on loans
- #12 Capital growth
- #13 Real estate management
- #14 Value-adding

What are the benefits of investing in residential real estate?

- Entry cost
- Reduced tenant turnover
- More convenient zoning laws

Risks in Residential vs Commercial properties

What type of investor should choose commercial over residential?

Which is right for you - Residential Vs Commercial Real Estate

Commercial property investment - Due diligence

- Step 1: Gaining the commercial real estate knowledge
- Step 2: Develop your investment strategy
  - Consider the possibilities
  - Check out what's proper to get into commercial real estate
  - Know what you are capable of buying?
  - Choosing a primary focal area
- Step 3: Research the market
  - Population growth
  - The revitalisation of the city
- Step 4: Working with the right team
- Step 5: Deciding on a suitable property
  - Types of commercial property
    - Office buildings
    - Retail properties
    - Industrial properties
- Step 6: Do your due diligence
- Step 7: Analyse potential properties
- Step 8: Make a financial plan
  - Income statement
  - Cash flow statement
  - Balance sheet
- Step 9: Make an offer and negotiate
- Step 10: Profitably manage your property
- Step 11: Market your investment property
  - What should you look for when choosing a commercial real estate sales agent?

The bottom line on buying commercial real estate