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Thinking about buying Single-Tenant, Triple Net Properties?

Yes indeed, the popularity is seemingly increasing for Commercial Investors looking for this particular type property. And why? Because of the appeal of having the tenant manage the property and pay for maintenance, insurance and taxes. Adding to that, Investors like the idea of having long term tenants who are creditworthy. A stable tenant in today's economy speaks volumes!

Research indicates too that the average CAP of single-tenant offices is at 7.9% and single tenant industrial is at 8.3%. These averages were compiled over that last 12 months. To no surprise, single-tenant office counted for at least 20% of commercial sales in 2010, confirming the demand is high!

Buying, selling, investing, commercial real estate is constantly changing. To keep up with today's market, call me so we can discuss what makes the most sense for your commercial real estate business needs.

Regards,

Wes Hallmark, CCIM
Senior Investment Advisor

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