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| Book Name: | [New Advances in Business, Management and Economics](https://www.bookpi.org/bookstore/product/new-advances-in-business-management-and-economics-vol-1/) |
| Manuscript Number: | **Ms\_BPR\_5040** |
| Title of the Manuscript: | **Rent-to-Income Ratio in Residential Property Market in Uyo, Akwa Ibom State, Nigeria** |
| Type of the Article | **Book chapter** |

**Special note:**

**A research paper already published in a journal can be published as a Book Chapter in an expanded form with proper copyright approval.**

**Source Article:**

**This chapter is an extended version of the article published by the same author(s) in the following journal.**

**International Journal of Economic Development Research and Investment, Volume 13, Number 1; April 2023**

**Available:** [**https://icidr.org.ng/index.php/Ijedri/article/view/956**](https://icidr.org.ng/index.php/Ijedri/article/view/956)

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| PART 1: Comments | | |
|  | Reviewer’s comment **Artificial Intelligence (AI) generated or assisted review comments are strictly prohibited during peer review.** | Author’s Feedback *(Please correct the manuscript and highlight that part in the manuscript. It is mandatory that authors should write his/her feedback here)* |
| **Please write a few sentences regarding the importance of this manuscript for the scientific community. A minimum of 3-4 sentences may be required for this part.** | Studying the Rent-to-Income Ratio (RTI) is essential to comprehending market stability, investment viability, and housing affordability. Tenant financial strain, which raises default rates and eviction risks, is indicated by a high RTI. To determine the profitability and risk of rental properties in a particular area, investors examine RTI patterns. When deciding whether to grant loans to real estate investors, banks and other financial institutions take RTI trends into account. Evaluating the Rent-to-Income Ratio thoroughly is essential for all parties involved in the residential real estate market, including lenders, investors, renters, and legislators. It reduces financial risks, guarantees balanced housing markets, and encourages long-term sustainability in urban growth. |  |
| **Is the title of the article suitable?**  **(If not please suggest an alternative title)** | The title of the article is quiet suitable. |  |
| Is the abstract of the article comprehensive? Do you suggest the addition (or deletion) of some points in this section? Please write your suggestions here. | Thr abstract of the article is comprehensive. |  |
| **Is the manuscript scientifically, correct? Please write here.** | Almost scientifically correct,but still more literature on related papers needs to conducted. A proper conceptual framework model must be developed to make this article more scientific. |  |
| **Are the references sufficient and recent? If you have suggestions of additional references, please mention them in the review form.**  **-** | More References needs to be citied. A minimum of 30 references needs to be citied.  **Malia, A., Das, B., Kamal, A., Bisoyi, B., & Satpathy, I. (2024). Factors affecting house-prices: a study of house-owners in Bhubaneswar using the hedonic pricing model. *South Asian Journal of Management*, *31*(1), 60-82. (The authors can cite this paper)** |  |
| Is the language/English quality of the article suitable for scholarly communications? | Yes the language of the article is suitable for scholarly communications. |  |
| Optional/General comments |  |  |

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| **PART 2:** | | |
|  | Reviewer’s comment | Author’s comment *(if agreed with the reviewer, correct the manuscript and highlight that part in the manuscript. It is mandatory that authors should write his/her feedback here)* |
| **Are there ethical issues in this manuscript?** | *(If yes, Kindly please write down the ethical issues here in detail)* |  |

**Reviewer details:**

**Abhiraj Malia, India**