

## USD Continuing Education

Certificate in Real Estate Finance, Investments and Development offered by the Burnham -Moores Center for Real Estate and the Office of Corporate & Professional Education

## REAL ESTATE INVESTMENT AND INCOME ANALYSIS

taught by Nathan Moeder

### Course Description

Acquire a solid understanding of investment cash flow analysis. Examine the calculations and measurements employed in quantitative real estate investment and income-property analysis, including:

- Financial calculator techniques
- Computer spreadsheet analysis
- Lease-by-lease analysis

Concepts and measurements covered include:

- Net present value (NPV)
- Discounted cash flow
- Internal rates of return (IRR)
- Gross potential income
- Operating expenses
- Net operating income (NOI)
- Cash on cash return
- Residual value
- Capitalization rate
- Debt service coverage
- Loan to value / Loan to Cost
- Depreciation
- Capital gains
- Income taxes
- Property taxes
- Implication of leverage on investment returns
- Return on Assets (ROA)
- Return on Investments (ROI)

Ethics, values and social responsibility will be promoted throughout this program.

**Note: Should have working knowledge of Excel.**