Gross income multiplier adalah

This assessment is carried out to determine the rental value of apartment units located in Padukuhan Kledokan, Caturtunggal Village, Depok District, Sleman Regency, Special Region of Yogyakarta Province. The approach used is the Market Approach by the method of comparing market data and the approach of income with the method of multiplying gross income. The result of the evaluation was obtained by the rental value using the market approach method of Rp3,525,000.00/month (three million five hundred and twenty-five thousand rpiah) and the method of multiplying the gross income of Rp3,858,000.00/month (three million eight hundred and fifty eight thousand rpiah). After reconciliation, an indication was obtained of the rental value of Rp3,708,000.00/month (three million seven hundred and eight thousand rupiah). The number of games obtained is 10.75. This research is done to determine the rent value of the apartment unit in Kledokan, Caturtunggal Village, Depok Subdistrict, Sleman Regency, Special Region of Yogakarta. The approaches used for this assessment are the market approach using the sales comparison method and the income approach using the gross income multiplier method. The result obtained for the value of the rent using the method of comparison of sales is Rp3,525,000.00/month (three million five hundred and twenty-five thousand rupiahs) and using the method of multiplying gross income is Rp3,858,000.00/month (three million eight hundred and fifty fifty and eight thousand rupees). After the reconciliation obtained, the indication of the rent value is Rp3,708,000.00/month (three million seven hundred and eight thousand rupees). The gross income multiplier is 10.75. Keywords: Rental Value, Gross Income Multiplier, GIM Apartment Unit - The concept of a property can generate a gross income of Rp 100jt / year and then sold, sold at a price of Rp. 800 million makaGIM = Rp. 800 million / Rp. 100 MillionGIM = 8From the above case, GIM of 8 means the sale price of the property is 8x (8 times) gross income per year. GIM is often interpreted as a multiplier of gross income. With regard to gross rental multipliers, it is often referred to as GRM (Gross Rent Multiplier)The procedure for implementing the assessment with GIMValue of a property obtained by multiplying the estimated annual gross income with GIM obtained from comparative property sales dataOr, if mentioned in the formula: V = GI X GIMContoh Application evaluation with GIMYou are asked to evaluate a store for rent. It is estimated that the store will generate gross revenue per year of 100 million Rp. GIM from the comparison data (shophouses for rent) is 6.50 V = GI x GIM = Rp 100 jt x 6.5 = Rp 650 jtSo by using GIM, the value of the store is Rp 650 millionGross Rent MultiplerThe GRM is simply the ratio monthly (or annual) rent divided by the selling price. If some similar properties have been sold on the market recently, then GRM can be calculated for those applied to the anticipated monthly rent for the property in the area. GRM is useful for rental homes, duplexes, and simple commercial properties when used as a supplement to other better developed methods. Mining's Hard Rock LegacyIn the malakoff excavations in the Sierra Nevada in California lies the wreck of an old dream. It is a bizarre canyon made of man carved into grim spires and fins, cream-white-colored surfaces with red stripes, the entire tortured architecture capped by a fringe of almost the black forest. More than a century ago the miners sent water racing down the Sierra through networks of ditches and wooden flumes. The water, the pressure of the building with each mile (1.6 kilometers), channeled into huge nozzles and from them hit the ancient slopes at the foot with a force so terrible that they dissolved in mud that soozed like surging lava over wooden riffles. Riffles were in place to separate the gold from the manure, which was sent through a system of tunnels into the South Yuba River and from there, through the wedge, to Sacramento-so much their manure, which with each flood of spring productive farms in the Sacramento Valley were suffocated under yet another layer of mud. Such unregulated destruction is no longer permitted in the United States. But the Malakoff site still dribbles liquid waste slurs into the Sacramento river basin, and this strange, man-carved landscape remains as a useful symbol of the West's long infatuation with the treasure dream and legislation created to serve this obsession: the General Mining Act of 1872, one of the oldest land laws still in books. The law was designed to promote and codify the use of public land for mining purposes, and in its major provisions did so with admirable simplicity. It declares all federal land that is not otherwise restricted, as in national parks and other reserves, to be open to the prospecting and discovery of gold, silver, copper, iron, nickel, and other hardrock minerals. Pada video kali ini, Widyaiswara Pusdiklat KNPK Ibu Nur Hendrastuti akan membahas materi terkait Pennilaian pengan Pendekatan Pendavatan / Gross Income Multiplier (GIM). Silahkan di Simak Video berikut. Views: 671 Net Income Multiplier (INM) is a useful real estate investment value. It is calculated as the ratio between the market price of the property and its