

# Real Estate Principles A Value Approach 3rd Edition Test Problem Answers

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## **Real Estate Principles: A Value Approach**

The value of a given parcel of real property is determined using the principles of substitution. The maximum worth of the real estate is influenced by the cost of acquiring a substitute or comparable property. Highest and Best Use. Of all the factors that influence market value, the primary consideration is the highest and best use of the real estate.

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## **Approach ...**

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Real Estate Principles: A Value Approach, 5e (Ling) Chapter 6 Forecasting Ownership Benefits and Value: Market Research 1) Real estate market research is an important process used by analysts to facilitate a better understanding of a property's future profit potential. All of the following statements regarding market research are true except

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the process of estimating the value of a property by dividing a property's annual net operating income by an overall capitalization rate.

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[QUESTION] While most real property in the United States is privately owned, government regulations limit private property use and therefore play an important role in the determination of property value.

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1. Principle of Anticipation Buyers buy properties for future benefits. The principle says that value rises using... 2. Principle Of Demand, Supply, and Desire The scarcity of a commodity influences its value by creating a greater demand... 3. Principle Of Substitution The value of a property tends ...

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