Advanced Real Estate Appraisal and Market Analysis Course

15 – 19 February 2027
Tbilisi

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Training Center

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Ref: 1032_176096 **Date:** 15 – 19 February 2027 **Location:** Tbilisi **Fees:** 5000 Euro

Overview

Advanced Real Estate Appraisal and Market Analysis Course is a one-week course for appraisers, valuation analysts, investment teams, lenders, asset managers, developers, and advisers, who leave with a Defensible Property Valuation File. Participants connect real estate appraisal and market analysis with highest and best use analysis, comparable sales adjustment, discounted cash flow valuation, cost evidence, reconciliation, and a defensible valuation report. The course develops disciplined judgment across incomplete evidence, changing markets, and review challenges. Agile Leaders Training Center delivers applied real estate valuation training.

Who Should Attend

- Professionals responsible for defining appraisal assignments and selecting valuation approaches
- Analysts responsible for property, transaction, rental, cost, and market evidence
- Investment and development teams responsible for testing value assumptions and scenarios
- Lending and risk teams responsible for reviewing collateral valuation conclusions
- Asset management and advisory teams responsible for communicating property value decisions

The course assumes participants already perform property, finance, investment, or appraisal analysis and leaves jurisdiction-specific licensing, legal opinions, and prescribed report formats outside its scope.

Departments and Industries

The course supports functions that commission, prepare, challenge, or rely on real estate valuations.

- Real estate investment, development, and asset management
- Banking, secured lending, credit risk, and portfolio monitoring
- Property appraisal, transaction advisory, and corporate finance
- Hospitality, logistics, retail, office, and residential property operations
- Insurance, audit support, financial reporting, and governance

Learning Objectives

By the end of this course, participants will be able to:

- Define valuation scope, basis, assumptions, and evidence requirements
- Analyze market areas, demand, supply, and highest and best use
- Apply sales comparison, income, cost, and land valuation methods
- Build capitalization and discounted cash flow models
- Evaluate uncertainty, scenarios, adjustments, and value indications
- Review and document a defensible valuation conclusion

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Course Agenda

Day 1: Assignment Scope and Market Context

- Scope of Work and Valuation Purpose Matrix
- Property Interest, Basis of Value, and Assumption Register
- Property Inspection and Data Sufficiency Checklist
- Market Area Delineation and Segmentation Method
- Demand, Supply, and Market Cycle Evidence Map

Day 2: Use Analysis and Comparable Evidence

- Highest and Best Use Feasibility Test
- Comparable Property Search and Screening Protocol
- Transaction Verification and Evidence Reliability Scale
- Comparable Sales Adjustment Grid
- Sales Comparison Value Indication Schedule

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Day 3: Income and Discounted Cash Flow Valuation

- Market Rent and Stabilized Income Analysis
- Operating Expense and Net Income Normalization
- Direct Capitalization Rate Derivation
- Discounted Cash Flow Assumption Model
- Terminal Value and Sensitivity Scenario Table

Day 4: Cost, Land, Reconciliation, and Review

- Replacement Cost and Depreciation Analysis
- Land Sales Comparison and Residual Method
- Value Indication Reconciliation Framework
- Valuation Uncertainty and Scenario Register
- Appraisal Review and Reporting Checklist

Day 5: Appraisal Simulation and Capstone

- Exercise: Define Scope and Test Market Evidence
- Exercise: Select and Adjust Comparable Properties
- Exercise: Build Capitalization and DCF Indications
- Exercise: Reconcile Values and Review Uncertainty
- Capstone Exercise: Defensible Property Valuation File

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Practical Exercises

The course uses suggested activities that require participants to document evidence, assumptions, calculations, and professional judgment.

- Suggested activity: screen property and market records for relevance, reliability, and gaps
- Suggested activity: adjust a comparable set and explain each adjustment basis
- Suggested activity: test capitalization and DCF conclusions under alternative scenarios
- Suggested activity: review a valuation file and defend the reconciled conclusion

FAQs

Who suits advanced real estate appraisal and market analysis training?

Experienced appraisal, finance, investment, lending, development, and asset management professionals suit the course. Participants should already analyze property or financial evidence; the course does not provide licensing preparation or jurisdiction-specific legal advice.

How does advanced real estate appraisal differ from introductory property valuation training?

Advanced appraisal requires participants to challenge evidence, select and combine methods, model scenarios, reconcile conflicting indications, evaluate uncertainty, and defend conclusions. Introductory training typically concentrates on terminology and basic calculations.

How are comparable properties selected for real estate appraisal?

Comparable properties are selected by testing property rights, use, location, physical and economic characteristics, transaction timing, market conditions, data reliability, and similarity to the subject's highest and best use.

When is discounted cash flow valuation used for real estate?

Discounted cash flow valuation is used when value depends on changing cash flows, lease events, capital expenditure, development stages, or an explicit holding period. Assumptions require market support and sensitivity testing.

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How are multiple real estate valuation indications reconciled?

Reconciliation evaluates the relevance and reliability of each approach, the quality of its inputs, the property's characteristics, and the assignment purpose. It is reasoned weighting, not a mechanical average.

Conclusion

Participants take back a Defensible Property Valuation File containing scope decisions, market evidence, comparable adjustments, income and cost models, land analysis, scenarios, reconciliation, and review records. It creates a traceable path from evidence to conclusion. Teams can use the file to challenge assumptions, communicate uncertainty, and support property decisions.