



# Real estate economics **VALUATION**



## Real estate economics - VALUATION

Condominium ownership | Single-family houses | Villas | Multiple-family houses | residential- & commercial properties | Gastronomy | Farming | Building land

The reason for a property valuation can have different origins. The market value is not only relevant in the case of an imminent purchase or sale of a property. Disputes under inheritance and property law, refinancing or new financing as well as changing legal or economic conditions can be decisive reasons for determining the current value.

Property values are influenced by various factors. In addition to the macro and micro location as well as the structural details of a property (technology, age, condition, standard of construction, potential, costs), external influences such as the general interest rate level or various regulations (e.g. Finma, Lex Koller, Zweitwohnungsgesetz, Kommunale Grundordnung etc.) must also be taken into account.

When purchasing real estate or within the framework of strategic planning (individual properties or portfolios), it is advisable to carry out various due diligence procedures. You can find out more about due diligence and real estate appraisal [here](#).

Each appraisal is based on the underlying data relevant to the valuation as well as the essential personal inspection of the property. Depending on the type of property, different documents are required. You will find the relevant documents under Checklist. If you do not have all the data at your disposal, we will be happy to obtain them by means of a power of attorney signed by you.

Once the valuation report has been drawn up, a personal meeting will be held to conclude your assignment. We show you in a transparent and comprehensible manner which method(s) are relevant and applicable, which factors are weighted and how the value of the property is composed and what can be derived economically from it.

In our capacity and activity as professional real estate valuers, we draw up our detailed appraisals based on nationally and internationally recognised valuation standards and guidelines. We prepare property valuations and expert opinions for natural and legal persons, for institutional investors, for financial service providers, for public institutions, for courts, etc. As a long-standing member of the Chamber of Valuation Experts SVIT and the Swiss Real Estate Valuation Association SIV, we are committed to complying with the association's ethical and professional standards.

### **Recommendation**

No purchase or sale of real estate without a well-founded, meaningful and binding (written) expert assessment.