

CENTURY 21® COMMERCIAL APARTMENTS

THE OPPORTUNITY

CENTURY 21® Commercial sales professionals understand that evaluating commercial real estate means understanding the potential return on investment. Whether this is your first venture at entrepreneurship or you are a well-established business owner, your interests are always our number-one priority. CENTURY 21 Commercial sales professionals can help you to locate, evaluate and negotiate commercial real estate while understanding your concerns, which may include asset value, productivity, efficiency and investment preservation.

The CENTURY 21 Commercial Network realizes that investment value is based on your specific objectives and offers assistance while keeping in line with your interests, goals and capabilities.

APARTMENTS OVERVIEW

Apartments can be an exciting option—whether you are looking to buy, lease, or invest. As residential income properties, apartments are designed to be leased or sold to multiple tenants for habitation. These commercial sites range from a small condominium to a large apartment complex and should map to your specific needs, goals and resources. Properties are typically non-owner occupied and may often be utilized as a source of a series of cash flows, tax benefits, appreciation and capital accumulation. You should consult with your tax advisor about specific tax and financial advice.

PROPERTY CHARACTERISTICS

The number of individual dwelling units included in a single project is typically the overall method of classifying apartment properties. CENTURY 21 considers only projects containing at least five units to be commercial property. Apart from the number of units, residential income properties can be classed according to general types of unit design, such as convertible, efficiency, garden, loft, low-/high-rise, penthouse, studio, or townhouse.

SPECIAL CONSIDERATIONS

CENTURY 21 Commercial sales professionals can facilitate the process of analyzing location, trends, populations and other demographics that may help to minimize risk. In addition, CENTURY 21 Commercial sales professionals have access to resources that can help to assess the risks associated with zoning, environmental and occupancy requirements. The Cash-Flow Analysis Model also recognizes that Real Estate Investors who buy income properties typically are buying two future cash-flow benefits. The first benefit is the annual cash flow after taxes from operations for each year of the holding period; and secondly the benefits of the after-tax proceeds at the point of disposition of the property. However, you should consult with your tax advisor about U.S. federal and state income laws.

EXPERIENCE AT YOUR SERVICE

The CENTURY 21 Commercial Network enhances the distinguished reputation of the Century 21 Real Estate LLC—the franchisor of the world's largest residential real estate sales organization, providing comprehensive training, management, administrative and marketing support for the CENTURY 21 System.

This System brings together industry resources, technology and the experience of more than 118,000 trained professionals at independently owned and operated franchised broker offices in nearly 40 countries and territories worldwide.
www.century21.com/commercial

©2005 Century 21 Real Estate LLC.
CENTURY 21® is a trademark licensed
to Century 21 Real Estate LLC. An
Equal Opportunity Company.
Equal Housing Opportunity.
Each CENTURY 21® Office is
Independently Owned and Operated.



Gold means Sold

(859)624-5488
351 Radio Park Drive; Richmond, KY 40475