net operating income (NOI), as indicated in the formula below: The net income multiplier (INM) = The purchase price of the property / Net operating income Obviously, based on the formula above, we can calculate the price of a property if we have NEW property and an estimate of the INM that should be applied to the property on the basis of comparable transactions. In such a case, the price can be calculated as: Property Price = Net Operating Income x Net Income Multiplier So, essentially, INM measures how several times the price is compared with the net operating income produced by the property. Clearly, from the investor's point of view, the lower the NMI, the better, because it would mean that the net operating income obtained by the property would represent a higher percentage of the price paid by the investor for the purchase of the property. A net income multiplier is in fact inverse to the rate of the rate of the rate or the initial net return or the return on income, all of which are equal to NEW divided by the market/purchase price. The net income multiplier is an important value of the real estate investment because it refers to the more tangible component of the return on investment (return on income), as it is based on the actual earning capacity of the property at the time of purchase. The other component of the total return obtained through a real estate investment, the return on capital, will depend on the resale price of the property and is characterized by greater uncertainty. This uncertainty is due to the fact that the resale price will be realized at the end of the period of ownership of the real estate investment, which is usually five to ten years from the time of purchase. Example of calculation of INM To demonstrate the application of the formula for calculating the net income multiplier we assume that we evaluate a property with a net annual operating income of $12,000 offered at a price of $240,000. In this case, NIM based on the asking price would be equal to: NIM = 240,000/12,000 = 20 Let's say, however, that based on the analysis of recent sales of comparable properties in the community in which the property is located we will assess that NIM for that specific property should be 18. What price should the investor pay on the basis of market-derived INM? Applying the formula given earlier we can calculate such a price as: Property price = 18 x 12,000 = 216,000 factors affecting the net income multiplier, since the INM is inverse to the entry ceiling rate should show similar variations. Thus, as in the case of capping rates, NMI should vary between markets, types of specific properties and properties of the same type within the same market, depending on their risk levels and attractiveness. For example, lower-risk and attractive properties and markets should be characterised by lower ceiling rates and higher net income multipliers. Janssen (2003) using data on apartment transactions in Vancouver, Canada, verified through econometric analysis that the availability of parking and higher views were associated with higher net income multipliers. As regards market changes, the NMI should be smaller and higher ceilings in riskier markets, with higher vacancy rates and a large amount of excess supply. Also, during the NMI recessions should be decreasing and during growing periods should be increasing, all others being equal. Why the net income multiplier is better metric than the gross income multiplier The net income multiplier is a considerably better value than the gross income multiplier (Gim) and the actual gross income multiplier (EGIM) in the valuation of a single real estate investment, as well as the valuation/comparison of several alternative real estate investments. The basic limitation of both GIM and EGIM is that they are based on gross income (effective or not) and not on net operating income (NOI), which takes into account the operating expenses that the owner pays to obtain that income. Therefore, WE is a more appropriate value of the investment performance, as it represents the net income that goes into the investor's pocket. Therefore, when estimating the recovery period of a real estate investment, analysts use the expected net operating income of the property and not its gross income or actual gross income. Although the net income multiplier is more useful than the gross income multiplier, it is still an incomplete measure of the performance of real estate investments. A more in-depth and more complete assessment of the performance of a real estate investment can be carried out using the updated cash flow model and the calculation of the expected internal rate of return (RIR) of the investor's capital. References Janssen, C. (2003), Hedonic Estimation of Income Multipliers, Property Management, Vol. 21 No. 5, pp. 315-336. Kolbe, P. T., & Greer, G. E. (Author), Gaylon E. Greer. (2012). Investment analysis for real estate decisions, 8th edition. Dearborn Real Estate Education. Geltner, M., Miller, N. G., Clayton, J., & Eichholtz, P. (2013). Analysis and investment of commercial real estate (with CD-ROM). Oncource Learning Calaretie, T.M., & Sirmans, G.S. (2009). Real Estate Finance: Theory and Practice 6th edition. Learning oncourse. Sitivanides, P. 2008. 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