Financial Modeling for Real Estate Course

Los Angeles (USA)

17 - 21 November 2025

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Financial Modeling for Real Estate Course

Introduction

The Financial Modeling for Real Estate course is designed to equip participants with the essential skills and knowledge required to create accurate and robust financial models for real estate investments. This intensive 5-day course combines theoretical concepts with practical application to enable participants to analyze real estate deals effectively, make informed investment decisions, and maximize returns.

Course Objectives

- Understand the fundamentals of financial modeling and its importance in real estate analysis.
- Develop proficiency in constructing comprehensive real estate financial models.
- Learn to evaluate the financial feasibility of real estate projects and investments.
- Gain insights into risk analysis and sensitivity testing in real estate modeling.
- Explore advanced modeling techniques for complex real estate scenarios.
- Understand the impact of financing options on investment returns.
- Analyze and interpret financial statements and cash flow projections for real estate assets.
- Apply real estate valuation techniques to assess property values accurately.
- Enhance decision-making skills through scenario analysis and investment optimization.
- Effectively communicate investment

Course Outlines

Day 1: **Introduction to Real Estate Financial Modeling**

- Overview of real estate investment analysis.
- Key components of a financial model.
- Understanding cash flows, timing, and returns.
- Introduction to Excel functions and shortcuts for modeling.

Day 2: **Real Estate Investment Metrics and Valuation**

- Common financial metrics: IRR, NPV, ROI, and cash-on-cash return.
- Real estate valuation methods: a cost approach, a sales comparison approach, and an income approach.
- Capitalization rates and property valuation.
- Hands-on valuation exercises and case studies.

Day 3: Real Estate Financial Statements and Projections

- Analyzing real estate financial statements: income statement, balance sheet, cash flow statement.

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- Forecasting revenue and expenses for real estate assets.
- Developing rent roll and lease analysis.
- Creating dynamic financial projections.

Day 4: Financing and Risk Analysis in Real Estate Modeling

- Understanding debt financing options: mortgages, loans, and interest rates.
- Evaluating the impact of leverage on investment returns.
- Sensitivity analysis and scenario testing in real estate models.
- Mitigating risk through Monte Carlo simulation.

Day 5: Advanced Real Estate Modeling Techniques

- Modeling joint ventures, partnerships, and equity waterfalls.
- Incorporating tax implications into real estate models.
- Modeling complex real estate transactions: acquisitions, developments, and repositioning.
- Presenting and communicating real estate investment analysis effectively.

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