

## Single Tenant Nnn Investment New 15 Year Lease Term New

Value Beyond Cost Savings: How to Underwrite Sustainable Properties  
 Inside Secrets of Commercial Real Estate  
 The Dictionary of Real Estate Appraisal  
 Cash in on the Coming Real Estate Crash  
 The Book on Rental Property Investing  
 The Complete Guide to Real Estate Finance for Investment Properties  
 Commercial Real Estate Investing For Dummies  
 The Due Diligence Handbook for Commercial Real Estate  
 The Nnn Triple Net Property Book  
 Real Estate Crowdfunding  
 The Complete Idiot's Guide to Commercial Real Estate Investing  
 Buying Nnn Retail Properties  
 Robert's Guide to Commercial Real Estate Investments  
 Educated REIT Investing  
 The Little Book of Triple Net Lease Investing  
 Desire, Discipline and Determination, Lessons From Bold Thought Leaders  
 Open for Business: The Insider's Guide to Leasing Commercial Real Estate  
 Negotiate the Best Lease for Your Business  
 The Guide to Making Opportunity Zones Work  
 Digital Finance  
 How to Retire from Being a Landlord  
 Educated REIT Investing  
 Successful Investing  
 The Complete Idiot's Guide to Real Estate Investing Basics  
 Effortless Cash Flow  
 The Triple Net Investor: The Ultimate Beginner's Guide to Net Lease Properties  
 Real Estate Investing For Dummies  
 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  
 10 Other Real Estate Investments  
 Practical Finance for Property Investment  
 Mastering the Art of Commercial Real Estate Investing  
 The White Coat Investor  
 Build a Rental Property Empire  
 Crushing It in Apartments and Commercial Real Estate  
 Real Estate Finance and Investments  
 The Complete Idiot's Guide to Real Estate Investing  
 Modern Real Estate Investing  
 Negotiating Commercial Real Estate Leases  
 Real Estate Finance and Investments

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### FRIDA EMELY

[Value Beyond Cost Savings: How to Underwrite Sustainable Properties](#) GL Stuart Investments

Tenants are often handed a long, dense lease with incomprehensible language and told to just sign it. Even if they're unable to negotiate better terms, they need to understand the rules that they're agreeing to play by.

**Inside Secrets of Commercial Real Estate** Morgan James Publishing

The NNN Triple Net Property Book was written for buyers of Single Tenant NNN property. Readers will learn the following about NNN property and real estate investing: Pros and cons of NNN property, passive income, investment goals, importance of location and the tenant's credit rating, cap rates, building a diversified portfolio, whom your broker represents, environmental issues, ground leases, the difference between NN and NNN leases, franchise vs. corporate leases, what a letter of intent is, why a letter of intent matters, the 96% rule, timeline of the purchase, importance of estoppel certificate, 1031 exchange information, receiving NNN properties from 1031tax.com and much more.

[The Dictionary of Real Estate Appraisal](#) Don Chambers

Real Estate Finance & Investments is today's most indispensable, hands-on look at the increasingly vital arena of real estate partnerships, secondary mortgage markets, and fixed- and adjustable- rate mortgages. Updates to this edition include completely revised coverage of REITs, expanded

coverage of CMBS, more detail on how underlying economic factors affect property value, and short readings based on current events.

*Cash in on the Coming Real Estate Crash* Dean Hunter

Mark Ferguson, a successful rental property owner, fix and flipper and real estate agent, has learned the best way to find rentals, get great deals, manage properties, finance properties, find great markets and build wealth with rentals. In this book Mark shares with you the information you need to be a successful rental property investor.

[The Book on Rental Property Investing](#) CreateSpace

Practical Finance for Property Investment provides readers with an introduction to the most fundamental concepts, principles, analytical methods, and tools useful for making investing and financing decisions regarding income-producing property. The book begins by considering how to value income-producing property by forecasting a property's cash flows and estimating appropriate discount rates. It then discusses how both debt and private equity are used as methods to finance a property's acquisition. The book provides a thorough discussion of the taxation of property income as well as how investors can quantify the risks to investing in property. The book concludes with important considerations for investors when their investment thesis does not come to fruition. Practical Finance for Property Investment offers a unique and novel pedagogy by pairing each book chapter with an in-depth real-world case study, which forces readers to confront the occasional tensions between finance theory and property investment practice. The book is designed for investors and students interested in learning what finance theory implies about property investment. Readers and instructors can access electronic resources, including the spreadsheets used in the textbook, at the book's website:

www.routledge.com/9780367333041.

