VALUATION TECHNIQUE

Valuation:	Date: / /

Cost Approach to Value	
The cost approach involves estimating the reproduction cost. The most reliable estimate of the reproduction cost new (RCN) is the actual cost of construction or the total development costs.	$ Value:
	$ Total:

Sales Comparison Approach	
The sales comparison approach is the process in which the value is derived by analyzing the sales of a similar item that has recently been sold or under contract and comparing these to the subject.	$ Value:
	$ Total:

Income Capitalization Approach	
The income capitalization approach to value involves calculating the Potential Gross Income (PGI) the subject is expected to produce over a stabilized profit and loss period.	$ Value:
	$ Total: