**Reflection**

This research on the application of real options in the valuation of vacant office valuation has led to guiding model that can be employed to find ideal strategies for uncertain real estate developments. The product is a result of literature research and a base case model which has been analyzed. Additional input from my internship and conversations with experts was also incorporated in the end result. This reflection looks back on the process, the methodology and the results.

After reading about real options in the Design & Construction Management book I instantaneously decided I wanted to graduate on the topic of real options. At the start of my graduation process, vacancy and in particular transformation was high on the agenda. Therefore the decision to apply real options in the transformation process was made. Although research regarding the problem (vacancy) was abundant, the literature about real options was even more so. This led me to considerably lose focus on a particular problem and saw applications of real options everywhere. In addition, a considerable amount of the real options literature demands (quite high) mathematical knowledge, which I lacked due to my pre-education. The ambition to employ the state-of-the-art real option methodologies led me to an infeasible desire to learn partial differential equations, other (random) skills and an extensive literature research which were not beneficial for my thesis, nor for the duration of my graduation period. In this respect, I should have made more definitive choices in an earlier stage of my research based on my current knowledge and skills and broaden them with my research. In addition, during this stage my research question and general focus of the research (literally) changed by week. This has ultimately led to a reduction of depth and extensiveness of my research. The challenge of exploring unmined territory was however interesting, but led to problems in finding guidance from my coordinators.

Although some interviews were conducted, I did not include them in my research as those were primarily on the topic of real options. As the focus of my research was not on researching real options or their applicability in general themselves, but to solve a problem with real options, these are excluded. Therefore, it might had been better if I either had structured the interviews, or completely excluded them. This also did not help in the demarcation of my research, nor a sharper clarification of the problem at hand. When I started my internship at Local my research was monitored and led me to meet several people with whom I could discuss my graduation. This has significantly sped up my graduation process, led to valuable insights and especially led to a sharper notion of the role of the developer.

On that notion, the results from my research indicate the power of real options, but somewhat superficial and is based on only two (commonly) applied strategies which are further analyzed. The limitations of the model could have been solved, but due to time restrictions were decided to be left to future research. For which I do not exclude myself. Overall, the research could have benefitted from using more research backed assumptions, rather than subjective input. Here in lies an interesting contradiction in that developers often do not trade information, nor do averages or general data apply to all projects due to their uniqueness, thus the quality of this data can be put into question. Another question which might arise is whether developers already unconsciously employ real options thinking in that they determine the potential of projects on the ability to influence the risks and opportunities within. For those developers, keep going. For others, start thinking about your options.