

BA5074 VALUATION OF REAL ESTATE AND INFRASTRUCTURE ASSETS

DETAILED SYLLABUS

OBJECTIVE

To gain knowledge about the valuation of different infrastructure assets

UNIT I REAL ESTATE VALUATION

Scope and objectives -Concepts of valuation - Types of value - Value vs Price vs Cost- Different methods of valuation- SWOT analysis.

UNIT II APPROACHES TO REAL ESTATE VALUATION

Sales comparison approach - Cost approach - Income approach - SWOT analysis

UNIT III VALUATION OF VARIOUS CATEGORIES OF REAL ESTATE

Residential real estate valuation - Commercial real estate valuation - Industrial real estate valuation - Retail real estate valuation- Mixed-use real estate valuation.

UNIT IV INFRASTRUCTURE ASSET VALUATION

Objective and approaches-Different categories of infrastructure assets- Valuation methodology- Key operational and financial parameters -Valuation framework and models.

UNIT V SECTORAL INFRASTRUCTURE VALUATION

Power sector- IT sector - Telecom sector - Aviation-Education sector- Other service sectors- Plant and Machinery -Case studies.

REFERENCES

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7. Application of Real Options in Infrastructure Projects Charles Y.J. Cheah, PhD, CFA