



New Virtual Courses

Condensed online
offerings of popular
CCIM Institute classes

Learn more and register at
www.ccim.com/virtual



Florida CCIM Chapter
Miami-Dade/Monroe District



www.flccim.com

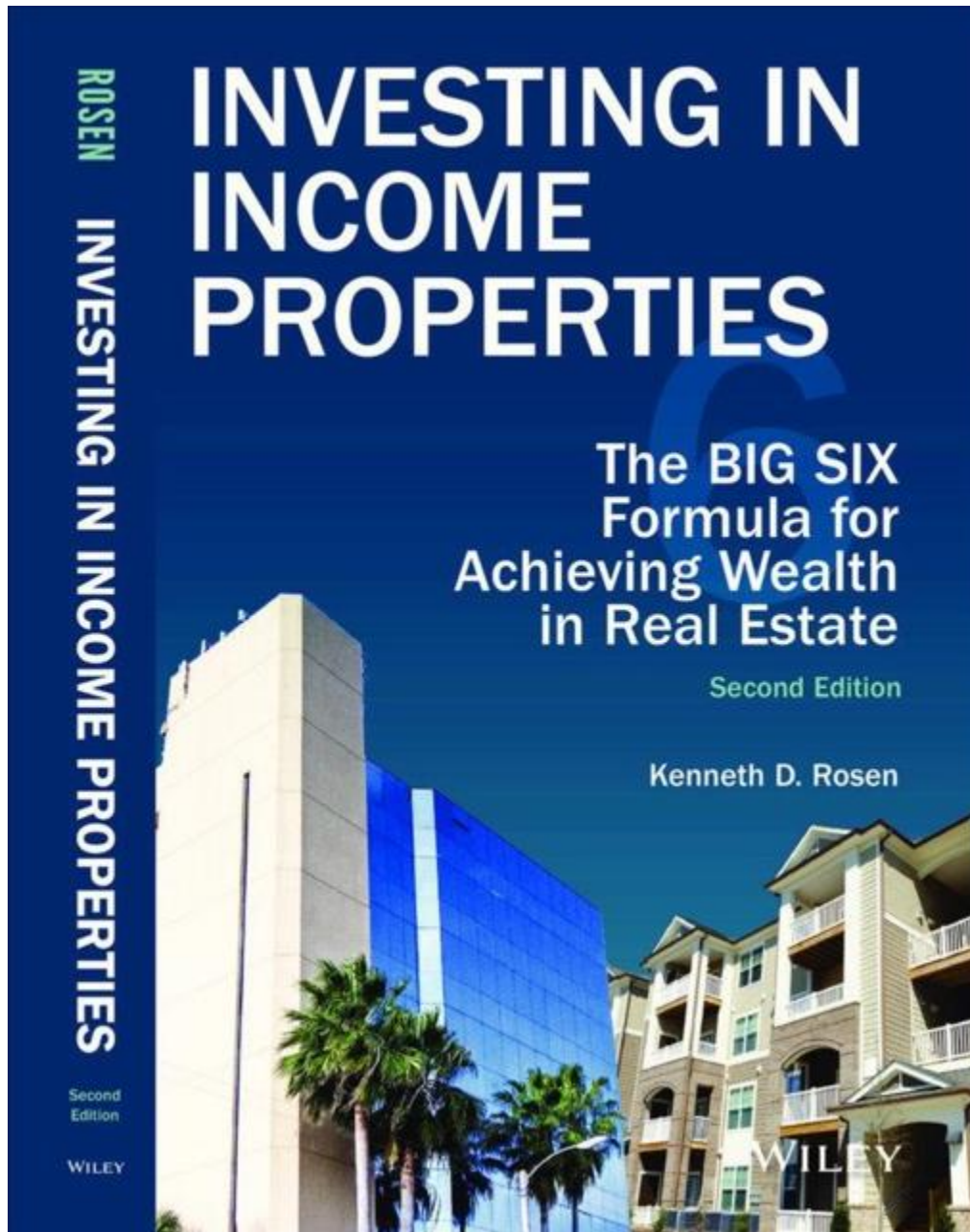
Michael D Hinton, CCIM
APEX Capital Realty
President, Miami-Dade/Monroe District

mhinton@ccim.net

305-970-0262



Florida CCIM Chapter
Miami-Dade/Monroe District



"One of the best, precise, and accurate real estate books on the market. A must-read for investors at any stage."

Scott K. Sime,
President - Sime Realty Corporation

This book will become the buyer's bible."

