

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

**California. State Board of Equalization**



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

*Riverside County Assessment Practices Survey* California. State Board of Equalization, 1998      California Farmer ,1952  
**Riverside County Farm Bureau Monthly** ,1923      **Labor Arbitration Reports** ,1999      *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  
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## **Table of Contents Appraiser Trainee Test Riverside County**

1. Understanding the eBook Appraiser Trainee Test Riverside County
  - The Rise of Digital Reading Appraiser Trainee Test Riverside County
  - Advantages of eBooks Over Traditional Books
2. Identifying Appraiser Trainee Test Riverside County
  - Exploring Different Genres
  - Considering Fiction vs. Non-Fiction
  - Determining Your Reading Goals
3. Choosing the Right eBook Platform
  - Popular eBook Platforms
  - Features to Look for in an Appraiser Trainee Test Riverside County
  - User-Friendly Interface
4. Exploring eBook Recommendations from Appraiser Trainee Test Riverside County
  - Personalized Recommendations
  - Appraiser Trainee Test Riverside County User Reviews and Ratings
  - Appraiser Trainee Test Riverside County and Bestseller Lists

5. Accessing Appraiser Trainee Test Riverside County Free and Paid eBooks
  - Appraiser Trainee Test Riverside County Public Domain eBooks
  - Appraiser Trainee Test Riverside County eBook Subscription Services
  - Appraiser Trainee Test Riverside County Budget-Friendly Options
6. Navigating Appraiser Trainee Test Riverside County eBook Formats
  - ePub, PDF, MOBI, and More
  - Appraiser Trainee Test Riverside County Compatibility with Devices
  - Appraiser Trainee Test Riverside County Enhanced eBook Features
7. Enhancing Your Reading Experience
  - Adjustable Fonts and Text Sizes of Appraiser Trainee Test Riverside County
  - Highlighting and Note-Taking Appraiser Trainee Test Riverside County
  - Interactive Elements Appraiser Trainee Test Riverside County
8. Staying Engaged with Appraiser Trainee Test Riverside County
  - Joining Online Reading Communities
  - Participating in Virtual Book Clubs
  - Following Authors and Publishers Appraiser Trainee Test Riverside County
9. Balancing eBooks and Physical Books Appraiser Trainee Test Riverside County
  - Benefits of a Digital Library
  - Creating a Diverse Reading Collection Appraiser Trainee Test Riverside County
10. Overcoming Reading Challenges
  - Dealing with Digital Eye Strain
  - Minimizing Distractions
  - Managing Screen Time
11. Cultivating a Reading Routine Appraiser Trainee Test Riverside County
  - Setting Reading Goals Appraiser Trainee Test Riverside County
  - Carving Out Dedicated Reading Time
12. Sourcing Reliable Information of Appraiser Trainee Test Riverside County
  - Fact-Checking eBook Content of Appraiser Trainee Test Riverside County
  - Distinguishing Credible Sources
13. Promoting Lifelong Learning

- Utilizing eBooks for Skill Development
- Exploring Educational eBooks

14. Embracing eBook Trends

- Integration of Multimedia Elements
- Interactive and Gamified eBooks

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