

Commercial Property Buyer Tips

Gather Information That Exists On The Property

A commercial purchase is mainly a numbers game. Before investing in a large building, you will want to gather all of the information that exists on the property. From the seller, you should receive reports that include:

- **NOI**
- **GSR**
- **Expenses**
- **Rent Rolls**
- **Delinquency**
- **Unit Count/Mix**
- **Market Trends**
- **Vacancy & Time On Market**
- **Marketing Plans & Comp Surveys.**

Request Information About The Physical Structure

You should also request information regarding the physical structure to include:

- **Maintenance Logs**
- **Contracts**
- **Warranties**
- **Current Condition Report.**

Review The Inspection List

Inspect the:

- **Unit Interiors**
- **Basements**
- **Rooftops**
- **HVAC Systems**
- **Trash Rooms**
- **Elevator Performance**
- **Parking Structures, etc.**

It may be beneficial to take a property manager and/or building engineer with you depending on the size and age of the property. Another idea is to ask a property manager to “shop” the building before your inspection, to evaluate the day to day operations.

We've been involved in investment property acquisitions for over 20 years. For additional information on purchasing commercial properties call our specialist at (801) 918-5501