Values obtained by different valuers acting on the same brief and appraising the same REIT’s property may delay or terminate property purchase transactions originated by REITs, thereby affecting their performance. The study examined this problem and generated a viable valuation method to be adopted for appraisal of REITs real estate assets. The research adopted a descriptive survey through questionnaire. A sample size of 511 respondents was selected randomly from a population of 2,320 chosen from REIT bankers and registered estate surveyors and valuers. ANOVA statistical method was used to analyse the hypotheses with the aid of SPSS 20.0 version. Major findings indicated that contemporary methods of valuation like DCF and regression analysis methods were most suitable for appraisal of REITs real estate assets. It was recommended that modern valuation methods in form of DCF and regression analysis be used for valuation of REITs real estate assets.

Key words: REITs, valuation methods, variances in capital values, OCF, regression analysis.