

# Financial Modeling for Real Estate: Mastering Excel Analysis

19 – 23 October 2026  
Accra (Ghana)

UK Training

# PARTNER



## Financial Modeling for Real Estate: Mastering Excel Analysis

**Ref:** 321737\_169418 **Date:** 19 – 23 October 2026 **Location:** Accra (Ghana) **Fees:** 4200 GBP

### Why This Course

Making informed investment decisions in real estate requires robust financial modeling skills. This intensive 5-day program equips participants with the expertise to build sophisticated, dynamic Excel models for both commercial and residential properties. Through hands-on exercises and real-world case studies, attendees will learn to project cash flows, analyze investment scenarios, assess risks, and present actionable insights to stakeholders.

### What You'll Learn and Practice

By attending this course, you will be able to:

- Build comprehensive real estate financial models from scratch in Microsoft Excel.
- Project property cash flows, operating expenses, and valuations accurately.
- Model various financing structures, including debt, equity, and partnership waterfalls.
- Conduct scenario and sensitivity analyses to assess investment risks.
- Present model outputs clearly to support strategic decision-making.

### The Program Flow

#### Day 1: Foundations of Real Estate Financial Modeling

- Introduction to real estate investment analysis
- Excel fundamentals for financial modeling
- Constructing a basic property cash flow model
- Key real estate metrics and calculations

#### Day 2: Advanced Cash Flow Modeling

- Modeling complex lease structures
- Incorporating operating expenses and capital expenditures
- Projecting vacancy and credit losses
- Dynamic cash flow forecasting techniques

A graphic of a chessboard with several chess pieces (a king, a queen, and a pawn) in the foreground. The text 'UK Training PARTNER' is overlaid on the image.

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### **Day 3: Financing and Investment Structures**

- Modeling diverse debt structures
- Equity waterfall distributions and joint ventures
- Sensitivity analysis for financing terms
- Structuring partnerships and investment agreements

### **Day 4: Valuation and Investment Analysis**

- Discounted Cash Flow DCF modeling
- Cap rate and sales comparison approaches
- Investment return metrics: IRR, equity multiple, and more
- Scenario and sensitivity analysis for informed decision-making

### **Day 5: Advanced Topics and Case Studies**

- Development project modeling and pro forma construction
- Portfolio analysis and risk assessment
- Real-world case study: office building acquisition
- Best practices for presenting and reporting financial models

## **Individual Impact**

Participants will leave this program with:

- A fully functional acquisition model for a multi-tenant property.
- Skills to develop flexible debt and equity waterfall models.
- Ability to perform scenario analyses and assess investment risks.
- Competence to create professional investment memos for decision-making.

## **Organizational Impact**

Organizations will benefit from:

- Improved investment decision-making through accurate financial modeling.
- Enhanced capability to evaluate complex real estate projects and portfolios.
- Streamlined communication of investment analyses to stakeholders.
- Greater confidence in structuring deals and managing partnership arrangements.

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A graphic of a chessboard with several chess pieces. A large gold king piece is in the foreground, with a silver pawn and a silver knight behind it. The board is checkered, and there are concentric circles in the background.

## Training Methodology

- Interactive lectures and step-by-step modeling exercises
- Hands-on Excel workshops for real-world property scenarios
- Case studies covering commercial, residential, and mixed-use investments
- Practical application of valuation techniques, cash flow forecasting, and investment analysis

## Beyond the Course

By the end of this 5-day program, participants will be ready to:

- Build robust financial models for acquisitions, developments, and portfolios.
- Evaluate investment opportunities with sensitivity and scenario analyses.
- Present professional, actionable insights to investors, partners, or senior management.
- Apply best practices for Excel modeling, reporting, and decision support in real estate investments.

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A graphic illustration of a chessboard with several chess pieces. A large gold king piece is prominent in the foreground, with a silver pawn and a silver knight nearby. The board is checkered, and there are concentric circles in the background.