

# Commercial Real Estate Investments

Learn the essentials of commercial real estate investing: cap rates, net operating income, property types, valuation and more. In this course, you'll analyze the various types of commercial real estate investments and the factors that drive value.

**Group classes in NYC and onsite training is available for this course.**

For more information, email [contact@nyimtraining.com](mailto:contact@nyimtraining.com) or visit: [training-nyc.com/courses/real-estate-investment-classes](https://training-nyc.com/courses/real-estate-investment-classes)



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## Course Outline

### Into to Commercial Real Estate

- What are the various property types?
- What are the property subtypes?
- What are the top commercial real estate markets?

### Leases

- Leases
- Triple net leases
- Gross leases
- Base rent
- Base rent increases
- Duration, extension options, and termination options
- Security deposits

### Real Estate Accounting

- Income statement
- Revenue by property type
- Net Operating Income
- Maintenance expenses
- Capital expenses
- Lease expenses
- Examine differences in income statements for property types

### Real Estate Valuation

- Cap Rates
- Location

- Asset quality
- Quality and duration of leases
- Interest Rates

### **Real Estate Financing**

- Typical terms of CRE loans
- Duration
- Amortization
- Extension options
- Interest rate caps