BAYFIELD | KEL



Principles of DCF for Real Estate Valuations

Essential Course: No pre-requisite

In-Person Training

12th February London

£450 + VAT

Public & In-house training: One day

A real estate financial model is the abstract representation of an investment scenario. Building a Real Estate Financial Model requires theory, maths and excel.

This one day course has been developed to teach essential real estate financial modelling theory, functions and formulas to individuals working in the real estate sector. The training aims to give delegates a grasp of MS Excel and its usage in real estate cash flow modelling. You will be able to set up a financial modelling cash flow from a blank spreadsheet by using the most common shortcuts, formulas and functions.

After building a model from scratch, delegates have the opportunity to run simple, and then more complex, valuations through KEL's industry standard program – KEL Investment Valuer.

Delegates will have full access to the KEL software during the course, ensuring an immersive user experience of the tool.

This is an excellent starter/refresher course, whether you're a recent graduate or a mid/senior professional.

Trainer Details



Michele Pryor
Valuation Surveyor and Financial modelling trainer

Michele qualified as a chartered surveyor in the 90's and has 25 years experience at KEL , where she has worked as both a surveyor and a software training manager. With over 15 years of teaching at Bayfield, Michele is passionate about continuous learning and enjoys applying her extensive property knowledge in the classroom.

On this course you will...

- Learn spreadsheet modelling best practice
- Look over excel tips for general day to day use in MS Excel
- Recognise spreadsheet navigation and presentation tricks
- Understand financial mathematics & conventional valuations
- Identify real estate cash flow model single-let common functions and formulas
- Learn how to use KEL's software for valuation, appraisal & analysis

Who will benefit from this course...

- Surveyors that need to learn how to use DCF as a valuation method
- Graduate Real Estate professionals
- Real Estate professionals at any level with exposure to RE financial models on a frequent basis
- APC candidates
- Mid-Senior professionals looking for a refresher on core model building skills and best practice
- Any professionals looking to learn how to build a real estate focused model from scratch.

Course Outline

Conventional valuations

- Term & Reversion
- Layer or Hardcore Method
- Over Rented

Real Estate cash flow models (Single-Let)

- Annual Discounted Cash Flows
- » "What If" Analysis
- Quarterly Discounted Cash Flow
- Cash Flows with a Rent Review
- Multiple Rent Reviews
- NPV and IRR

Additional Topics

- IF Functions
- Goal Seek
- Sensitivity Analysis: Data Tables

KEL - Property Valuation Software

- Introduction to KEL
- Overview of KEL Investment Valuer program
- Hands-on inputting of case study data
- Inclusion of breaks, voids, capex & irrecoverables
- Conventional capitalisation valuation
- IRR & NPV calculations
- Reporting
- Sensitivity Analysis
- Interrelation between KEL Investment Valuer and MS Excel

Other Excel Tips and Tricks:

- Functions and formulas included: General formatting, data entry, manipulation and creating formulas, Copy/Paste and general navigation with shortcuts, customise spreadsheet, Navigation Shortcuts, SUM, TODAY, EDATE, PV, IRR, NPV.

About KEL

Providing valuation, appraisal & analysis software for property professionals since 1985.

No other company offers the same range and depth of valuation software. We provide a choice of of solutions to meet your needs. We do not believe it is enough to just provide dependable, accurate software. Whatever your system or organisation, there may be times when you need timely support. Delays can be expensive or disruptive. We're here with prompt dependable support. Don't take our word for it; ask our clients.

We never lose sight of the basic needs for reliable calculations, ease of access to valuable information and effective decision making tools and reports. Programs are continually being updated. We pay close attention to client requests, for example flexibility in sharing and installation of licences, changes in technology and to the latest industry requirements and standards.

Contact us

Email: j.noble@bayfieldtraining.com
Telephone: +44 (0) 1223 517 850
Website: www.bayfieldtraining.com

Address:

Bayfield Training C/O
Fora, 20 Station Road
Cambridge CB1 2JD, UK