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Price-to-Earnings (P/E) Ratio | Basic
Investment Terms #6 Calculate Intrinsic
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The worked examples covers: - traditional investment valuations - discounted cashflows - Synergistic values - development appraisals - depreciated replacement cost and obsolescence - profits method and trading valuations.

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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

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features the latest changes in best practice.

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storage property - Mature self storage
property - Mature self storage property
with risk of competition - Surface car park
in a town centre - Multi-storey car park -
Multi-storey car ...

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Examples | Lease | Real ...

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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 :

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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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of interest and danger areas. This new second edition has been updated to reflect the Red Book.

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The worked examples covers: - traditional investment valuations - discounted

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cashflows - Synergistic values -
development appraisals - depreciated
replacement cost and obsolescence - profits
method and trading valuations.

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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

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Example 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

Leasehold Valuation Calculations - 2
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to reflect the Red Book 7th edition and

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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

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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

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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 -

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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

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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

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Examples 2nd Edition, The
Income Approach to Property Valuation
remains a keen favourite amongst students
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perspectives of modern Real Estate
students. The links between theory and

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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

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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

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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.

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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.

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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

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Examples 2nd Edition 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

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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

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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

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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

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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

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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.

The third edition of Property Valuation:

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The Five Methods 2nd Edition 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

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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

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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,

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planning and built environment courses.

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

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Examples 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

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and affordable housing.

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

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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

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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

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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

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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

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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

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Requirements of the RICS and RTPI
Assessment of Professional Competence.

Discover an insightful examination of the property investment appraisal process from leaders in the industry This book explains the process of property investment appraisal: the process of

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estimating both the most likely selling price (market value) and the worth of property investments to individuals or groups of investors (investment value).

Valuations are important. They are used as a surrogate for transactions in the measurement of investment performance and they influence investors and other

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market operators when transacting

property. Valuations need to be trusted by their clients and valuers need to produce rational and objective solutions.

Appraisals of worth are even more important, as they help to determine the prices that should be paid for assets, even in times of crisis, and they can indicate

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market under- or over-pricing. In a style that makes the theory as well as the practice of valuation accessible to students and practitioners, the authors provide a valuable critique of conventional valuation methods and argue for the adoption of more contemporary cash-flow methods. They explain how such valuation models

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are constructed and give useful examples throughout. They also show how these contemporary cash-flow methods connect market valuations with rational appraisals. The UK property investment market has been through periods of both boom and bust since the first edition of this text was produced in 1988. As a result, the book

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includes examples generated by vastly different market states. Complex reversions, over-rented properties and leaseholds are all fully examined by the authors. This Fourth Edition includes new material throughout, including brand new chapters on development appraisals and bank lending valuations, heavily revised

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sections on discounted cash flow models
with extended examples, and on the
measurement and analysis of risk at an
individual property asset level. The heart
of the book remains the critical
examination of market valuation models,
which no other book addresses in such
detail.

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