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Commercial Real Estate

news and more

A "GOOD NEWS" NEWSLETTER FULL OF FUN AND INTERESTING FACTS FOR YOU

JUNE 2013

Hello!

This issue of *Commercial Real Estate News* is being sent to you courtesy of

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It is my way of saying that you're important and that I truly value your business. Please feel free to pass this newsletter on to friends and business associates.

Funny Bone

A Lot Of Bad Luck Going Around



One morning, soon after a somewhat dim-witted construction worker named Sam clocked in at his job, the foreman called him over and told him he had a phone call in the trailer. When Sam returned, he looked distraught.

"Bad news?" asked the foreman.

Sam nodded. "My mother died."

"I'm so sorry. Take the rest of the day off."

He shook his head. "No, I need the money. As long as I'm here, I'll finish the day out."

Sam returned to the job. An hour later, another phone call came for him. When Sam emerged from the trailer a second time he looked even worse.

"What's the matter?" asked the foreman.

"It was my brother," Sam said.
"Apparently his mother died, too!"

How to Become a Commercial Real Estate Expert

If you're reading this article the chances are that commercial real estate impacts your life in some way. You may be an investor, you may work for a company that deals with commercial real estate, or you may occupy commercial real estate as an ongoing part of your business.

If you're a full-time investor, meaning that investing in commercial real estate is a full-time business for you, you're probably already an expert on commercial real estate. But if you're not a full-time investor, you need to become a commercial real estate expert whenever it's time for you to make important decisions involving real estate.



So how can you do this? If you invest in commercial real estate just a little bit, or if you're running a business full-time, commercial real estate then represents only a small amount of what you focus your time and energy on. So what becomes important to you then is knowing all of the important information and trends that will help you to make timely, informed decisions around commercial real estate. This is essentially important to you whether you're a landlord, or whether you're a tenant. With what's been happening economically in recent years, it's more important than ever to stay on top of what's been developing, so that you can anticipate, rather than get surprised by, coming changes within the market.

The best way that I know of to remain aware of what's been going on within commercial real estate, is to have a good relationship with one solid broker who you can trust. As brokers, it's our business to stay aware of and on top of the emerging trends within the marketplace, and to keep our clients informed on these trends. While having all of the raw data on comparable sales and lease transactions within our area is an important part of what we do, what's even more important is recognizing and understanding the overall trends within the marketplace. Comparable sales and lease information can show us what's been happening in the past, but what's even more important is understanding what's going on right now, and understanding where it's all going to lead us.

When people are buying and selling commercial properties, lenders insist on conducting an appraisal before they'll ever issue a loan on a property. But the people the appraisers come to in order to gather their information to determine a property's value...are commercial real estate brokers,...because we know the trends, and we know what all of the transactions have been selling and leasing for.

When you're in the process of becoming a commercial real estate expert as it pertains to your next transaction, not only must you know a property's value, you must know all of the current laws, rules, and regulations as they pertain to the property that you'll be negotiating on, too. So in addition to having a solid real estate attorney working along with you, you'll want to have a broker who will guide you through your next transaction, and know how to navigate you through all of the obstacles. In addition, there may be other experts and consultants who you'll need for your next transaction that your broker may be able to recommend to you, too.

In summary, if you're not focused full-time on commercial real estate as your main business, the best way for you to become an expert for your next transaction is to hire the right commercial real estate broker. The right broker knows the current market values, they'll be an expert at guiding you through any potential difficulties, and they'll work collaboratively along with you to ensure a smooth transaction.

How To Avoid Mistakes At Dinner

Dinner is an extremely important meal to get right, and it is also the one where the most mistakes tend to be made. One of the largest and most common errors is making dinner the biggest meal of the day. Generally speaking, most people will need more calories earlier on in the day and yet most people make dinner their primary source of food for the whole day... and then indulge a little too much.

Putting serving dishes on the table is another big “no-no” as it practically encourages people to overeat. Another problem is what happens after the big meal, with many people then tending to snack while sitting on the couch in the evening. Still one more problem is going out for a meal too often, as restaurant food tends to be much higher in calories than the food eaten at home and often comes with hidden fats, salt and sugar in it. With this in mind, fast food should really be out of the question entirely except on very rare occasions.

Touching Lives

Once upon a time being a very tedious person was, as unlikely as it may seem, a characteristic to be celebrated when it came to being a member of the elite business world. Those days are long gone, however, and in the 21st century a business leader is required to be more than just a grey, sensible and strong seller. The business leaders of today need to be willing to change paradigms and touch lives, and being boring is unlikely to get you very far. Businesses today have to find a method of winning friends and attracting people’s attention.

Determination is one of the major keys to success, and even talent is just one part of a much larger equation. The engine of talent is ignited by enthusiasm, and business enterprises that are in charge of high-level management teams need to focus on talent, determination and enthusiasm to really begin to make a difference.

How To Manage Stress

Studies have shown that people in America give up around eighty percent of their waking lives to activities related to work, so it is hardly surprising that the great majority of their stress also comes from this source.



The great majority of us are unable to quit our jobs, but the good news is that it is not even necessary to take such an extreme step to cut down on our stress levels. This can be achieved just by taking a step back and changing both your attitude to your work, and how your work is managed. When doing so this can result in a big change in your quality of life.

One good tip is to make sure you plan your activities. It is crucial to put your responsibilities into a timetable both on a day-to-day basis and in the longer term, too. By making sure that specific duties are put into a timeframe weak links can be addressed, issues can be resolved, and you can move forward and begin enjoying your life more.

