



BRISKY

NET LEASE

MONTHLY NEWSLETTER

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**TRIPLE NET LEASE:
WHAT IT IS AND WHY YOU
SHOULD CONSIDER IT**

When owning a commercial space, you will encounter the potential for different lease structures for your tenants. The most common type of lease you may consider is a single net lease, wherein your tenant pays for the base rent. Single net renters also sometimes take care of the utilities and insurance, depending on the lease agreement.

Another type of lease structure for your tenants you may consider is called a triple net lease or an NNN lease. This

lease structure can be confusing for new commercial space owners since it sounds similar but deviates from a traditional single net lease in multiple ways. This is why it's important to know what an NNN property and lease agreement is so that you can inform your potential renters of the differences and advantages between these common leasing options.

In this article, Brisky Net Lease explains what a triple net lease property is and what it entails for both owners and tenants.

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COMMERCIAL REAL ESTATE INVESTING: ACTIVE VS. PASSIVE



Last year's surge in demand within the real estate market led to a nationwide shortage of property that only started to lift recently. The demand (and the profits) became so substantial that it's no surprise that just about everyone started looking into how they could get a piece of the action. And with a relatively low barrier of entry, especially for commercial real estate investing, it doesn't take a lot of capital to get started.

But before you start thinking about doing a little commercial real estate investing yourself, you need to know what taking on this type of investing means. Lucrative as the field is right now, the way to make your investment in commercial real estate work out is to know what's required of you as the investor.

There are two ways to get into commercial real estate investing. There's active investing and passive investing.

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LAS VEGAS CONVENTION CENTER
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