ESM 311 PRINCIPLES OF VALUATION I  2 UNITS

Department of Estate Management

Covenant University
1. ESM311
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The use of valuation tables (revision); Analysis of sales and letting of freehold and leasehold properties. Effect of income tax on sinking fund and Years Purchase (Adjustment gross sinking fund yield to net yield and, vice-versa); Valuation of Gross funds and tax-paying investments; Valuation of leasehold interest with varying profit rents; Errors in reversionary leasehold interest and methods of correcting the errors; Valuation of freehold and terminable income: Conventional and contemporary valuation methods.