

PROPERTY INVESTMENT

PRINCIPLES *and* PRACTICE *of*
PORTFOLIO MANAGEMENT



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Property Investment Principles And Practice Of Portfolio Management

Dilek Pekdemir



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Property Investment Martin Hoesli, Bryan D. Macgregor, 2014-01-09 Property investment markets and applied property research are now recognised as an increasingly important international phenomenon Written by two of the most respected academics in the field this authoritative guide provides a fresh and much needed perspective on this important subject The book examines the unique characteristics of property investment within the context of other capital markets The emphasis is strongly on the application of analytical tools from other markets to help academics and practitioners alike understand and apply the investment management of property with that of other asset classes The book is split into three parts each focusing mainly on direct commercial property The characteristics of the various asset classes in the investment background The analyses necessary to develop a property portfolio strategy An examination of property in a wider context This book will be invaluable to all undergraduate and postgraduate students on property courses worldwide It is also an essential tool to understanding this complex and exciting field for students on finance business and accountancy courses which cover property Its practical applied approach means that the book will be a welcome addition to the bookshelf of any researchers or investment managers with an interest in property

Property Asset Management Douglas Scarrett, 2010-10-22 In Property Asset Management Doug Scarrett sets out the principles and practice of managing properties for these disparate clients and their varying needs As well as the basic theory the book discusses the process of active management the strategic objectives performance measurement and the various financial and operational information required to enable comprehensive reporting of a high quality Software screenshots illustrate salient points

Property Investment David Isaac, John O'Leary, 2011-06-19 This textbook brings together three important aspects of property investment strategies for investment markets and appraisal and explains many difficult concepts in a readable and understandable way The authors outline the developments in investment and finance theory that have had such an impact on the property investment sector Concepts are explained with great clarity and worked examples are used to elucidate key principles where possible This book is ideal for modules taught on third year undergraduate and postgraduate level in Property Investment Property Funding Property Management Estate Management Land Management Planning and Development Studies Land Economics Real Estate value and management and is also of interest to students of Architecture Construction and Surveying New to this Edition Thoroughly updated to reflect changes in government policy on sustainability assessing the implications of sustainability for both residential and commercial property investment Reflections on the reverberations of the credit crunch considering the extent to which risk reduction techniques can mitigate against globally induced and volatile market swings Greater prominence given to the growth of the buy to let market in residential property investment A review of the key investment performance issues which have arisen from the introduction of Real Estate Investment Trusts REITs Includes more worked examples and case studies

Global Real Estate Investment Trusts David Parker, 2012-02-01 As real estate

investment trusts continue to grow exponentially in Asia and Europe being already well established in the USA and Australasia a comprehensive guide to the issues involved in REIT property investment decision making is badly needed This book draws together the most recent developments in REIT management from academic research and professional practice It is based on current original academic research including structured interviews with the managers of a wide range of different types of REITs as well as the research and publications of others together with the author's 25 years experience in REIT management It provides a theoretically robust and practically relevant up to date guide to the property investment decision making process for REITs Presenting new insights the author breaks the REIT property investment decision making process down into three phases comprising six stages with 30 sequential steps Each chapter focuses on one stage of the property investment decision making process and introduces the key people in the REIT management team relevant to the activities in that chapter The theory and principles are considered and illustrated by application to Super REIT a 15bn diversified REIT Global Real Estate Investment Trusts People Process and Management fuses not only how REITs should undertake property investment decision making based on how it is undertaken and the underlying property theory capital market theory and finance theory but also why each part of the decision making process is important This book provides the first sole authored scholarly work specifically on REITs as a business enterprise and REIT property investment decision making as an holistic and cyclical process The focus is on principles making it relevant in each of the four major REIT markets around the world USA Europe Asia and Australasia An essential book for REIT managers and all those practising professionals involved in the REIT industry including property practitioners researchers lawyers accountants bankers and directors around the world

