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"Even though the underlying fundamentals of commercial real estate are still sound, there are noticeable cracks forming in the foundation," said Susan M. Smith, editor-in-chief of PricewaterhouseCoopers Korpacz Real Estate Investor Survey(t) and manager in PwC's real estate business advisory services group. "As a result, there is a palpable sense of uncertainty among investors we spoke ...

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The Korpacz Co. Inc. will continue to publish the Korpacz Real Estate Investor Survey and the Korpacz Real Estate Source Directory, and will supervise current and proposed PricewaterhouseCoopers ...

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The fourth quarter Korpacz Real Estate Investor Survey® provides detailed overviews of the National Retail Markets, including regional mall, power center and strip shopping center overviews; overviews of 14 major regional and sub-regional office markets; and national overviews of the Flex/R&D, Warehouse, Apartment, Net Lease, and National Development Land markets. The report also features up ...

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Private equity real estate investor 11.6% Homebuilder or residential land developer 10.6% Bank lender 5.9% Investment manager/adviser 5.7% Equity REIT or publicly listed real estate property company 3.9% Institutional equity investor 2.6% Institutional lender 1.7% Private REIT or nontraded real estate property company 1.6% Real estate debt investor 0.9% Securitized lender 0.5% Mortgage REIT 0 ...

This book fills a gap in the existing resources available to students and professionals requiring an academically rigorous, but practically orientated source of knowledge about real estate finance. Written by a bank vice-president who for many years has practiced as a commercial lender and who teaches real estate investment at university level, and an academic whose area of study is finance and particularly valuation, this book will lead readers to truly understand the fundamentals of making a sound real estate investment decision. The focus is primarily on the valuation of leased properties such as apartment buildings, office buildings, retail centers, and warehouse space, rather than on owner occupied residential property.

This book is concerned with the unique findings, contributions and recommendations made on several crucial issues, relating to the concomitant subjects of direct real estate (DRE) risk premiums and DRE risk management. Chapter 1 examines the institutional nature of legal origin and the total returns (TRs), from investing in a country's DRE and via the adoption of a multi-factor arbitrage pricing theory (APT) model. Chapter 2 affirms the true historical volatility to be a reasonable estimation of international DRE risk premiums, when the autoregressive lag orders of the de-smoothed returns and the multi-factor model are taken into account. Chapter 3's real world of international DRE investing counts on sustainable international DRE investing, imperative for the investing organization's willingness and preparedness to effectively manage risk or uncertainty, early enough as part of the risk management cycle, in pursuing high risk-adjusted TRs for DRE assets. Chapter 4 recommends a model of the intuitive build-up approach of forming the DRE investment hurdle rates for new DRE investing. The resultant DRE risk premiums serve a rough guide to ensure that the DRE hurdle rate is stringent and high enough, to achieve the risk-adjusted and Sharpe-optimal portfolio TR. Chapter 5 examines the integrated DRE investment strategy for a 13-city Pan Asia DRE portfolio, of office, industrial real estate and public listed DRE companies, adopting the analytic hierarchy process (AHP) and the Markowitz quadratic programming models. Such models enable the versatile strategic asset (SAA) and the tactical asset (TAA) allocations. Chapter 6 enables the DRE institutional investor to achieve a comprehensive and in-depth return and risk assessment at the DRE level for the 4 prime Asia residential sectors of Shanghai (SH), Beijing (BJ), Bangkok (BK), and Kuala Lumpur (KL), under the DRE VaR, incremental DRE VaR and the risk-adjusted return on capital (RAROC). Chapter 7 reiterates that public policies on macroeconomic management have to be consistent and non-conflicting in a widely accepted 'policy compact'. It is because the policies reinforce the fundamental investment value of large and complex developments, affecting the sustainable viability like the integrated resort (IR)-at-Marina-Bay, Singapore. Chapter 8 draws attention to the aftermath of the Asian economic crisis, terrorism and viral epidemics, that compel more DRE investors to risk-diversify their operations beyond their primary market into other parts of Asia. However, limited studies examine risk-reduction diversification strategies via split returns i.e. decomposing TRs into rental-yield returns and capital value (CV) returns. Chapter 9 proposes and recommends the intelligent building (IB) framework, via the fuzzy logic (FL) engine, leading to a robust measure of building intelligence, and a standard guideline for a consistent performance-based structure for the promotion of the correct IB classification.

