



# Residual Land Value Vs Property Development Profit

Is Residual Value Of Land A  
Better Metric Than Property  
Development Profit Margin?

Calculating ROI In Real Estate

Residual Profit In Real Estate

How To Determine The Actual  
Value Of A Development Site?

Measurements Of Property

Per Square Metre Cost

Cost Per Unit

Cost Per Plot Ratio Metre

Methods Of Market Valuation

Direct Market Comparison

The Approach Of The Actual Cost

The Method Of Income

#1 Net Operating Income

#2 Calculate The Capitalisation Rate

#3 The Computation

Important Trends In Sale Prices

Economic Factors

Economic Structure In The Area

Changes In Household Composition

Changes In Consumer Behaviour

Changes In Government Policy

Changes In Finance Methods

Variables In Town Planning Structure

Technological Shifts

Make A Valuable Decision

Bottom Line