

INVESTMENT
REAL ESTATE:
FINANCIAL TOOLS
FIN402

SPONSORED BY Greater Nashville Chapter

This course addresses the core issues that impact fiscal planning, giving you the ability to calculate important financial components and take control of your property's financial outlook.

WHAT YOU WILL LEARN:

Budgeting and analysis. Owner's goals and objectives, budgets and forecasts, variances

Cash flow analysis. Pro forma statements, cash flow trends, calculating rates of return

Capitalization and valuation. Property valuation, income capitalization, equity capitalization

Taxation and financing. Property taxes overview, cost recovery deductions, types of financing, equity residual model payments, principal and interest calculations, yield maintenance and defeasance

Loan analysis. Loan-to-value (LTV), debt coverage, margin of safety, leverage applications

HOW YOU WILL BENEFIT:

- Gain the fiduciary trust needed to work effectively with owners and investors
- Maximize the financial potential of the properties you manage
- Establish yourself as a strategic partner to your clients

HP10BII Financial Calculator Required: The HP10BII financial calculator is required for this course.

PLEASE NOTE: Taking **FIN402, ASM603, ASM604, ASM605, and MPSAXM** in consecutive order is strongly recommended.

DATE AND TIME: **Thursday & Friday, February 23-24, 2012**
8:00 a.m. – 5:00 p.m.

LOCATION: **2 International Plaza, Nashville, TN 37217**

TUITION: Premier Member Rate: \$590

Classic Member Rate: \$680

Nonmember Rate: \$735

Register today at www.irem.org or call (800) 837-0706



COURSE REGISTRATION

“Investment Real Estate: Financial Tools” **(FIN402)**

COURSE LOCATION & DATE: NASHVILLE, TN – FEBRUARY 23-24, 2012

CONTACT INFORMATION

Mark one:

CPM® __ CPM® Candidate __ ARM® __ ACoM __ AMO® Employee __
Associate Member __ Student Member __ Academic Member __ Nonmember __

Name: _____

Phone: _____ E-mail: _____

Address: _____

PAYMENT METHOD

Check or money order payable to IREM Headquarters – 430 North Michigan Avenue, Chicago, IL 60611

Visa Mastercard American Express Discover

Card No. _____

Exp. _____

Billing Address (if different from above): _____

Signature: _____ Date _____

Return registration to: IREM HQ 430 North Michigan Avenue, Chicago, IL 60611

