

**Blog – 4<sup>th</sup> Qtr. 2021**

# Commercial Property

Advantages of investing in Commercial properties vs. Residential



Submitted by:  
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## Advantages of investing in Commercial Properties VS. Residential

### Higher Rental Income and Longer Leases

Commercial properties can return a rental yield of up to 10% (compared with around 3-4% for residential properties).

Commercial leases tend to be longer than residential leases as tenants have a vested interest in staying in the same location for an extended period of time, especially if the premises have been modified to suit the business.

A commercial lease may run from three to ten years, compared with a residential lease of six to 12 months (or even on a month-by-month basis).

### Lower Outgoings

As the landlord of a commercial property, you are generally not required to pay council rates, insurance or owner corporation fees – these costs fall to the tenant, as does maintenance arising from general wear and tear.

Any major changes the tenant wishes to make to the property is also at their expense and must be returned to an acceptable condition at the end of the lease (referred to as a 'make-good' clause). Keep in mind that as the owner you will need to pay land tax on the property.

### Less Emotional Attachment

Dealing with a commercial property can be easier as it's not your home, and therefore the emotional investment is not as binding. This can make it easier to make a decision on practical and financial terms.

If you are planning on investing in a commercial property in DFW or the surrounding areas, give us a call so we can help you protect your real-estate investment.

Please contact us with any questions or comments...

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NTPI Building Inspections is one of the premier inspection companies in DFW. We promise a thorough building inspection at an affordable price, and we guarantee that we will give you the best value for your money.

If you want to make sure that the property you want is worth its price structural-wise, we are the best company to approach. As we always say, our inspection is your protection. Contact Trevor Battieste now and see how we can help you decide on your next property investment.

Sincerely,

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