End Work Addiction

People who start work before the crack of dawn, don’t leave their workplace until after 9 o’clock at night, and do nothing but check their emails all day long...even on the weekends...may be chronic workaholics. It is very important to identify and understand this compulsive behavior before your life is completely taken over by it.



Workaholics frequently lose all of their judgment when it comes to the importance (or lack) of things, and they end up with their lives solely revolving around work.

The result of this is that they end up rarely finishing anything they start, feeling like they are being pulled in a hundred directions at once, and becoming disconnected from family and friends.

The good news is that it is possible to break out of this cycle, and once more work to live rather than the other way around.

Make sure that you set aside specific times for friends and family members, and don’t cancel plans for work-related concerns unless it’s absolutely necessary. Anything that can be put off until another time should be. Time should be spent on developing close personal relationships as well as enjoying creative activities such as reading, visiting museums, watching movies, or even just going for a drive.

Give Your House a Makeover For Spring

Spring is a wonderful time to attempt to breathe some new life into your house. The good news is that this does not necessarily mean indulging in drastic and disruptive behavior, but just using a little bit of inspiration.

One idea to revamp an area, or a rather drab room, is to create a simple feature wall or gallery that results in an instant impact and transformation...without having to have the wall covered with the mess of holes and nails all over it.

The first step is to choose an area that you would like to see updated, and then you can plan out your color palette based on your existing decor and the kind of colors that you'd like to see. A good tip is to stick to no more than three colors and then mix them with a highlighting color like white or cream.

Both black and white and color photographs, as well as sketches and illustrations, can all look very stylish in your gallery and you can be creative with your selection so long as all of the pictures complement one another.



Surviving The In-Laws

According to a recent survey, more than sixty percent of wives feel that they've been caused long-term stress because of friction with their mother-in-law. Many of us struggle to get along with family members, particularly our partners, so it is important to know how to defuse potentially inflammatory situations.

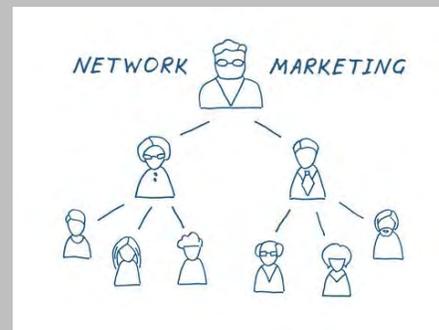
One of the most common complaints is how wives are made to feel that everything they do, from housework to decor to child rearing, is wrong by their mother-in-law. It is important to think about why this behavior may be taking place.

Sometimes the mother can feel vulnerable and pushed out because of her son's new priorities, while sometimes this criticism is a result of generational or cultural differences.

It is crucial to not take such criticism personally. Many critical people are desperate for recognition and attempt to use such behavior to get attention. A good method to cope with them is to remain friendly and non-defensive, and perhaps even agree with what they say. Sometimes critics are looking for an argument and are confused and bewildered when one does not capitulate.

It is possible that a consistent use of this tactic might even eventually cause the person to change their behavior if they don't get the response they are looking for.

How To Improve Network Marketing



Starting a home business is never easy to begin with, but you can learn how to make use of network marketing in order to assist and communicate with people as an independent agent...and make more money in the process.

One good tip is to draw up a vision board to assist you with focusing on your primary goals for your network marketing strategy.

What are your dreams for your business? Do you want to own a mansion, a yacht, or a racing car?

If you are intending to use network marketing in a campaign, then you should compare all of the different compensation programs that are currently available...and decide which one is worth putting your time and effort into.

Social areas including the likes of online forums are excellent places where you can learn via participation. Such forums can be a superb source of free exposure and advice for you.

To maximize your success you should focus on a short timeframe. Your long-term goals may be several years away, but checking on your progress every few months makes it easier for you to implement the changes that will help you to achieve these goals.

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How To Improve Your Vacation

When it comes to travel advice can be invaluable, and sometimes can even be the difference between a good holiday and a better one. One thing to consider is "space". A compact piece of luggage is something that will always come in handy, both when you're on the plane and when you're transporting it on the ground. Make out a list of all of the essential items you will need to take with you, and include different lists for particular destinations. While travel-size toiletries often seem like a good idea, ones that are sample-sized and fairly small will travel better than the ones with larger tubes, which may end up not even being allowed through security anyway. The start of a trip can be made or broken by your experience on the flight itself. To ensure a good flight, bring a few items to make the flight go smoother, be it a couple of good books to read or a pillow or blanket to make it easier for you to relax. All-in-all, doing everything you can to make the flight a more enjoyable experience for you will help to set the tone for you having a wonderful vacation.

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picture
goes

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From the desk of
Your name goes here

This is where your personal "monthly message" will print.

Parents Texting While Driving With Children

According to a new survey, most parents are distracted in one way or another while driving their children around. 90 percent of the 600 parents who responded to the survey said that they had been using technology at least once during the past month while driving a child between the ages of one and two years old, with phone calls being the number one distraction. Other common distractions include eating, drinking, smoking, or picking up a toy for or feeding the child in question.



The risk is also added to by the issue of child safety restraints, with an alarming amount of those who were more likely to be distracted also being less likely to have adequate child safety provisions in their vehicle.

Experts insist that parents need to give their full attention to the task of driving while they are on the road, with some noting that additional laws may need to be put into place to further encourage such actions.