

and beyond. Individually metered utilities, tenant-owned mobiles, etc. tend to mitigate expenses.

The area of the country will also be a big clue as to what can be expected in expenses. In FL taxes can be extremely high. This is also true in CA. Many times a tax expense in CA or FL will change dramatically from before it was purchased. The reason for this is that CA and FL adjusts property taxes based on the date of sale. Once title is transferred, the new tax adjustment is set in place.

The job of the realtor: to show the property in its best light. The job of the buyer: to sort through the nonsense to find the real value of the property.

The thing to remember is, benefit. People will often be motivated by what benefits them the most. Start to think like a property owner, instead of a buyer, and you may find yourself one step ahead of the game. Once you have analyzed many deals, it will become easier to spot numbers that are probably an incorrect reflection of operation. I suggest getting out to shop, shop, shop. See what's out there. It will come together as time goes on, and experience has begun to weigh in your favor.

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