



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 serve for purposes of comparison or illustration. It also offers suggestions about analytical techniques and provides means of useful refinements.

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 economy being more dynamic and fluid, (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 beyond proceeding.

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 income received 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 worth of the investor over the period.
3. **Future benefits.** The amount by which the capital position of the investor is affected by the sale or refinancing of the property or other means the property can be other than sold. It takes into account price changes, improvements and the change in value of the asset.

These three essential parts of financial planning of returns and their use in establishing an overall rate of return and valuation 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 faculty of the Harvard Business School.

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