

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

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

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

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

---

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

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

# Appraiser Trainee Test Riverside County

**United States. Congress**



## **Appraiser Trainee Test Riverside County:**

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

## The Enigmatic Realm of **Appraiser Trainee Test Riverside County**: Unleashing the Language is Inner Magic

In a fast-paced digital era where connections and knowledge intertwine, the enigmatic realm of language reveals its inherent magic. Its capacity to stir emotions, ignite contemplation, and catalyze profound transformations is nothing short of extraordinary. Within the captivating pages of **Appraiser Trainee Test Riverside County** a literary masterpiece penned by a renowned author, readers embark on a transformative journey, unlocking the secrets and untapped potential embedded within each word. In this evaluation, we shall explore the book's core themes, assess its distinct writing style, and delve into its lasting impact on the hearts and minds of people who partake in its reading experience.

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