



AI217V Real Estate Valuation

7.5 credits

Real Estate Valuation

This is a translation of the Swedish, legally binding, course syllabus.

Establishment

Course syllabus for AI217V valid from Spring 2008

Grading scale

A, B, C, D, E, FX, F

Education cycle

Second cycle

Main field of study

The Built Environment

Specific prerequisites

Completed upper secondary education incl documentet proficiency in English. 120 credits of the Social Sciences preferably Economics and Business Administration.

Language of instruction

The language of instruction is specified in the course offering information in the course catalogue.

Intended learning outcomes

AimThe course is to train participants to carry out valuation of commercial property as part of a group. **Objectives**The course should thus enable participants to apply previous knowledge in Real Estate Investment, Financial and Market Analysis to valuation of real estate and demonstrate understanding of the valuation process by

- Being able to explain the concepts of market value and investment value
- Being able to describe the various methods of valuing income producing property and the conditions under which each method can be applied
- Carrying out valuations of residential and other income producing property in an international team using the income and comparable sales methods
- Writing up a professional report which satisfies Swedish and International Valuation Standards, and
- Communicating the results of the valuation with accuracy and clarity at a seminar, making it a sound basis for investment decision making.

The course should also enable participants to work as part of a team of people with different backgrounds with respect to culture and academic training.

Course contents

Overview of valuation theory and methods; Nordic Housing; Lease analysis; Market Analysis for Valuation Purposes; Comparable sales method of valuation; Income methods; Property taxation; Valuation of forest and farms; Valuation Ethics; Mass Valuation.

Course literature

The Appraisal of Real Estate. Appraisals Institute, current edition.

Equipment

None

Examination

- ÖVN1 - Assignments, 3.0 credits, grading scale: P, F
- TEN1 - Examination, 4.5 credits, grading scale: A, B, C, D, E, FX, F

Based on recommendation from KTH's coordinator for disabilities, the examiner will decide how to adapt an examination for students with documented disability.

The examiner may apply another examination format when re-examining individual students.

If the course is discontinued, students may request to be examined during the following two academic years.

Ethical approach

- All members of a group are responsible for the group's work.
- In any assessment, every student shall honestly disclose any help received and sources used.
- In an oral assessment, every student shall be able to present and answer questions about the entire assignment and solution.