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The 101 worked examples illustrate many different scenarios a valuer may encounter and the different techniques that can be employed. Each calculation is clearly set out, and the jargon-free commentary highlights points of interest and danger areas. This new 2nd edition edition features the latest changes in best practice.

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This book demystifies the number crunching and provides fresh ideas for new approaches. The 101 worked examples illustrate the many different scenarios a valuer may encounter and the different techniques that can be employed. Each calculation is clearly set out, and the jargon-free commentary highlights points of interest and danger areas.

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Valuation Calculations 101 Worked Examples | Lease | Real ...

Valuation Calculations: 101 Worked Examples: Author: Ollie Saunders: Contributor: Royal Institution of Chartered Surveyors: Edition: illustrated: Publisher: RICS Books, 2010: ISBN: 1842195689, 9781842195680: Length: 248 pages : Export Citation: BiTeX EndNote RefMan

Valuation Calculations: 101 Worked Examples - Ollie ...

valuation calculations, 101 worked examples. There is no prescriptive way in which to value any property: the approach is entirely down to the valuer.

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Valuation Date: 11/03/2011. Lease Details: Date: 25/12/1980. Term (years) 99. Expiry Date: 24/12/2079. Unexpired Term: 68.83. years. VALUES: Value following purchase of extension say: £200,000. Percentage relativity: 90%. Current lease value: £181,818. Diminution in Value of Freeholder's Interest: Term 1: RENT: £50. X YP: 2.83. YEARS @ 8%. 2.4464. £122. Term 2: RENT: £100. X YP: 33. YEARS @ 8%. 11.5139

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This new second edition has been updated to reflect the Red Book 7th edition and latest RICS guidance. Real estate valuation requires skill, judgment and experience. There is no prescriptive way in which to value any property: the approach is down to the valuer. This book demystifies the number crunching and provides fresh ideas for new approaches - providing an essential resource for anyone involved with real estate valuation at any level, whether as a student, practitioner or client. The 101 worked examples illustrate many different scenarios a valuer may encounter and the different techniques that can be employed. Each calculation is clearly set out, and the jargon-free commentary highlights points of interest and danger areas. This new 2nd edition edition features the latest changes in best practice. Covering updates you need to follow to be completely compliant, including: - Latest RICS guidance on depreciated replacement costs (DRC) and obsolescence - further examination of synergistic value and new calculations - Latest changes to the RICS Valuation Standards 'the Red Book' 7th edition - Updates on VAT and SDLT changes - Improved Valuer's calculation crib sheet - additional calculations on leasehold properties, ground leases, particularly residential ground leases. The worked examples covers: - traditional investment valuations - discounted cashflows - Synergistic values - development appraisals - depreciated replacement cost and obsolescence - profits method and trading valuations.

A classic textbook that has guided generations of students through the intricacies of property valuation, The Income Approach to Property Valuation remains a keen favourite amongst students and teachers alike. This new edition has been thoroughly revised and updated to meet the increasingly international perspectives of modern Real Estate students. The links between theory and practice are clearly demonstrated throughout, with a range of new international case studies and practice-based examples. The Income Approach to Property Valuation teaches readers: how to analyse market rents and sales prices to derive market evidence to support an opinion of market value; the investment method of valuation and how it is applied in practice; how specific legal factors can impact on market value when they interfere with market forces; what the market and the profession may consider to be the 'right' methodology in today's market place; and how to use spreadsheets in valuation. This extensively revised new edition is perfect both for students on Real Estate courses worldwide and for professional candidates working towards their final assessment of professional competence (APC) for the Royal Institution of Chartered Surveyors, needing to demonstrate a valuation competence at levels 2 and 3.

This new edition of bestselling textbook *Introducing Property Valuation* provides students with a comprehensive introduction to the concepts and methods of valuing real estate, helping them to progress successfully from basic principles to a more sophisticated understanding. Taking a practically oriented rather than purely theoretical approach, the textbook equips readers with the skills to undertake their own valuation calculations. Fully updated to reflect recent developments in regulation and practice, experienced tutor and valuer Michael Blackledge demonstrates how the principles can be applied in professional practice in line with the requirements and guidance provided by the International Valuation Standards Council and the Royal Institution of Chartered Surveyors. Online material accompanies the new edition with Q&As and pre-programmed excel spreadsheets enabling students to prepare their own calculations. The five traditional methods of valuation are outlined and the practical applications of the two main approaches, the comparison and investment methods, are fully explored. The use of discounted cash flow and quarterly in advance calculations, topics which are not always adequately covered elsewhere, are also explained. Accessibly written with a full range of worked examples, case studies, clear chapter summaries and extensive further reading suggestions, this book is essential for any student of real estate and its valuation.