Real Estate Market Research and Analysis Chris Leishman, 2003-04-24 Real estate market research and analysis often draws on theory and techniques borrowed from other disciplines in particular economics finance and geography Few textbooks recognise this which makes Real Estate Market Research and Analysis a unique and innovative read This accessible text provides a general overview of research philosophy and research practise in the real estate economics discipline A range of applied quantitative empirical methods commonly used in both academic and applied real estate market research and analysis are examined as well as selected research based studies which demonstrate how these methods are applied Recent trends and developments in the evolving real estate economics research agenda are also explored This book is aimed at both undergraduate students and practitioners in the commercial property and real estate sector It is essential reading for modules on general practice surveying It sets out the means and methods by which a commercial property rent model should be constructed and estimated and provides a helpful guide to good property market research practise Key features include a Foreword by Dr Craig Watkins at the University of Aberdeen and a Glossary of property and economic research terms

Property Finance Giacomo Morri, Antonio Mazza, 2015-01-12 A unique international approach to optimal real estate financing Property Finance is an authoritative guide to both the financial and

legal issues surrounding real estate financing Unique in its exclusive focus on the topic this book builds from a solid theoretical foundation to provide practical tools and real world solutions Beginning with a discussion of the general issues encountered in real estate finance from an international perspective the authors delve into country specific information and set out the legal peculiarities of eight important countries Germany France Italy Spain China India England and Wales by asking questions of relevance to the leading local law firms specializing in real estate financing The reader may thus consider in greater depth the problems relating to any given country and compare and contrast the positions under different legal systems Examples with numerical calculations and contract excerpts enhance the explanations presented and are immediately followed by practical case studies that illustrate the mechanisms at work The companion website features downloadable spreadsheets used in the examples power point presentations as well as real estate news and more Property financing entails many sources of capital including both debt and equity resources as well as hybrid forms like preferred equity and mezzanine debt Knowing how to work with these avenues is important to ensuring financial sustainability in real estate assets Property Finance covers the most common issues encountered helping readers prepare for and find a way around possible roadblocks Consider the issues surrounding real estate lending at an international level Compare and contrast the positions under different legal systems Develop an international perspective on cash flows and financing agreements Use powerful tools to structure financing and gauge its effects on property financing The success of a real estate investment is dependent upon optimal financing and a mere bird s eye view of the topic does not fully prepare investors for issues ahead Property Finance provides a knowledge based approach to real estate investment detailed information and powerful tools

Construction and Application of Property Price Indices Anthony Owusu-Ansah,2018-07-11 The importance of house prices to households real estate developers banks and policy makers cannot be overemphasised House price changes affect consumer spending and business investment patterns which in turn affect the wider macro economy and the entire business cycle Measuring and understanding house prices is therefore essential to a functioning economy but researchers continue to disagree on the best methodological approach for constructing real estate indices This book argues the need for more accurate house price indices outlines the various methods used to construct indices and discusses the existing house price indices around the globe It shows how the raw data of property transactions can be prepared for the purpose of constructing indices discusses various applications of property price indices and empirically demonstrates how the index numbers can be used to model the supply of new houses and to estimate the price elasticity of supply Essential reading for economists real estate professionals and researchers and policy makers [European Real Estate](#) Dilek Pekdemir,2015-09-07 This book provides a thorough overview of the European real estate Market It evaluates the performance difference between countries and sectors and what implications this has for optimal investment strategy within real estate asset classes

The Essential Guide to the Dubai Real Estate Market Michael Waters,2023-03-21 This is

the first book to fully present analyse and interpret the Dubai real estate market Dubai is fast becoming one of the world s most attractive places to invest in real estate and this book examines the market from three interlinked sectors that drive its performance occupiers investors and developers It examines the market s historical growth and lays the foundations to examine future trends The book provides a synopsis of Dubai s market practices economic trends and social change that impacts the value of real estate Chapters also debate issues such as property investment house price performance local valuation practices spatial planning the economics of the city market practices and regulation property led economic growth and future trends such as sustainability and digitalization This book offers a comprehensive in depth and up to date account of the Dubai property market and presents a full assessment of the investment potential of Dubai real estate It is a must read for students academics and real estate professionals interested in this fascinating real estate market that has implications for both Dubai and wider GCC markets as well as the international investment market and senior professionals who come to work in the region

Advances in Automated Valuation Modeling Maurizio d'Amato, Tom Kauko, 2017-01-28 This book addresses several problems related to automated valuation methodologies AVM Following the non agency mortgage crisis it offers a variety of approaches to improve the efficiency and quality of an automated valuation methodology AVM dealing with emerging problems and different contexts Spatial issue evolution of AVM standards multilevel models fuzzy and rough set applications and quantitative methods to define comparables are just some of the topics discussed

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