ESM 524 FEASIBILITY AND VIABILITY STUDIES II  2 UNITS

Department of Estate Management

Covenant University
1. ESM524
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Application of modern appraisal techniques  Discounted cash flow, internal rate of return and net present value, profitability index, net terminal value, sensitivity analysis, cost-benefit analysis cost-benefit analysis. A thorough examination of the techniques of site valuation through the residual method of valuation followed by an assessment of viability once the site has been acquired. Development valuation, cash flow techniques. Risk in financial appraisals: Simple sensitivity and probability analysis, Risk adjusted discount rates, risk adjusted cash flows, simulation. Sources of information financial plans, feasibility studies. Project supervision and management, monitoring and evaluation. A demonstration of the relationship between capital return and development yield and a discussion of the sensitive nature of the residual methods..