*The Complete Guide to Real Estate Finance for Investment Properties* McGraw-Hill Professional

Reveals where to start, how to consolidate resources, investment strategies, and the different opportunities provided by land, office, retail, and residential investment.

**Commercial Real Estate Investing For Dummies** CreateSpace

NNN properties are leased to tenants on a triple-net basis, meaning the tenant is responsible for and pays for all real estate taxes, insurance, and property maintenance. This unique lease structure makes NNN properties a largely passive commercial real estate investment. Jonathan D. Florin, an NNN-focused CRE veteran with over \$600 million in closed transactions to his name, guides you through the benefits and process of buying NNN properties for investments or as part of a 1031 exchange. Starting with the advantages of acquiring NNN properties, Florin provides a comprehensive primer on the acquisition process, due diligence, financing, and 1031 exchanges. You'll discover the importance of using a professional NNN team, how to select a property, and the real estate terminology needed to understand NNN transactions. You'll also learn to identify common obstacles to the acquisition process and how to overcome them. NNN properties include retail, office, and industrial real estate, and include nationally recognized tenants such as Walgreens and CVS. Discover how to leverage NNN properties to your advantage and reap the rewards of commercial ownership-without the NNN expenses or day-to-day management responsibilities.

**The Due Diligence Handbook for Commercial Real Estate** John Wiley & Sons

Updated to incorporate the latest trends in the real-estate market, a handy reference reveals where to start, how to consolidate resources, investment strategies, and the different opportunities provided by land, office, retail, and residential investment. Original.

*The Nnn Triple Net Property Book* John Wiley & Sons

With more than 350,000 units sold worldwide, this fan-favorite will show you every strategy, tool, tip, and technique you need to become a millionaire rental property investor.

**Real Estate Crowdfunding** iUniverse

Understand the role each stakeholder plays in the Opportunity Zone ecosystem - one that can drive new investment, development, and job creation in left-behind communities across America. The 2017 Tax Cuts and Jobs Act (TCJA) brought to life the first new community development tax incentive in decades. Opportunity Zones (OZs) were created to spur economic development and job creation in distressed communities by offering tax incentives to those who provide new capital investments in these areas. As a growing marketplace takes shape around OZs, there's far more unknown than known about how they can and should be implemented. The rules released by the IRS over the course of 2018 and 2019 are complex and number in the hundreds of pages. "The Guide to Making Opportunity Zones Work," co-edited by leading Opportunity Zone advisors Ira Weinstein, who oversees advisory, assurance and tax for stakeholders across the OZ landscape, and Steve Glickman, who helped architect the legislation behind the initiative. Inside you'll find: - Plain-English breakdowns of the various terms, tests, and other rules specific to the world of OZs (with graphics and examples)- Individual chapters offering insights for specific OZ stakeholderso Investorso Fund managerso Real estate developerso Entrepreneurs and business ownerso OZ community leaders- Plus, insights on how these groups fit together, and how they can collaborate to best drive new economic activity in struggling communities across America. Think of this guide as a tutorial that covers the nuts and bolts of OZ investing - one that provides advice and information for each of the key participant groups needed to create and support a healthy OZ ecosystem.

**The Complete Idiot's Guide to Commercial Real Estate Investing** John Wiley & Sons

Single-tenant net-leased properties are some of today's most desired commercial real-estate investments. Stable long-term income, high appreciation, and few maintenance requirements have helped make these properties highly prized. The combination of high demand and little inventory has limited the acquisition of these properties to very high-net-worth individuals and investment institutions. In this book, you will learn about commercial real estate in general and about triple-net properties specifically. "The Triple-Net Investor; The Ultimate Guide to Net-Lease Properties" Here are some of the topics covered in the book: What are the types of NNN properties The benefits and risks of investing in NNN properties How to find off-market NNN properties What are net leases What are ground leases Commercial-real-estate math What is a zero-cash transaction? Valuation methods of NNN Properties The five biggest mistakes that investors make when purchasing a NNN property Everything you need to know about building wealth by conducting a successful 1031 exchange, including: What are the requirements of a 1031 exchange How to find the ideal NNN 1031 exchange property How to use your IRA to invest in NNN properties What is crowdfunding and how is it used in commercial real estate That is just a small sample of what people will learn in The Triple-Net Investor.

