

An aerial photograph of a modern cityscape. In the foreground, a multi-lane highway interchange curves through a green, landscaped area. Several tall, modern skyscrapers with glass facades are visible, some with distinctive architectural features like curved tops or yellow accents. The sky is filled with soft, white clouds. A semi-transparent grey circle is overlaid at the top of the image, and another is at the bottom.

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analysis formulas for measuring economic performance at a specific time include static indices such as ROI simple ratio tests front door back door and DICE Dynamic measurements mainly discounted cash flow analysis provide expanded financial decision making corresponding to the projected holding period 3 Cycles Risk Reward Timing Given the cyclical nature of the real estate industry wrong timing shatters well conceived and analyzed ventures As a result understanding emerging patterns within liberal conservative and neutral cycles creates additional opportunities to restructure or abort pending opportunities However if acceptable financial loss tolerances exist maintaining solvency remains the best risk reward management tool for carrying salvageable assets through unforeseen cycles 4 Investing Risk Reward Launch Lastly finding capital to trigger the investment proves one of the most rewarding steps in the analysis process The investment opportunity converts to a real deal in contrast to a financial exercise The search for funding includes a qualifying capital structure that matches the investors profitability risk reward goals The selection process covers funding capacity compatibility with the ownership team and various debt and equity funding sources

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Annual Report - The Urban Land Institute Urban Land Institute,2007

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