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Commercial Real Estate Investing: The Essentials to Buying and Managing Commercial Properties (Financial Independence Books)

Clayton Geoffreys

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Learn the fundamentals to commercial real estate investing in just a few hours!

Read on your PC, Mac, smartphone, tablet or Kindle device!

In *Commercial Real Estate Investing: The Essentials to Buying and Managing Commercial Properties,* you'll learn about why commercial real estate investing has become a popular investment strategy for individuals with high net worths or strong relationships with influential investors. Commercial real estate investing consists of building a portfolio of assets that provide office spaces for businesses or store fronts for retail owners. If you do not like the concept of general investing in the stock market and prefer having a physical property, commercial investing may be the strategy for you.

Read on to learn about what commercial real estate investing is, the pros and cons of the methodology, the differences between commercial real estate investing and other traditional investment strategies, and how to get started building your own commercial real estate portfolio.

If you enjoy reading on investment strategies, check out Clayton Geoffreys' book on Dividend Investing, ETF Investing, and Rental Property Investing as well.

Here is a preview of what is inside this book:

- Introduction to Real Estate Investing
- The Top Five Reasons Why Real Estate Property Investors Fail
- Playing for the Long-Term: Why Gradually Building Commercial Real Estate Assets Is Best
- Are You Financially Ready to Be a Commercial Real Estate Investor?
- Questions to Ask Yourself before Buying Commercial Real Estate Properties
- What You Need to Know When Searching for Commercial Properties
- The Role of Banks in Commercial Real Estate Property Investing
- Understanding the Basics: Some Important Things to Know about Mortgages
- Tips on Negotiating the Best Mortgage to Meet Your Goals
- The Best Ways to Find Reliable Tenants

- Setting Up a Property Manager for Repairs and Maintenance
- How to Properly Deal with Troublesome Tenants
- How to Set Realistic Commercial Property Investment Goals
- Conclusion

An excerpt from the book:

Most people view real estate investing as putting money into a residential property – whether it is a single home, condominium, or duplex. However, one option available in the real estate market is purchasing commercial properties like warehouses, stores, or many different types of business locations. There are even some commercial properties that can be for “mixed use” where there can be retail, office, and apartment offerings.
One of the reasons why an investor would want to gradually shift towards a more commercial real estate portfolio is that the competition has flocked towards the residential properties. They are hoping for the next big boom in home prices going up after years of economic lows. While it might end up being a safe bet, there might be bigger bucks with that economic boom that would allow companies to want to expand and open different stores or offices.
Another positive thing to expect is the potential income that can be gained, which are much higher than its retail counterparts. The general annual return from the original sale price is usually around six to 12 percent, depending on the location of the property. The average return for family homes is about one to four percent at best.

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