ESM 221 INTRODUCTION TO VALUATION II  2 UNITS

Department of Estate Management

Covenant University
1. **ESM221**

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Methods of Property Valuation; Concept of Years Purchase and construction of and use of valuation tables.; Rent Theories and their relevance to property valuation.; Analysis of sales and lettings of freehold and leasehold properties; The Investment method of valuation; Freehold and leasehold valuations valuations with vacant possession, term and reversion, varying rents etc.; Annual Equivalent, virtual/sitting rent, costs-in-use, etc; Landlord and tenant valuations Premiums; surrenders and renewal of leases including marriage values. Treatment of capital receipts and expenditures in landlords and tenant valuation.