REAL ESTATE VALUATION

COST APPROACH

Land Value
  (SqFt x Price/SqFt)
+ Improvement Value New
- Depreciation
_____

Indicated Value

INCOME APPROACH

Potential Gross Income (PGI)
  (SqFt x Price/SqFt)
- Vacancy & Collection Loss
_____

Effective Gross Income (EGI)

- Expenses
  (TIMMUR: Taxes, Insurance,
  Management, Maintenance,
  Utilities, Reserves)
_____

Net Operating Income (NOI)

NOI ÷ Cap Rate = Indicated
Value

SALES APPROACH

Total SqFt
× Price/SqFt
_____

Indicated Value

COST

USE

RISK

LANDMARK
RESEARCH