*Buying Nnn Retail Properties* John Wiley & Sons

Mastering the Art of Commercial Real Estate Investing is a comprehensive guide about the time-proven principles and common-sense practices for successfully investing in real estate. Do you want to supplement your current income by investing in commercial real estate? Better yet, would you like to someday quit your day job and devote your energies exclusively to your rental properties? With over 35 years of commercial real estate experience, including a decade of personally investing in rental properties, real estate finance and investment expert Doug Marshall has explored every aspect of the commercial real estate process. Now, he's sharing his knowledge to show readers how to add to or even replace their current income with commercial real estate investments. Mastering the Art of Commercial Real Estates is for both those who are new to investing and those who may need a little help learning investing's time-proven principles, showing readers how to: Tap into the six immutable laws of commercial real estate investing to build wealth and grow income fast Find the best possible loan for their property to optimize the property's cash flow Best manage their property to reduce risks and remove pitfalls to keep their investing profitable When to buy, and when NOT to buy their next rental property, and much, much more! If you like easy-to-follow, step-by-step instructions coupled with solid advice and insight, then you'll love Doug Marshall's life-changing, wealth-growing guide to make real estate work for you.

**Robert's Guide to Commercial Real Estate Investments** The Nnn Triple Net Property Book

This practical, real-world guide gives investors all the tools they need to make wise decisions when weighing the value and potential of investment

properties. Written for old pros as well as novice investors, this friendly, straightforward guide walks readers step by step through every stage of property analysis. Whether you're buying or selling, investing in big commercial properties or single-family rentals, you'll find expert guidance and handy resources on every aspect of real estate finance, including: \* Proven, effective valuation techniques \* Finance tips for all different kinds of property \* How various financing strategies affect investments \* Structuring financial instruments, including leverage, debt, equity, and partnerships \* Measurements and ratios for investment performance, including capitalization rates and gross rent multiplier ratios \* Future and present value analysis \* How the appraisal process works \* Primary appraisal methods-replacement cost, sales comparison, and income capitalization-and how to know which one to use \* How to understand financial statements, including income, balance, and cash flow \* Case studies for single-family rentals, multifamily conversions, apartment complexes, and commercial office space \* A detailed glossary of important real estate terminology

**Educated REIT Investing** John Wiley & Sons

This reference book defines hundreds of terms related to buildings, properties, markets, regulations, and appraisal. Specialized sections cover property types, business valuation, international valuation, real estate organizations and professional designations, legal and regulatory aspects, uniform standards, information technology, measures and conversions, and architecture and construction. The architecture and construction section is heavily illustrated with black-and-white photographs and diagrams. Annotation copyrighted by Book News, Inc., Portland, OR.

**The Little Book of Triple Net Lease Investing** White Coat Investor LLC the

There's a huge problem in the commercial real estate business that nobody is talking about- DUE DILIGENCE. The vast majority of investors, real estate brokers and commercial real estate professionals barely scratch the surface conducting their due diligence when purchasing commercial real estate investments. Investors are taking unnecessary risks and throwing money away or making bad investments, by not properly performing due diligence. In fact, they are leaving big money on the table without even realizing it. Brokers are putting themselves at risk for potential litigation and missing an opportunity to help their clients as a true ally by learning these principles. All because "they don't know what they don't know". I was in the same position, until I created a system that made the entire process easier and less stressful. Having and adhering to a proven system allows you to do it faster, easier, more efficiently and you're less likely to miss something. It reduces the stress; makes you feel more confident; makes the sellers of the properties less likely to try to play games while negotiating with you, and ultimately helps to make you a better investor because you are more prepared. This handbook gives you a process to follow. A "road map" that takes you through from beginning to end. It is written in a concise, "easy to follow" fashion as a real due diligence tool and is not intended as a voluminous textbook on the subject. It's based upon over 30 years of experience in the commercial real estate business and acquiring over 9 million square feet from private and institutional owners. The fundamentals remain the same and they are all applicable, whether you're acquiring residential rental properties, an industrial building, a skyscraper or retail shopping center. Some of the things you will learn from the book . . . What to negotiate in the purchase and sale agreement so that you can maximize the opportunities for yourself when it comes time to negotiate further with the seller. Essential provisions to ask for in the purchase and sale agreement. (These could end up costing you dearly later if you don't have them in there). Specific issues and provisions to look for in the leases. (These could be potentially devastating to the investment after you own it). Conducting tenant interviews and what questions to ask so that you can uncover any problems or issues (This can be a goldmine of information). Cost cutting tips and dozens of strategies that will help you add value to the property once you own it. One of the most critical processes done during the due diligence process is the underwriting and financial analysis, which is constantly being revised during that process. (Included is a list of essential questions that must be addressed.) How to ensure that you are getting all you deserve when finalizing the transaction and what to look for on the closing statement to make sure you are. (Most investors leave a lot of money behind by not knowing this information). In addition, you get at the end of handbook . . . Sample Lease Abstract Form (which shows you how to summarize all the main deal points and provisions of a lease document). Due Diligence Checklist Due Diligence Document Checklist Sample Tenant Questionnaire (a sample list of questions that you should ask of tenants when conducting a tenant interview). By having this knowledge and my "step-by-step" system, you will be more prepared and less stressed; more confident in your ability to negotiate and go up against any seller. There are too many things to remember during the process. We need reminding as much as we need learning. Get it now and be prepared for your next real estate investment. Many investors keep it as a constant companion when purchasing real estate.

