



When it comes to commercial real estate, there's no such thing as a "risk-free" investment, but there is a way to aim for the least amount of risk possible with triple net lease investing.

Before you begin your property search, understand your risk tolerance by answering these questions.

KNOW YOUR NNN INVESTING RISK TOLERANCE

1. Do you have \$1M net worth (over the value of your home)?
2. Do you have 30–40% additional for a down payment (if financing)?
3. Do you have a high credit score?
4. Are you investing a portion of your wealth or your entire 401k?
5. Will you be living on the investment's income?
6. How much monthly income do you need?
7. Are you borrowing money to invest?
8. Does the rent need to service the loan?
9. How much is available for unexpected expenses?
10. Are you managing the property or paying someone to do it?
11. Would you prefer a responsibility-free NNN property?
12. What lease term suits your goals (10, 15, 20 years)?
13. Do you need depreciation for tax purposes?
14. Do you need tax write-offs?
15. Do you want equity for collateral or financial leverage?
16. Do you own other real estate that can be used in a 1031 exchange?

To find the most ideal investment property for your financial and lifestyle goals, engage a Westwood Net Lease Advisor. From before the property search through closing, our buyer representation is free. Contact us for a no-obligation conversation today.