

Download Property Valuation The Five Methods

What is Investment Method? This method of property valuation is most commonly used to value a commercial property that has been established to be capable of yielding future cash flows either through being leased out or other means. 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. Completely revised to incorporate recent developments in practice, this second edition of Douglas Scarrett's established text describes the process of valuation of real estate through its five principal methods: comparative, investment, residual, profits and contractor's methods. Valuation methods explained. There are five main methods used when conducting a property evaluation; the comparison, profits, residual, contractors and that of the investment. A property valuer can use one or more of these methods when calculating the market or rental value of a property. The most prominent and preferred method to use is the comparison methods, as it's directly linked to current market transactions.