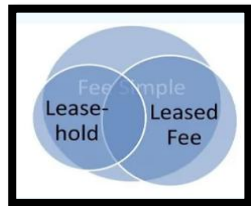


Fee Simple & Property Rights Valuation Issues for Commercial Properties

Assessors are challenged by the need to develop fee simple values for property that sells based on leases in place at the time of the sale. This workshop looks at background, terminology, and appraisal concepts for fee simple valuation, as well as suggested appraisal practice and possible solutions to resolving common issues that surface in the valuation of leased commercial property. The workshop will incorporate examples of effective rent and the proper handling of tenant improvements. It includes three short case-study examples that involve 1031 exchanges, long-term/credit leases, and leased fee/leasehold property rights.



Instructor: Brad Eldridge, MAI, CAE, Team Consulting, LLC
Senior National IAAO Instructor

Date: Monday, July 28

Location: Clearwater Conference Room (The Riverside Hotel)

Hours: 7 hours

Note: This workshop will require a minimum of 10 students.