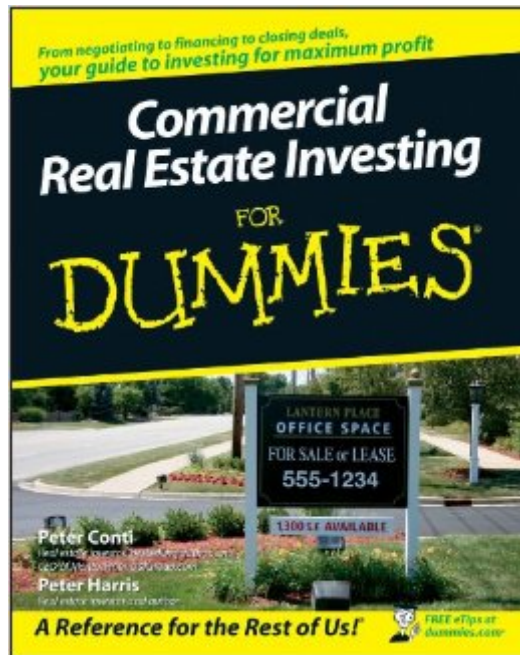


The book was found

Commercial Real Estate Investing For Dummies



Synopsis

Thinking about becoming a commercial real estate investor? *Commercial Real Estate Investing For Dummies* covers the entire process, offering practical advice on negotiation and closing win-win deals and maximizing profit. From office buildings to shopping centers to apartment buildings, it helps you pick the right properties at the right time for the right price. Yes, there is a fun and easy way to break into commercial real estate, and this is it. This comprehensive handbook has it all. You'll learn how to find great properties, size up sellers, finance your investments, protect your assets, and increase your property's value. You'll discover the upsides and downsides of the various types of investments, learn the five biggest myths of commercial real estate investment, find out how to recession-proof your investment portfolio, and more. Discover how to:

- Get leads on commercial property investments
- Determine what a property is worth
- Find the right financing for you
- Handle inspections and fix problems
- Make big money in land development
- Manage your properties or hire a pro
- Exploit the tax advantages of commercial real estate
- Find out what offer a seller really-really wants
- Perform due diligence before you make a deal
- Raise capital by forming partnerships

Investing in commercial property can make you rich in any economy. Get *Commercial Real Estate For Dummies*, and find out how.

Book Information

Paperback: 384 pages

Publisher: For Dummies; 1 edition (January 3, 2008)

Language: English

ISBN-10: 0470174919

ISBN-13: 978-0470174913

Product Dimensions: 7.4 x 0.8 x 9.3 inches

Shipping Weight: 1.3 pounds (View shipping rates and policies)

Average Customer Review: 4.3 out of 5 stars [See all reviews](#) (52 customer reviews)

Best Sellers Rank: #32,222 in Books (See Top 100 in Books) #56 in [Books > Business & Money > Investing > Real Estate](#) #104 in [Books > Business & Money > Real Estate](#) #522 in [Books > Business & Money > Economics](#)

Customer Reviews

In this book, readers learn how to invest in commercial real estate such as office buildings and apartment buildings. I think that it provides a good introduction to real estate, but I will say that Chapter 13, *Why Properties Fail*, is the most important one. People tend to get excited about how

much money they will make and forget about what can happen when they do not. I really liked how the author said one of the reasons for failure is to forget to run the property like a business. I will add to this a little more because this creates a refinancing risk. Residential real estate is completely different from commercial real estate. Investors can place a 30-year mortgage on a single-family home and only refinance when the rates drop to a level that it is beneficial to them. However, commercial real estate can only be financed with a 3, 5, or 7-year mortgage meaning that the owner has to refinance after these years. This requirement can have a huge impact on whether you make or lose money. Here is why: Let's say you buy a commercial property for \$3,000,000, and it generates income of \$600,000 and incurs expenses of \$300,000. So you are left with \$300,000, which is your net operating income. Let's say that the bank requires you to put down 25%, which, in this case, is \$750,000, and you get a mortgage for \$2,250,000. You operate the property for 3 years, and it is time to refinance. But for some reason your real estate taxes, insurance, and other expenses went up from \$300,000 to \$350,000. Also, you had to lower your rent or you lost some tenants and your income went from \$600,000 to \$550,000. Now, your net operating income is \$200,000 ($\$550,000 - \$350,000$), which is less than \$300,000 before. You might say this is not big deal because you are still making positive cash flow.

[Download to continue reading...](#)

Real Estate: 25 Best Strategies for Real Estate Investing, Home Buying and Flipping Houses (Real Estate, Real Estate Investing, home buying, flipping houses, ... income, investing, entrepreneurship)
Real Estate: 30 Best Strategies to Prosper in Real Estate - Real Estate Investing, Financing & Cash Flow (Real Estate Investing, Flipping Houses, Brokers, Foreclosure) Confessions of a Real Estate Entrepreneur: What It Takes to Win in High-Stakes Commercial Real Estate: What it Takes to Win in High-Stakes Commercial Real Estate Commercial Real Estate for Beginners: The Basics of Commercial Real Estate Investing The Due Diligence Handbook For Commercial Real Estate: A Proven System To Save Time, Money, Headaches And Create Value When Buying Commercial Real Estate (REVISED AND UPDATED EDITION) The Book on Investing In Real Estate with No (and Low) Money Down: Real Life Strategies for Investing in Real Estate Using Other People's Money Real Estate Investing Gone Bad: 21 true stories of what NOT to do when investing in real estate and flipping houses Arizona Tax Lien & Deeds Real Estate Investing & Financing Book: How to Start & Finance Your Real Estate Investing Small Business Stock Investing: The Revolutionary Stock Investing Strategies For Beginners - The Complete Guide To Get Started With Stock Investing And To Maximize Your ... Trading, Investing, Investing Basics) Commercial Real Estate Investing For Dummies How to Start Your Own Real Estate Photography Business!: A Step-by-Step

Guide to Show You How to Begin Your Own Real Estate Photography Business in 14 ... for real estate, photographing houses) Florida Real Estate Law and Practice Explained (All Florida School of Real Estate - Florida Real Estate Mastery) (Volume 1) A Guide to MAKING IT in Real Estate: A SUCCESS GUIDE for real estate lenders, real estate agents and those who would like to learn about the professions. Confessions of a Real Estate Entrepreneur: What It Takes to Win in High-Stakes Commercial Real Estate Commercial Diving: Discover How to Become a Commercial Diver ~ Insight into the World of Commercial Diving (Underwater Inspections, Welding, Repair, and Maintenance) The Real Book of Real Estate: Real Experts. Real Stories. Real Life Loopholes of Real Estate: Secrets of Successful Real Estate Investing (Rich Dad Advisors) Real Estate Investing: Comprehensive Beginner's Guide for Newbies (Flipping Houses, Real Estate, No Money Down, Passive Income Book 1) The Real Estate Wholesaling Bible: The Fastest, Easiest Way to Get Started in Real Estate Investing Investing in Real Estate Private Equity: An Insider's Guide to Real Estate Partnerships, Funds, Joint Ventures & Crowdfunding

[Dmca](#)