

Commercial Real Estate Transactions



We are Ready!

Commercial transactions come to Spirit Real Estate Group!

Find out how much it is going to cost.

Who can do it?

What all is required to get into and conduct commercial transactions.

Tier Structure

Transaction Cost

1

2

3

Transaction Value

\$0 - \$100,000

\$100,000 - \$1M

\$1M+

\$100

\$300

\$500

*Does NOT include the
\$15 transaction fee

*Extra \$75/hr
for additional review over 1
hour of allotted time

*Extra \$75/hr
for additional review over 3
hours of allotted time

*Extra \$75/hr
for additional review over 5
hours of allotted time

Commercial Real Estate transactions carry a much higher commission, but along with the higher commission there is also a much higher risk.

The reason I have an experienced agent reviewing every transaction is because I want to make sure that special care is taken with each transaction to minimize the liability taken on by the company.

There is also added cost with E&O Insurance by allowing commercial real estate transactions.

For these reasons EVERY commercial transaction must undergo the review process unless the agent is a party to the transaction. In other words you must be the buyer, seller, tenant, or landlord in order to forego the review process, but there will be a waiver form that will be required.

Why the Added Fee?

I am permitting agents with no commercial experience to take on a commercial lead if they choose to do so under certain conditions.

- 1 You are required to notify the Broker and let him give you a commercial agent to support you for your first few transactions for the 25% support fee paid to the commercial agent.
- 2 You must notify Broker at or before the first substantive discussion with the client.

Can We Do It With No Experience?

Review Services

1 Verify each of the necessary documents have been used correctly and provide feedback if changes need to be made. For a list of the necessary documents go [here](#).

2 Includes calls for questions and direction

3 Negotiation Feedback

4 If the transaction exceeds the allowable hour(s) for the review process then an additional \$75/hr. will be charged to the transaction.

- Tier 1 - 1 hour
- Tier 2 - 3 hours
- Tier 3 - 5 hours

What Do I Get?

Support Services

- 1 Help with negotiations
- 2 Can demonstrate and produce the contracts and other documents required in the checklist
- 3 On-Call help
- 4 Can Demonstrate and produce financial analysis and/or marketing reports

For agents with no commercial experience, the transaction will be required to have the Support of the experienced agent at the cost of 25% paid to the commercial agent.

**Once you have agreed to support services in writing then you no longer owe the remaining review costs and the \$100 will be credited to the 25% at closing.*

What Do I Get?

Ready to Get Started?

Call or Email Bryan Bjerke to request a commercial agent contact.