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Assessment of Investment Attractiveness of Real Estate Objects

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Abstract: Over the last years in the Republic of Uzbekistan the main directions of development of appraisal activity, measures on correction of appraisal activity are developed. This, in turn, is part of a larger effort to implement economic reforms in the country. At present, the sphere of services, which includes appraisal activity, is rapidly developing in the country .Services in the field of appraisal activity are developing rapidly in the country. It should be noted that real estate appraisal, denationalization, radical change of citizens' property ownership, use and disposal by the President and Government of the Republic of Uzbekistan. economic and legal literacy.

Key words: Services sector, manufacturing organizations, investment, investment attractiveness, real estate market, real estate, facility, valuation service, capital, profit, discounting method, revenue approach, forecast period, ownership, project, profitability, indicators process, project implementation, savings, coordination of results.

Introduction. In the Republic of Uzbekistan, during the last years, the main directions of the development of assessment activities, measures to reform assessment activities are being developed. This, in turn, is a part of the great work being carried out in connection with the implementation of economic reforms in the republic. Currently, the field of services that includes appraisal activities is developing rapidly in our country. Here it is necessary to recognize that real estate appraisal by the President and the government of our Republic, the removal of property from state ownership, the fundamental change of the indifferent attitude of our citizens towards property, ownership, use and disposal of property. special attention is being paid to increase economic and legal literacy.

The main part. In the process of large-scale economic reforms implemented in our country under the leadership of President Sh.M. Mirziyoev, mechanisms for the development of all market segments were created. Real estate transactions are an integral part of modern market relations. Our national legislation is being improved in order to regulate the activity of the real estate market, to harmonize it with the principles of economic policy aimed at protecting the rights and interests of citizens. When the investment project is an independent object of evaluation or one of the elements of the property that can be distinguished in the cost approach, such as machinery and equipment, intellectual property, etc., there is a need to assess the investment attractiveness of the real estate object. An investment of 10,000,000,000 soums is being made to the production enterprise located in Yakkasaroy district of Tashkent region. In this case, the problem of assessing the investment attractiveness is to analyze whether the project's intended deposits, the flow of income from its use, the level of profitability and the payback period meet the requirements of the investor. There are simple and sophisticated methods of assessment based on the temporary value of money. Simple methods of accounting for the economic efficiency of capital investments are based on a system of indicators:

1. Coefficient of general economic efficiency of capital expenditures E_0.

$Э_0 = П \backslash К$,(1)

where П is annual profit, К is capital investment$Э_0 = 16\ 358 \backslash 2\ 075 = 7,8$

When evaluating the efficiency of an investment project, it is recommended to use the following two groups of indicators:

1. Dynamic methods based on discounting evaluation:

- ✓ net present value;
- ✓ profitability index;
- ✓ internal rate of income;
- ✓ coverage period.

2. Statistical methods based on estimation by calculation:

- ➢ investment payback period
- ➢ investment profitability coefficient.

Dynamic methods based on discounting evaluation:

- ➢ assessment of the effectiveness of the investment project based on the net present value method of discounting;
- ➢ assessment of the effectiveness of the investment project based on the investment profitability index of discounting;
- ➢ assessment of the effectiveness of the investment project based on the method of internal rate of discounted income;
- ➢ assessment of the effectiveness of the investment project based on the method of the payback period of discounting;

The net present value method of discounting the efficiency of an investment project. It allows you to get generalized information about the results of the investment, that is, its final effect in absolute amount.

The net present value of discounting represents the discounted difference between income and capital investment over an absolute period of time. Such as discounted cash flow, net present value, net present effect, net discounted income, discounted profit, real value, residual value.

T_0 = Number of years before the payback year + (Uncovered value at the beginning of the payback year \Cash flow during the payback year)

Table-1. Calculation of the payback period of the production enterprise located in Yakkasaroy district, Tashkent region

Period	0	1	2	3	4	5
Cash flow, million Uzs	1000	200	500	600	800	900
Discounted cash flow	1000	174	378	394	458	447
Cumulative discounted cash flow	-1000	-826	-448	-54	+404	-
$T_0 = 3+54\backslash458 = 3,1$ year						

The payback period of the investment in the production enterprise located in Yakkasaroy district of Tashkent region is 3.1 years.

The net present value of income allows for the classification of investment projects and decision-making based on the comparison of the costs with the present value of the income of the investment project.

К=Д-Х ,(2)

in which: D- total reported income;

where X represents the costs incurred by the project.

Table-2. Calculation of the current value of the production enterprise located in the Yakkasaroy district of the Tashkent region

Period	0	1	2	3	4	5
Cash flow, million Uzs	1000	200	500	600	800	900
Discounted cash flow	1000	174	378	394	458	447
Cumulative discounted cash flow	174+378+394+458+447=1851					

К=1851-1000=851

A positive value of K- shows the increase in the value of the investment assets from the implementation of the project.

The K- indicator belongs to the category of absolute indicators, which allows you to summarize the results of the investment portfolio as a whole.

The project's rate of return allows comparison of investment projects that differ in the amount of costs and income streams.

С=К\Х*100% , (3)

С=851\1000*100%=85,1% ёки С=1851\1000=1,85

The profitability rate of the investment project of the production enterprise located in Yakkasaroy district of Tashkent region was 85.1%

The linear method of amortization was used in the calculation using the profitability ratio method. The project completion value is assumed to be 0, using The investment profitability coefficient is calculated using the following formula

$$RK = \frac{B_{s.f}}{IX_{up}}, \quad (4)$$

РК=(16,2/54,2)*100=30%

The profitability coefficient of the investment project of the production enterprise located in Yakkasaroy district of Tashkent region was 30%. As it can be seen from the result, it is appropriate to accept the investment project.

Conclusion.

The investment attractiveness of the production enterprise located in the Yakkasaroy district of the Tashkent region was determined and the payback period of the investment was 3.1 years. The profitability rate of the investment project of the production enterprise located in Yakkasaroy district of Tashkent region was 85.1%. The profitability coefficient of the investment project made 30%. As it can be seen from the result, it is appropriate to accept the investment project.

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