

A local developer is constructing a 3,400 SF commercial building. The cost to construct the building is \$152 per square foot. The capitalization rate for the land is 9% and the capitalization rate for the building is 11%. The NOI for the entire property is \$66,000 per year.

What is the value of the land using the land residual method?

- \$101,689
- \$67,455
- \$133,993
- \$203,122

Wrong!

Income = Value x Capitalization Rate

$$= (\$152 \times 3,400) \times 0.11$$

$$= \$516,800 \times 0.11$$

$$= \$56,848 \text{ (Income of the Building)}$$

$$\text{\$66,000 (Total Income)} - \$56,848 \text{ (Building Income)} = \$9,152 \text{ (Land Income)}$$

$$\$9,152 / 0.09 \text{ (Land Cap Rate)} = \$101,689$$

Appraiser Trainee Test Riverside County

Annelies Wilder-Smith

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Riverside County Assessment Practices Survey California. State Board of Equalization,1998 Labor Arbitration Reports ,1999 California Farmer ,1952 Labor Arbitration Cumulative Digest and Index with Table of Cases and Directory of Arbitrators Covering ... Labor Arbitration Reports ,1999 Riverside County Farm Bureau Monthly ,1923

Federal Register, ... Annual Index ,1990 **Congressional Record** United States. Congress,1897 The Congressional Record is the official record of the proceedings and debates of the United States Congress It is published daily when Congress is in session The Congressional Record began publication in 1873 Debates for sessions prior to 1873 are recorded in The Debates and Proceedings in the Congress of the United States 1789 1824 the Register of Debates in Congress 1824 1837 and the Congressional Globe 1833 1873 Final Budget Riverside County (Calif.). Auditor,Riverside County (Calif.).

Board of Supervisors,1987 **California Courts and Judges Handbook** Kenneth James Arnold,1988 **First Tuesday** ,1988 California Future Farmer ,1932 *Thomas Register of American Manufacturers and Thomas Register Catalog File* ,2002 Vols for 1970 71 includes manufacturers catalogs Engineering and Contracting ,1914 **Who's who in the West** ,1999 **Journal of College Placement** ,1964 **Engineering & Contracting** ,1914 The Biographic Register United States. Department of State,1973 CIS Federal Register Index ,1992-07 Polk's Indianapolis (Marion County, Ind.) City Directory ,1949 **U.S. Real Estate Register** ,1994

Decoding **Appraiser Trainee Test Riverside County**: Revealing the Captivating Potential of Verbal Expression

In a time characterized by interconnectedness and an insatiable thirst for knowledge, the captivating potential of verbal expression has emerged as a formidable force. Its power to evoke sentiments, stimulate introspection, and incite profound transformations is genuinely awe-inspiring. Within the pages of "**Appraiser Trainee Test Riverside County**," a mesmerizing literary creation penned by a celebrated wordsmith, readers attempt an enlightening odyssey, unraveling the intricate significance of language and its enduring affect on our lives. In this appraisal, we shall explore the book's central themes, evaluate its distinctive writing style, and gauge its pervasive influence on the hearts and minds of its readership.

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