

CNA401 Commercial Appraisal I

Text - 2.1 Introduction to Income Property Appraising

This 4 day course is designed to introduce students to the appraisal of commercial rental properties. The course includes the processing of income from such properties, the development of reconstructed income statements, and the identification and use of the elements of comparison for various types of properties to obtain indications of value, the application of direct capitalization, and the development of capitalization rates using various methods of recapture. Students must pass an examination to receive a certificate of completion.

CONTENT

- Processing income
- Using the sales comparison approach to value
- Developing capitalization rates
- Applying the six functions of a dollar
- Applying building residual techniques
- Applying land residual techniques as a method of forming an opinion of highest and best use
- The cost approach in income property appraising
- Land valuation
- Case studies

Text: Introduction to Income Property Appraising
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Total contact hours: 45

Prerequisite: DAR Designation

Students should bring a financial calculator to class and be proficient in its use.

This course is mandatory for the DAC designation.