Alex Zylberglait,
Senior Vice President - Marcus & Millichap

Buy Ken's Book Click Below:

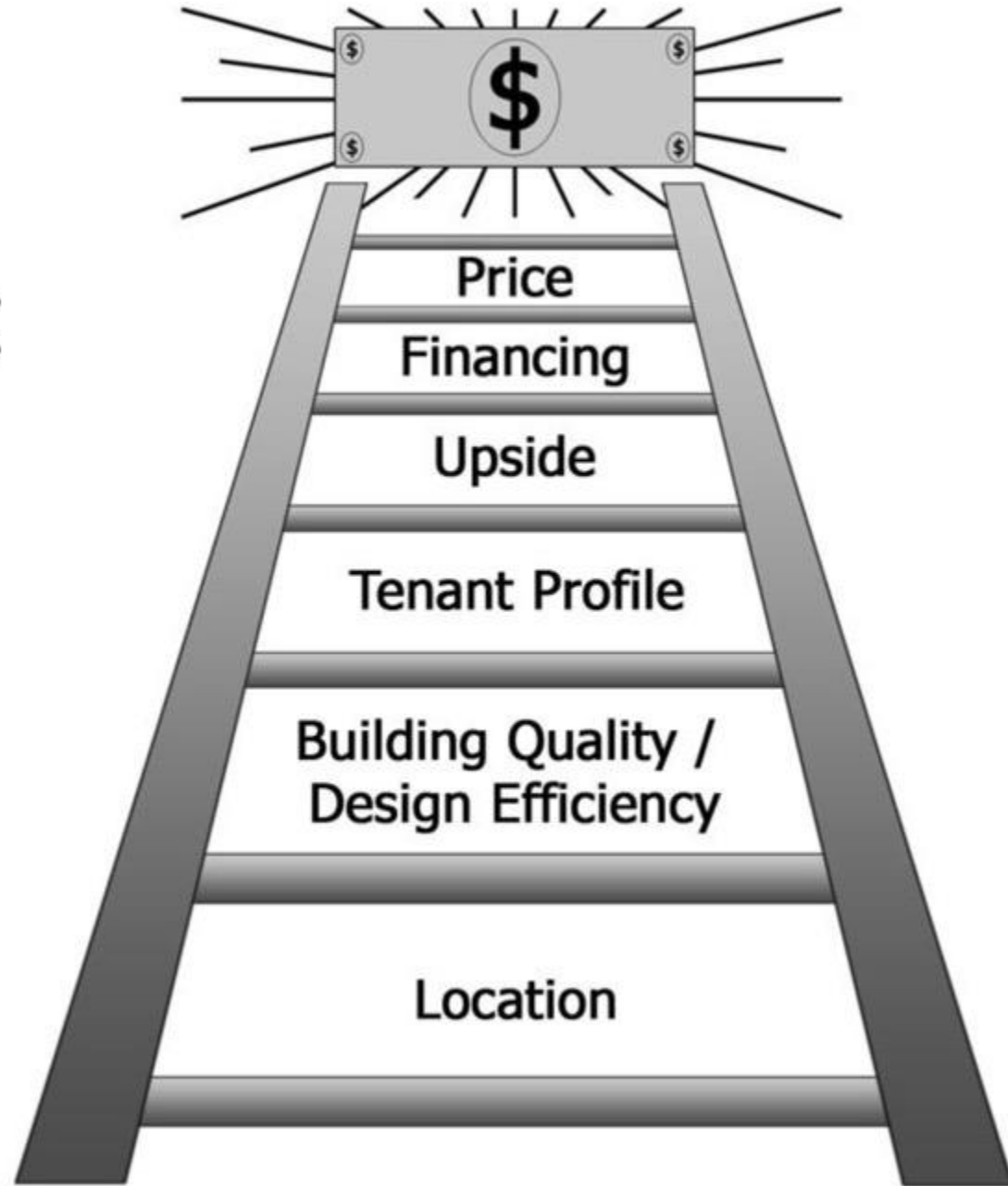
<https://investinginincomeproperties.com/>

100% of the proceeds from this book will be given to the MIAMI PAC!

5%ers

The Big Six:

Your
Ladder
to Success



The Big Six:

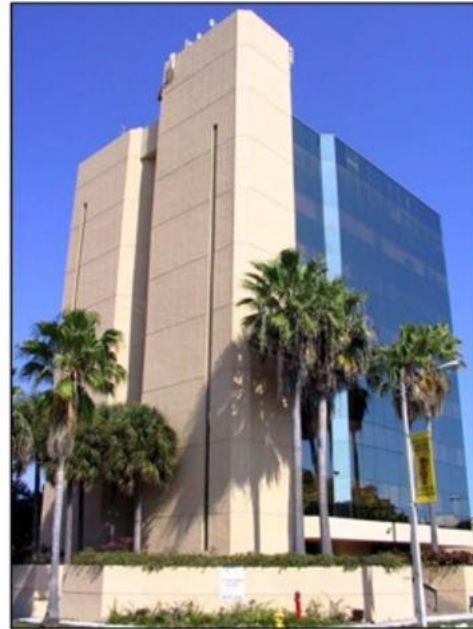
#3 – Tenant Profile

- Desirable Mix
- Small Space vs Large Space
- Tenants Setting Price of Buildings
- Covid-19 Impact on: Rental Apt. Complexes, Office Buildings (Small vs Large), Retail (Strips/Malls), Industrial, WIND DIRECTION

