LDEV 650 – Land and Property Development Analysis

This course focuses on the financial analysis of real property investments, using advanced tools and methods such as discounted cash flow (DCF) analysis, debt amortization, and pro forma modeling. Class lectures help develop an understanding of the key financial and investment metrics for evaluating residential and commercial land development projects. Work assignments include academic reviews, DCF models, and pro forma presentations. Ultimately this course provides the tools needed for structuring real estate deals, analyzing financial returns, and presenting investment opportunities.

Learning Objectives:

* Critically review academic literature on real estate investment, such as William Poorvu’s "Financial Analysis of Real Property Investments."
* Set up and utilize Excel models to create basic discounted cash flow (DCF) analyses, applying relevant financial formulas.
* Develop DCF models for single-family development projects, incorporating debt amortization tables and lot take-down schedules.
* Analyze commercial land development deals, creating pro forma cash flow models, including debt and equity financing, income assumptions, and rates of return.
* Assemble complete pro forma analyses for income-producing commercial properties, and present them in a professional format for investors, both in a slide deck and through a verbal presentation.
* Apply key real estate financial concepts such as lease structuring, term sheets, and return calculation methods to assess the feasibility and profitability of real estate projects.

Attached is my academic review and critique of “Financial Analysis of Real Property Investments” by William Poorvu.

Photo source: <https://wiselibs.shop/product/real-estate-finance-and-investments/?msclkid=0004a5d223ed15f59860c2c6209797fe>