Before the start of P1, during my study Real Estate and Housing at the TU Delft, I developed an interest in the financial aspect of real estate. Especially valuation and its impact on the real estate market intrigued me. It was thus not more than natural that I choose for the Adaptive Reuse lab, since this is the lab that matches the best with my personal interests and preferences.

The initial topic of this thesis was investigating book value and its impact on vacant office buildings, which obstructs adaptive reuse. This is a topic I was completely unfamiliar with and was also the topic of some interesting discussions. This was actually a good thing because I wanted to be challenged and learn a lot from writing this thesis, which was for me really important.

Writing the thesis began with a literature study, which showed that book value was not the decisive factor for the decision making process on whether adaptive reuse is an option or not for vacant office buildings. However, book value was a relatively misleading term, which made it impossible for me to obtain data from various parties. One of the most often heard reasons for not sharing the data was confidentiality.

Changing book value for appraised value (the correct term) also did not turn out to be a solution. Companies were still reluctant to share data. Maybe since transparency will hurt their reputation and thereby their business.

Fortunately, the municipality of Amsterdam, was willing to share data, especially since it was getting close to P3. Even though it did not exactly match with my initial work, it was still a great opportunity. On the downside, they also had their own research subject regarding the determinants of cap rates. This meant I had to change large parts of my thesis, but fortunately I could finally start with my research after quite some rewriting.

After receiving the database form the municipality, which took quite a bit before the data was ready, their database should have been combined with other databases including the TU/delft property database. This required methodological knowledge and working skills with programs such as Access which I had never worked with before. There was thus a relatively limited amount of time for the calculations and to derive a conclusion from this, especially since some key variables such as the transaction cap rate were missing.

Choosing for the quantitative research, requires effort and time in acquiring and processing the data, even before the research analysis begins. Furthermore, having access to secondary data has its own limitation as well such as having no control over the quality of data. In addition, missing of key variables in the database can reduce the sample size extremely. There are challenges which should not be underestimated when choosing for statistical analysis on a large scale.

On the positive side, this whole process taught me to plan very carefully and to be flexible with the planning. For example, when data is not available one option is to sit and wait till the data arrives. Another option is to do as much preliminary work as possible, so that when the data arrives it can be processed as fast as possible. However, I am the happiest with all the new knowledge and skills I gathered while conducting this study. As mentioned, I was quite unfamiliar with this topic and this study taught me a lot about the capital market and valuation in both practice and theory.

Therefore I recommend any student to choose a for them challenging, interesting subject. It can be quite frustrating sometimes, but the gains will make up for all the frustration and will leave you with a very satisfied feeling.