Asset Analysis of Investment Real Estate (ASM605) Learning Objectives

Lesson 1: Cash Flow Analysis

Real estate managers use measures of return to make the best financial decisions regarding a property in order to meet ownership goals. To that end, real estate managers must analyze a property's financial status by conducting cash flow projections over the holding period, in order to establish a baseline of performance.

In this lesson, you will learn how to:

- Walk-through a cash flow analysis from start to finish
- Define and conduct a midstream analyses

Lesson 2: Analyzing Alternatives

Once baseline performance is established, the real estate manager can propose and test the financial outcome of several potential alternative scenarios for the property from addressing capital improvements to reducing operating expenses and increasing net income.

In this lesson, you will learn how to:

- Analyze and compare several courses of action for the property

Lesson 3: Making a Recommendation

After the as-is and alternative analyses are conducted, it is time to compare the results of each scenario and make the best recommendation, based on the specific goals of your ownership.

In this lesson, you will learn how to:

- Select a recommendation to present to ownership

Lesson 4: Case Study

Putting into practice what you have learned thus far will help reinforce the concepts of before-cash tax flow analysis, testing alternatives, and making a recommendation.

In this lesson, you will learn how to:

- Apply all of the concepts learned by testing alternatives and making a recommendation on a case study property