The third edition of *Property Valuation Techniques* offers a comprehensive and student-friendly exploration of the application of property valuation and appraisal techniques. Thoroughly revised and re-structured, it covers topics including risk, residential lease extensions, enfranchisement and cash flows. This third edition - provides more material on sustainability in relation to property value - uses a wealth of worked examples to apply theory to real-world problems - includes tips on how to structure appraisals in Excel® spreadsheets - features self-assessment questions to test and reinforce your understanding Detailed yet accessible, *Property Valuation Techniques* is ideal reading both for those students new to the subject and those looking to extend their knowledge, and for practitioners looking to refresh and develop their understanding of property valuation.

*Property Valuation Principles* is a user-friendly introduction to property valuation for students and practitioners who are new to the subject. Packed with worked examples and photos, the text covers the five main methods of valuation, their application in a variety of markets and their relation to the wider economic context. The second edition features: ■ Discussion on the impact of sustainability on valuation. ■ Photographs to illustrate different property characteristics and settings. ■ Even more worked examples, including buy-to-let residential properties and affordable housing.

The third edition of *Property Valuation: The Five Methods* introduces students to the fundamental principles of property valuation theory by means of clear explanation and worked examples. An ideal text for those new to the subject, the book provides 1st year undergraduate students with a working knowledge and understanding of the five methods of valuation and the ways in which they are interlinked. In this fully revised edition, the new author team have: restructured the chapters to ensure a more logical order outlined the economic theory of value and the rules and constraints under which a valuer works provided detailed consideration of each of the five recognised approaches placed a larger emphasis on the Discounted Cash Flow approach These revisions are all written in the concise and accessible style which has made previous editions of the book so successful. The new edition of this textbook will be essential reading for undergraduates on all property, real estate, planning and built environment courses.

Provides a full overview for students and professionals, examining each stage of the development process. There are new chapters on planning and sustainability, continued focus on appraisal techniques with worked examples, updated content on sensitivity testing and funding mechanisms, and new self-assessment questions with model answers.

This fourth edition of *Urban Planning and Real Estate Development* guides readers through the procedural and practical aspects of developing land from the point of view of both planner and developer. The twin processes of planning and property development are inextricably linked – it is not possible to carry out a development strategy without an understanding of the planning process, and, equally, planners need to know how real estate developers do their job. The planning system is explained, from the increasing emphasis on spatial planning at a national, local, and neighbourhood level down to the detailed perspective of the development management process and the specialist requirements of historic buildings and conservation areas. At the same time, the authors explain the entire development process from inception, through appraisal, valuation, and financing, to completion. Sustainability and corporate social responsibility and their impact on planning and development are covered in detail, and the future consequences of the COVID-19 pandemic are explored in new opening and closing chapters setting the text in a global context. Written by a team of authors with many years of academic, professional, and research experience, and illustrated throughout with practical case studies and follow-up resources, this book is an invaluable textbook for real estate and planning students and helps to meet the requirements of the RICS and RTPI Assessment of Professional Competence.

Now in its fourth edition, *Fundamentals of Corporate Finance* continues to use its engaging, accessible narrative to give students an introductory overview of the key concepts in modern corporate finance, and the strategies used by firms in this continually changing field. The author uses years of expertise to guide readers through a framework of corporate finance, providing readers with a solid foundation of knowledge. With integrated theories and real-world European examples, the new edition presents the fundamentals of corporate finance in a clear and captivating way. Key Features • New Sustainability in Finance boxes provide awareness on how sustainability and corporate finance are interconnected in every-day life. • Example boxes in every chapter provide real and hypothetical examples, illustrating theoretical concepts such as calculating returns, bond yields and equity. • Real World Insight boxes on prominent topics like mortgages, investing and price models illustrate how corporate finance theories and concepts have been applied to business and decisions. • Up-to-date content reflecting the latest developments in the field, including the growth of ethics and sustainability, the emergence of cryptocurrencies and financial technology, and the impact of Brexit on corporate finance practice. • Coverage of the Covid-19 pandemic and how this has and will impact the field of corporate finance in the future. • Material aligns with external syllabi from professional bodies including ACCA, CIMA and ICAEW.

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