

When it comes to real estate investing, most people are only familiar with one type: residential. Reality shows like *Flip This House* have popularized this one kind of investment, but there are many more opportunities out there.

Here is a guide to the different types of real estate investment.

- **Residential** – This is a simple lease arrangement. You buy a single family home, townhome, vacation house or apartment building and tenants pay you to live there.
- **Commercial** – There are mostly office buildings with leases that work much like residential leases. Most often, these leases include the rent plus all the expenses needed to keep the building maintained and operational.
- **Industrial** – Industrial leases offer more opportunities for income by providing lease income and also allowing the owner to offer services for an additional income stream. These generally employ a triple net lease, which is a rent plus expenses that are passed through to the tenant, like utilities, insurance, and taxes.
- **Retail** – Retail investments consist of shopping malls, retail centers, strip malls, or storefronts. Many times these properties are rented using a percentage lease, where the owner charges a base rent plus a revenue percentage.
- **Mixed-use** – Mixed use developments can combine any of the different types of leases. You may have seen them most often as multi-story buildings with retail below and offices or apartments above. These kind of investments are popular because of the built-in diversification.
- **Real Estate Investment trusts** – These operate like mini mutual funds, only they are made up of a portfolio of properties instead of stocks.

Call [Miami Real Estate Lawyer Isaac Benmergui](http://miami-realestate-lawyer.com) at 305.397.8547 and set up a no charge, no obligation consultation to discuss your case. We have close to 10 years of experience handling Real Estate, Personal Injury, Immigration and Commercial Litigation cases throughout Miami and South Florida, and will use our expertise to help your case to the best of our abilities.

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