

DISA SEMINAR

QUANTIFYING THE BENEFITS OF PHASING AS A REAL ESTATE CONSTRUCTION STRATEGY

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This presentation introduces the concept of phasing as a real estate construction strategy, discusses the possible benefits connected to phasing, and illustrates a simple to use and intuitive to understand numerical method for the quantification of the possible benefits from phasing construction. When the potential and the risk in different construction strategies is clearly visible and quantifiable, the potentially significant risk management aspect of phasing becomes easier to appreciate and to quantify. Quantification of benefits from phasing corporate real estate projects can be very difficult without the proper tools, this presentation shows how a quantitative analysis on a corporate real estate project can be performed simply with the use of cash-flow scenario based pay-off distributions. The method presented is a good addition to the toolkit of the real estate industry and corporate real estate managers.