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BRISKY

NET LEASE

MONTHLY NEWSLETTER

A PEEK AT THE CONTENTS

SINGLE TENANT NNN PROPERTIES:

Why They Are Worth The Investment

TRIPLE NET PROPERTIES:

The Responsibilities of a Landlord

ICSC:

A Message From Brian Brisky

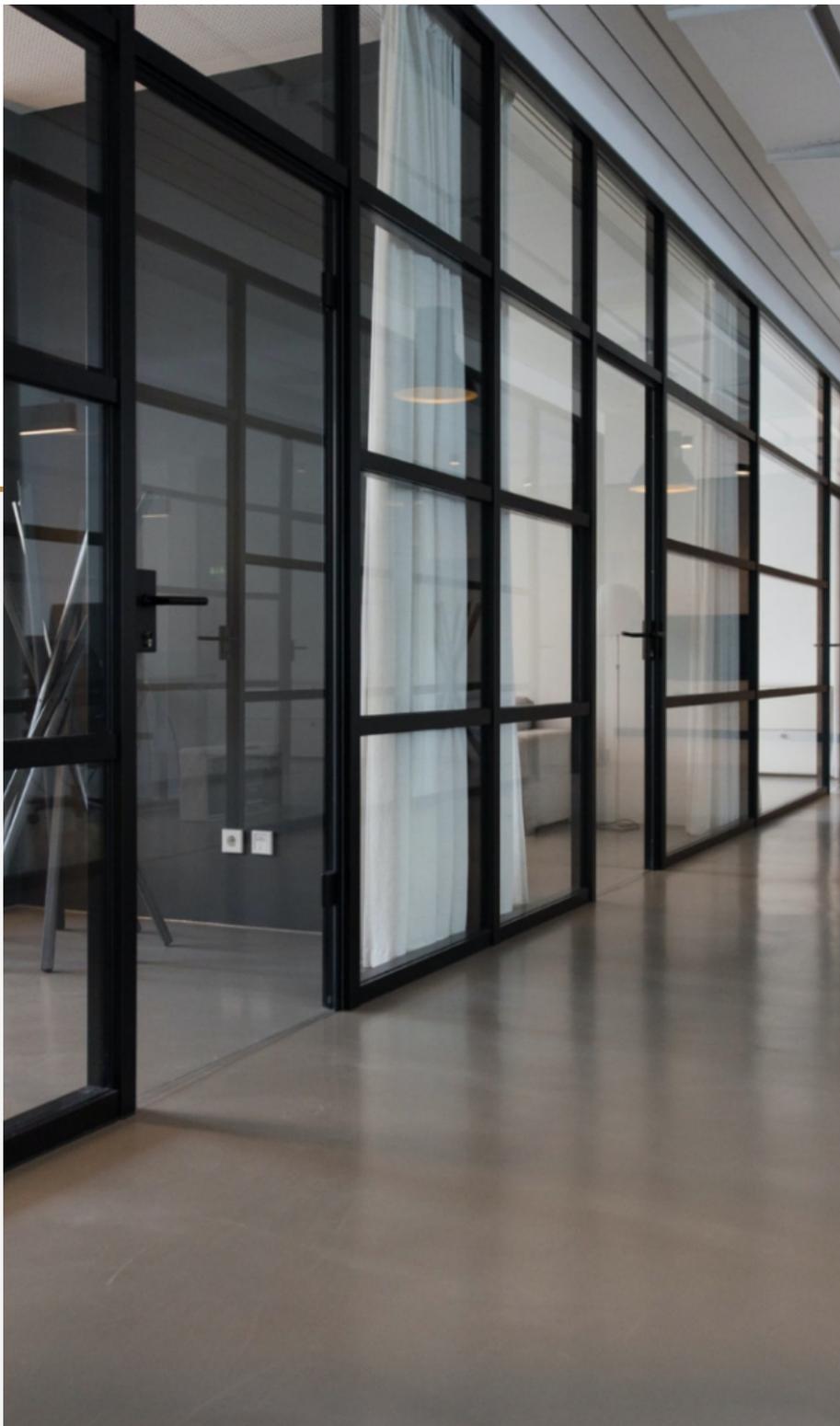
SINGLE TENANT NNN PROPERTIES:

WHY THEY ARE WORTH THE INVESTMENT

A triple net (NNN) lease is a commercial real estate structure where your tenant or lessee takes responsibility for all the operating expenses associated with your property. This is in addition to paying for an agreed-upon monthly rent. These expenses include taxes, insurance, and maintenance, which is what each net (N) refers to, hence NNN.

Why NNN Properties?

Single-tenant NNN properties provide investors with reliable streams of income



with low risks. Most tenants that lease this type of property intend to stay for quite a while, so investors don't have to find new tenants every year. It also helps build equity and adds to investment portfolios.

Since the tenant is responsible for all operating expenses, you, as the investor, have few landlord duties. This saves time and energy and allows you to invest in areas that you cannot constantly monitor in person.

[\(Continue Reading\)](#)



TRIPLE NET PROPERTIES: THE RESPONSIBILITIES OF A LANDLORD

Triple net investment properties are attractive for various reasons. For one, they're usually leased by investment-grade tenants, so they're a low-risk investment with a predictable income.

Tenants — who typically sign up to 10-year leases — provide stable and reliable income streams. These tenants tend to stay for a long time, so there's a lower chance for turnover. But you have to make sure that you get a tenant with a viable business model and a

manageable amount of debt. They should have a good track record of loan and credit payments and a stable operating profit line.

Additionally, a triple net lease's extended lease periods and minimal financial responsibilities can help you build equity. So why not dip your toes into this type of investment?

Here's what you should know about your responsibilities as a triple net property landlord.

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Happy Holidays! Looking forward to ending 2021 on a high note! Wanted to give you all a quick summary of our recent ICSC trip to Las Vegas. Our entire team attended and exhibited at the "condensed show" in the new West Hall. Although the show was about 1/3 smaller, we found it to be really productive and great to network with both existing relationships and some new ones. We had some great dinners, happy hour events, and of course we all did our best to minimize time at the tables! :)

Generally speaking, the market remains very strong as we cap off another record year. Most of our clients are in a mad rush to close out some late December deals and manage their pipelines efficiently. Much of our acquisition focus remains the same. Daycare, dollar stores, fleet/supply concepts all have dominated the deal flow, and some other credit profiles are creeping in like theaters, restaurants and gyms as buyers look for some higher yields.

We have implemented some great marketing initiatives and look to put many new things into motion in 2022!

Wishing you all a safe and Happy New Years!

All the best,

Brian

