6 **REAL RISKS TO YOUR REAL ESTATE PORTFOLIO**

Owning and managing commercial real estate in today’s ever-evolving market can include risks that are as unique as each property. Recognizing and staying ahead of these barriers can safeguard your ROI, prevent accidents and minimize disruption to your operations.

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1. **KNOW YOUR TENANTS AND THEIR BUSINESS**
   
   Identifying operations involving the use of hazardous chemicals in an industrial property and confirming that controls are in place can help reduce the risk of property damage.

2. **OWNERSHIP STRUCTURE MATTERS**
   
   Liability exposures stemming from complex ownership structures can be minimized by correctly identifying the named insured.

3. **SMART AND GREEN BUILDINGS**
   
   Smart and/or green buildings can present benefits not only to the environment but to the owner, with the potential of greater efficiencies and energy savings. But tech ecosystems can also open the door to data breach risks, and going green can present new complexities.

4. **MAINTAINING COMMON AREAS**
   
   Regular maintenance of your common areas can be key to avoiding potential losses due to injuries. Following a checklist and keeping a written record of repairs can also help you properly address safety issues.

5. **UNDERSTAND CONTRACTUAL RISK TRANSFER**
   
   Properly assigning risk to subcontractors and other service providers can reduce your financial risk.

6. **STEERING CLEAR OF A HAZARDOUS ENVIRONMENT**
   
   Combustible dust, mold, inadequate ventilation and other environmental hazards can expose your portfolio to elevated risk.

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Learn how to protect your business from these risks at travelers.com/risk-control.