



FINANCIAL ANALYSIS

Financial Analysis of Real Property Investments

This note examines some of the problems by which real property investments are analyzed, including those more commonly used and others that will allow for progress in investment or financing. It also offers suggestions about analytical techniques and provides a review of useful references.

The reader should be aware throughout that a successful analysis of a real property investment must consider many critical characteristics that are not easily reflected in the mathematics of a financial analysis. Among these are (a) the economic long term horizon involved, (b) the lack of liquidity, and (c) the effects on overlapping investments. In short, the investor must temper financial analysis with an understanding of the value involved/added/destroyed.

Methods of analyzing a real estate investment may be divided into three categories:

1. **Cash flow** - The amount of cash actually received by the investor, including revenues generated and financing payments received, minus all cash expenses incurred, with the exception of income taxes.
2. **Benefit** - The amount by which the investment affects the net worth of the investor over the horizon.
3. **Future benefits** - The amount by which the implied position of the investor is affected by the sale or refinancing of the property or other means. The property can be either sold itself, or later sold through price leverage (mortgage) and the change in value of the asset.

The more common parts of these statements of return and their use in establishing an overall rate of return and valuation of the property or cost of the effects (the pricing of them) may have one of the above.

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JA Banks



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