

REA - Real Estate Analyst Certification Practice Test Questions and Answers

1. What is an appraisal report?

- A) A report on tenant satisfaction
- B) A document detailing methods and findings in property valuation
- C) A summary of market trends
- D) A summary of property tax rates

2. How is the cap rate calculated?

- A) By subtracting expenses from income
- B) By dividing NOI by market value
- C) By comparing properties in the same neighborhood
- D) By using tax rates

3. What is fair housing legislation?

- A) To regulate rent prices
- B) To prohibit discrimination in housing
- C) To monitor tenant satisfaction
- D) To track construction standards

4. What is the sales comparison approach?

- A) Comparing rental income
- B) Comparing the sale prices of similar properties
- C) Using tax assessments
- D) Estimating future property appreciation

Answers: 1-B 2-B 3-B 4-B

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