

# Critical assessment of the rental valuation of retail property

University of Ulster - Valuing Real Estate With the Income Method



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## 5 Ways to Value a Real Estate Rental Property

If you buy buildings and your cost includes the cost of the land on which they stand, you must divide the cost between the land and the buildings to figure the basis for depreciation of the buildings. However, some have a greater impact on returns than others. You can deduct as rental expenses all the expenses discussed in chapters 1 and 2.

## What Are The Five Methods Of Property Valuation?

Unless the parties contract otherwise, for example by letting with restricted repairing liabilities subject to an agreed schedule of condition, the physical condition at review will be on the basis that the tenant has honoured the covenant to repair, whether or not that is in fact the case. Or, if you had your lot surveyed to put up a fence, the cost of the survey is a part of the cost of the fence.

## How To Value Real Estate Investment Property

So, if 12 acres were needed to accommodate the improvements, and the site comprised 18 acres, the six acres of extra land would probably command a lower unit rate, all else equal. You can help bring these children home by looking at the photographs and calling 800-THE-LOST 800-843-5678 if you recognize a child. Most serious investors look at components from all of these valuation methods before making investment decisions about rental properties.

## Part 1: practice note 1

If you do not meet the condition of Step 1, use the following worksheet to figure the amount to include on line 2b. But more importantly, investors should be concerned with its value.

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