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Financial Analysis of Real Property Investments

This note examines some of the problems for which real property investments are analyzed, including those more commonly used and others that will serve for purposes of comparison or illustration. It also offers suggestions about analytical techniques and provides some 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 extremely long time horizon involved, (b) the lack of liquidity, and (c) the effects on overlapping environments. In short, the investor must temper financial analysis with an understanding of the value involved/added/destroyed.

The task of analyzing a real estate investment may be divided into three components:

1. **Cost flow.** The amount of cash actually received by the investor, including revenues generated and financing proceeds received, minus all cash expenses incurred, with the exception of income taxes.
2. **Benefit.** The amount by which the investment affects the net present or discounted value to the investor.
3. **Future benefits.** The amount by which the implied benefits of the investor is affected by the sale or refinancing of the property or other activity the property can or after-tax benefit. It takes into account price changes, improvements and the change in value of the asset.

These three measures parts of total placement of return and there are in understanding an overall rate of return and returns of the property as well as the effects the passage of time may have on all of the above.

Harvard Business School, prepared by the Harvard Business School.

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