**8130 EMINENT DOMAIN: INCOME APPROACH**

Evidence has been received during this trial as to the fair market value of (the subject property) based on the income approach. Under the income approach, the amount of future net income the owner of (the subject property) could reasonably expect to receive is first determined. The net income is then capitalized at (divided by) an appropriate rate of return to arrive at the value of the property. The appropriate rate of return is the rate that a prudent investor would expect to receive on his or her investment. In considering this evidence, you should consider only the income which was produced by the property, not income produced as a result of the owner's particular labor or skill.