

**Tips for Investing In Commercial Real Estate Properties:**

Though some investors fear to invest in this sector because they feel that though the return on the investments are high in commercial real estate investing so are the risks as well as other factors that can cause problems such as dealing with tenants. The most high-risk commercial real estate properties are the multi-tenant properties, either offices or retail shops. Lucky are those who land a deal with a triple net multi-tenant commercial property where the only headache of the owner will be how to utilize the rent money!

Commercial real estate investing needs more focus and careful consideration of all aspects, and it is good if all documents relating to the property and its operation are carefully scrutinized. Leases, their extensions and modifications if any, mortgages, notes, the title policy, certificate of occupancy, contracts regarding maintenance of the equipments used, such as, escalators or elevators, its insurance policy and the extent of coverage, parking lot contracts and the property's tax situation etc should be scrutinized. Hire independent surveyors to gauge the condition of the building and its equipments etc. hire a good attorney as well to guide you as you verify the lease structure, the title deeds, insurance policy, rent roll, tax returns, business licenses, utility bills litigation history etc. and make sure you carefully scrutinize them and know every tiny detail. Make sure that you know about the tenants, and if there are any associated problems, making changes in the purchase amount if necessary. Take adequate precaution, study all information available about the property, and utilize the information to your advantage.

For more information on investing contact Kevin Brennan or Jason Vance.

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**FEATURED LISTING**

**FOR SALE/LEASE**

**107 Alfred Kuehne Boulevard, Brampton**



- 192,829 Sq. Ft.
- Expansion capability
- Prime location / 407 exposure

Market Stats September 2011	
Inflation Rate <sup>1</sup>	Aug 2011
Total CPI (Yr./Yr. % Change)	3.1%
Bank of Canada <sup>4</sup>	Aug 2011
Prime Rate	3.00%
Bank of Canada <sup>4</sup>	Sep 2011
Target for Overnight Rate	1.00%
Canadian GDP Growth <sup>1</sup>	Jun 2011
Month/Month % Change	0.2%
Unemployment Rate <sup>1</sup>	Aug 2011
Canada	7.3%



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# Commercial Spotlight

**100 KENNEDY ROAD SOUTH  
 BRAMPTON, FOR SALE**



- 158,000 Sq. Ft. / 7.21 acre site
- Potential for rail access
- Redevelopment opportunity

**7017 FIR TREE DRIVE  
 MISSISSAUGA, FOR SALE**



- 30,082 Sq. Ft. with E2 zoning
- Derry Road exposure
- 3 truck-level & 1 drive-in door

**145 HARRY WALKER PARKWAY  
 NEWMARKET, FOR SALE**



- 157,915 Sq. Ft. on 10 acres
- Up to 36' clear / 4000 amps
- 8 truck level doors & 2 cranes

**3570 NASHUA DRIVE  
 MISSISSAUGA, FOR SALE**



- 20,650 Sq. Ft.
- 1.63 acres with outside storage
- 6 truck-level & 1 drive-in door

**6069 SHAWSON DRIVE  
 MISSISSAUGA, FOR SALE**



- 17,000 Sq. Ft.
- 18' clear / 400 amps
- Ideal for manufacturing

**3110 WHARTON WAY  
 MISSISSAUGA, FOR SALE**



- 13,634 Sq. Ft.
- 0.66 acres
- Layout divided in 2 sections

**3340 MAINWAY  
 BURLINGTON, FOR LEASE**



- 8,500 - 18,272 Sq. Ft.
- GE1 zoning
- Mainway / Walkers Line

**15 NORTH QUEEN STREET  
 TORONTO, FOR LEASE**



- 54,161 - 150,325 Sq. Ft.
- Heavy power - 2000 amps
- Outside storage

**WANTED**

- Investment opportunities  
 Tenanted Properties  
 Southern Ontario  
 \$1 Million Dollars & Over
- 15,000 - 25,000 Sq. Ft.  
 Industrial With Outside  
 Storage Land

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