The Big Six:

#4 - Upside

- Below Market Rents
- Short Term Leases
- No Renewal Options
- Change of Use
- Buildings
- Division to Small Offices



Tax Benefits

- Depreciation
 - Multifamily 27.5 year life
 - Commercial 39 year life
- Segregated cost depreciation (5/7/15 year life)
- 1031 tax deferred exchange

Class B Building in an A Location



Medical Office Building

Class B Building in an A Location

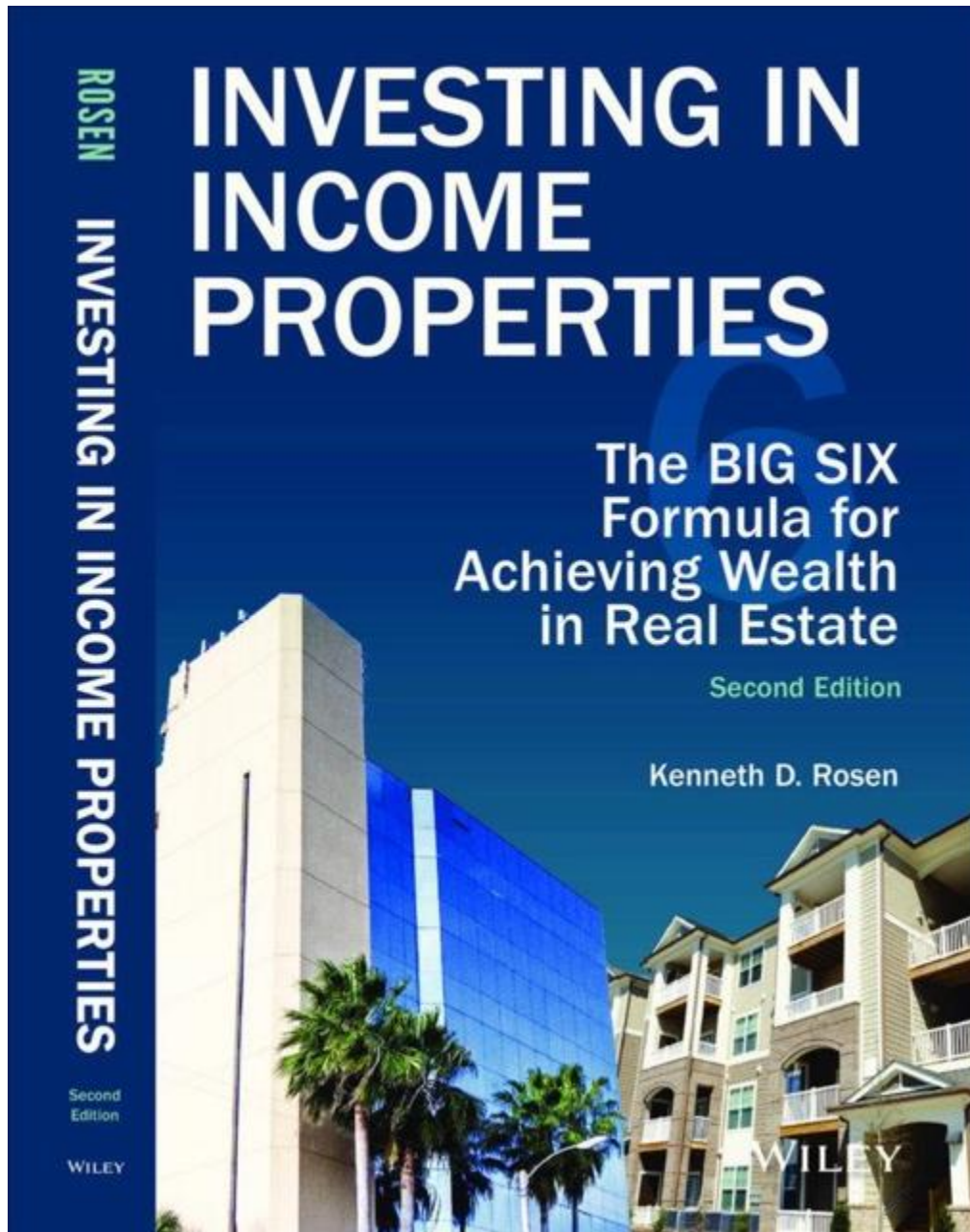


A Big \$chmooze – Coral Gables



Investing In Income Properties

- **Adhere to the Big Six**
- **Deal with 5%ers**
- **Magic Word - Consider**



"One of the best, precise, and accurate real estate books on the market. A must-read for investors at any stage."

Scott K. Sime,
President - Sime Realty Corporation

This book will become the buyer's bible."

Alex Zylberglait,
Senior Vice President - Marcus & Millichap

Buy Ken's Book Click Below:

<https://investinginincomeproperties.com/>

100% of the proceeds from this book will be given to the MIAMI PAC!