

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

Roman Wölfel

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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

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Table of Contents Appraiser Trainee Test Riverside County

1. Understanding the eBook Appraiser Trainee Test Riverside County
 - The Rise of Digital Reading Appraiser Trainee Test Riverside County
 - Advantages of eBooks Over Traditional Books
2. Identifying Appraiser Trainee Test Riverside County
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Appraiser Trainee Test Riverside County
 - User-Friendly Interface
4. Exploring eBook Recommendations from Appraiser Trainee Test Riverside County
 - Personalized Recommendations
 - Appraiser Trainee Test Riverside County User Reviews and Ratings
 - Appraiser Trainee Test Riverside County and Bestseller Lists
5. Accessing Appraiser Trainee Test Riverside County Free and Paid eBooks

- Appraiser Trainee Test Riverside County Public Domain eBooks
- Appraiser Trainee Test Riverside County eBook Subscription Services
- Appraiser Trainee Test Riverside County Budget-Friendly Options

6. Navigating Appraiser Trainee Test Riverside County eBook Formats

- ePUB, PDF, MOBI, and More
- Appraiser Trainee Test Riverside County Compatibility with Devices
- Appraiser Trainee Test Riverside County Enhanced eBook Features

7. Enhancing Your Reading Experience

- Adjustable Fonts and Text Sizes of Appraiser Trainee Test Riverside County
- Highlighting and Note-Taking Appraiser Trainee Test Riverside County
- Interactive Elements Appraiser Trainee Test Riverside County

8. Staying Engaged with Appraiser Trainee Test Riverside County

- Joining Online Reading Communities
- Participating in Virtual Book Clubs
- Following Authors and Publishers Appraiser Trainee Test Riverside County

9. Balancing eBooks and Physical Books Appraiser Trainee Test Riverside County

- Benefits of a Digital Library
- Creating a Diverse Reading Collection Appraiser Trainee Test Riverside County

10. Overcoming Reading Challenges

- Dealing with Digital Eye Strain
- Minimizing Distractions
- Managing Screen Time

11. Cultivating a Reading Routine Appraiser Trainee Test Riverside County

- Setting Reading Goals Appraiser Trainee Test Riverside County
- Carving Out Dedicated Reading Time

12. Sourcing Reliable Information of Appraiser Trainee Test Riverside County

- Fact-Checking eBook Content of Appraiser Trainee Test Riverside County
- Distinguishing Credible Sources

13. Promoting Lifelong Learning

- Utilizing eBooks for Skill Development

- Exploring Educational eBooks
- 14. Embracing eBook Trends
 - Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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