



When you own a commercial real estate property that is leased to one or more tenants, including a triple net (NNN) lease property, CAM, or “common area maintenance” charges need to be clearly defined in the lease and paid for by either you – the landlord – or the tenants.

To assist you when looking at properties with possible CAM charges (operating costs, maintenance fees, and upkeep on the common areas of a property) we’ve listed the most common charges in a convenient checklist for your reference.

CAM CHECKLIST

- Building maintenance
- Capital expenditures (i.e., repaving parking lot, replacing windows, or HVAC)
- Center signage
- Common gathering spaces (courtyards, clubhouses, picnic areas)
- HVAC maintenance
- Insurance
- Janitorial
- Landlord’s administrative costs
- Landscaping
- Liability insurance
- Outdoor/indoor lighting
- Parking lots
- Pest control services
- Plumbing
- Real estate taxes
- Reserve funds
- Roofing
- Security
- Snow removal
- Staff salaries
- System depreciation
- Utilities (sewer, water, gas, electric, trash removal)

If you would like an investment property without CAM charges and year-end reconciliation, an absolute triple net lease property is a responsibility-free, cost-free, maintenance-free investment with guaranteed monthly income for 10–15 years.

Let Westwood Net Lease Advisors know how we can help with your investment journey. Our advisors offer objective advice, education, knowledge, and advocacy from before the property search through closing – *all without any cost to you.*