**Desire, Discipline and Determination. Lessons From Bold Thought Leaders** Page Publishing Inc

After five years of skyrocketing real estate prices, fueled by low interest rates, aggressive lenders, and relative economic prosperity, something has to give. Thanks to nonstop recent press coverage of America's overheated housing market, you are probably wary of buying your next property at the top of the market. So what should you do? Whether you're an individual investor or a homeowner, Cash In on the Coming Real Estate Crash shows you how to gauge the risk of a housing bust in your own local market. More importantly, it shows you how to hedge against a crash and position yourself to profit if the bubble bursts. Critical advice covers: \* Identifying signs of an impending collapse \* Balancing your real estate portfolio so a crash doesn't wipe you out \* Conservative financing strategies \* Developing a vision for value in any market \* Buying low after the bubble bursts \* Knowing when to sell \* And many more strategies for making money when the real estate market collapses Peppared with true stories of how homeowners, small investors, and bona fide real estate tycoons handled and mishandled past crashes, Cash In on the Coming Real Estate Crash is the resource you need to prepare for the coming downturn, weather the storm, and emerge on the other side stronger than ever.

*Open for Business: The Insider's Guide to Leasing Commercial Real Estate* Createspace Independent Pub

This book is a guide for individual rental-property owners looking to retire from the burdens of being a landlord. The book has three main sections: 1) Deciding to Sell, 2) Minimizing Taxes and 3) Finding the Best Solution. Readers will learn how to evaluate their current rental properties, how to defer or avoid capital-gains taxes via 1031 exchanges, and how to re-invest their sales proceeds in various passive real estate investment programs.

Learning points include: landlord expenses, regulations and liability; yield, appreciation and capitalization rates; capital-gains, depreciation recapture and state taxes; 1031 exchange basics and details; Delaware Statutory Trusts, Tenants-in-Common and Single-tenant Triple-Net-Lease investments.

**Negotiate the Best Lease for Your Business** Lioncrest Publishing

Make real estate part of your investing strategy! 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. *The Guide to Making Opportunity Zones Work* Createspace Independent Publishing Platform What, where, and how to buy! The Complete Idiot's Guide to Real Estate Investing Basics presents the practical advice and knowledge readers need

Best Sellers - Books :

- [Fahrenheit 451](#) By Ray Bradbury
- [Iron Flame \(the Empyrean, 2\)](#) By Rebecca Yarros
- [It Starts With Us: A Novel \(2\) \(it Ends With Us\)](#) By Colleen Hoover
- [The Alchemist, 25th Anniversary: A Fable About Following Your Dream](#)
- [Mad Honey: A Novel](#) By Jodi Picoult
- [Never Never: A Romantic Suspense Novel Of Love And Fate](#)
- [The Five-star Weekend](#)
- [The Body Keeps The Score: Brain, Mind, And Body In The Healing Of Trauma](#) By Bessel Van Der Kolk M.d.
- [The Courage To Be Free: Florida's Blueprint For America's Revival](#)
- [Why A Daughter Needs A Dad: Celebrate Your Father Daughter Bond This Father's Day With This Special Picture Book! \(always In My Heart\)](#) By Gregory E. Lang

to get started in the residential real estate market. Based on the knowledge of an established expert, this guide teaches readers how to find properties that have the greatest investment potential, make offers and negotiate deals, locate great tenants, and re-sell properties for maximum profit. \* According to the U.S. Census Bureau, there were an estimated 123.3 million housing units in the U.S. in the first quarter 2005 \* Residential real estate is always on the move \* Baby boomers are growing older, and many look at real estate investing as a safe way to assure their current standard of living

[Digital Finance](#) Routledge

Real Estate Investing For Dummies, 2nd Edition, is completely revised and updated to help you overcome the challenges and and take advantage of the opportunities in any real estate environment, including a down market. But Eric Tyson and Robert Griswold's core message remains as relevant today as it did upon the initial publication of Real Estate Investing For Dummies -- investing in real estate is time-tested vehicle to build wealth in the long term. Tyson and Griswold don't tell you how to become a millionaire overnight. Instead, they offer proven, practical, and actionable advice so that if you chose to invest in income-producing properties, you can do so wisely and confidently.