

RESIDENTIAL REAL ESTATE FINANCIAL ANALYSIS



August 31, 2021, Tuesday



West San Gabriel Association of REALTORS®

Residential Real Estate Financial Analysis is designed for residential agents who want to expand their business to include selling single-family homes, condos, duplexes, four-plexes, or small commercial properties to investors. This course is for residential agents interested in the commercial arena, new commercial agents looking to enhance their basic financial analysis skills, and private investors who want to learn basic financial analysis skills to apply to their investment portfolio.

Using custom Excel spreadsheets, students learn the time value of money (TVM) and the measures of investment performance regularly used to analyze investment properties. Residential Real Estate Financial Analysis serves as your introduction to the CCIM Cash Flow Model and its applications to make decisions based on wise investment fundamentals.

The course explains the impact of leverage on investment and concludes with a case study involving a couple looking to purchase a single-family home as a rental property. Students use the case study to calculate the investment property's projected revenues and expenses and provide clients with a detailed financial pro forma to make an informed decision on whether to move forward with the purchase.

Upon completion of this course you will be able to:

- Explain the impact of loan to value (LTV) on equity yield
- Calculate investment performance using gross rent multiplier; capitalization rate; before tax cash-on-cash; internal rate of return (IRR); and net present value (NPV)

**Please bring a laptop computer with Excel installed.

Participants receive custom Excel spreadsheets that can be used for future analyses.

Instructor:



Carmela Ma, CCIM, CIPS

Carmela Ma is President/CEO of CJM Associates, Inc. in California. She is a trusted advisor. Voted World Top Broker by the Real Estate Global Summit, awarded the Elite Women of Influence by Globe St for investments and the Women at the Top distinction by (CREW).

Location, Date and Time:

WSGV West San Gabriel Association of REALTORS®
1039 E Valley Bl., Suite 205B
San Gabriel, CA 91776
Session meets on August 31, 2021, Tuesday
Registration 8:00 am
Start: 8:30 a.m. to 5:30 p.m. PT
***CE credit is not available

Registration:

Members Rate:

\$325

WSG Member Rate:

\$279

Non-Member Rate:

\$395

REGISTER NOW



For concerns regarding registration:

Contact: Carmela Ma, CCIM

Telephone: 1-310-838-8333



Greater Los Angeles
CCIM Chapter