Proven private equity real estate investing strategies The subprime fallout and credit crisis have triggered a major transition in U.S. real estate. With tightening lending and underwriting standards, speculative investments and construction projects are likely to limited, resulting in constrained supply and healthier fundamentals over the long term. Looking forward, market participants anticipate that the coming years will be fraught with challenges as well as opportunities. Active Private Equity Real Estate Strategy is a collection of abridged market analyses, forecasts, and strategy papers from the ING Clarion Partners' Research & Investment Strategy (RIS) group. Divided into two comprehensive parts, this practical guide provides you with an informative overview of real estate markets, forecasts, and recent trends in part one, and presents specific active strategies in private equity real estate investing in part two. Includes a simulation of the economy in recession and the expected effects on the commercial real estate industry Offers examples of portfolio analysis and recommendations using ING Clarion's forecasts and Modern Portfolio Theory Focuses on multifamily, hotel, land, and industrial investments Demonstrates the use of the various tools available to the private equity real estate investor Written with both the individual and institutional real estate investor in mind, this book offers specific private equity strategies for investing in real estate during volatile times.

A comprehensive guide to alternative investments that reveals today's latest research and strategies Historically low interest rates and bear markets in world stock markets have generated intense interest in alternative investments. With returns in traditional investment vehicles relatively low, many professional investors view alternative investments as a means of meeting their return objectives. Alternative Investments: Instruments, Performance, Benchmarks, and Strategies, can put you in a better position to achieve this difficult goal. Part of the Robert W. Kolb Series in Finance, Alternative Investments provides an in-depth discussion of the historic performance, benchmarks, and strategies of every major alternative investment market. With contributions from professionals and academics around the world, it offers valuable insights on the latest trends, research, and thinking in each major area. Empirical evidence about each type of alternative investment is featured, with research presented in a straightforward manner. Examines a variety of major alternative asset classes, from real estate, private equity, and commodities to managed futures, hedge funds, and distressed securities Provides detailed insights on the latest research and strategies, and offers a thorough explanation of historical performance, benchmarks, and other critical information Blends knowledge from the conceptual world of scholars with the pragmatic view of practitioners in this field Alternative investments provide a means of diversification, risk control, and return enhancement and, as such, are attractive to many professional investors. If you're looking for an effective way to hone your skills in this dynamic area of finance, look no further than this book.

Practical Finance for Property Investment provides readers with an introduction to the most fundamental concepts, principles, analytical methods, and tools useful for making investing and financing decisions regarding income-producing property. The book begins by considering how to value income-producing property by forecasting a property's cash flows and estimating appropriate discount rates. It then discusses how both debt and private equity are used as methods to finance a property's acquisition. The book provides a thorough discussion of the taxation of property income as well as how investors can quantify the risks to investing in property. The book concludes with important considerations for investors when their investment thesis does not come to fruition. Practical Finance for Property Investment offers a unique and novel pedagogy by pairing each book chapter with an in-depth real-world case study, which forces readers to confront the occasional tensions between finance theory and property investment practice. The book is designed for investors and students interested in learning what finance theory implies about property investment. Readers and Instructors can access electronic resources, including the spreadsheets used in the textbook, at the book's website: www.routledge.com/9780367333041.

As the title indicates, Essays in Honor of James A. Graaskamp, Ten Years After, is a collection of essays written to honor Graaskamp's major contributions to the field of real estate education and practice over the course of three decades. Upon his death in 1988, the industry lost a major influence for advancing the real estate discipline, both as an academic field and a professional field. The authors in this volume seek to extend Graaskamp's contributions and move the real estate discipline forward. The papers address the challenges posed by the market to return our attention to real estate fundamentals, and to strike a proper balance between Main Street and Wall Street. The authors and editors hope that this book will influence the industry to incorporate many of Graaskamp's ideas into mainstream real estate education and practice. Over the course of his career, Graaskamp made many noteworthy contributions to real estate theory and practice, ideas that if resurrected could offset some of the pressure in the industry to move away from market fundamentals. The authors try to capture the essence of Graaskamp's messages, and intend that the papers serve as a point of departure for discussing the future role and nature of real estate education. Part I focuses on the major contributions to the real estate discipline made by Graaskamp and the Wisconsin Real Estate Program. Part II contains some personal recollections and photos of Graaskamp, and also a summary of the groups that make up the Wisconsin Real Estate Program, a major co-sponsor of this volume. The rest of the book's three main parts are structured around major topics that reflect the multidisciplinary nature of real estate as espoused by Graaskamp. Part III treats real estate feasibility and development, Part IV concentrates on real estate valuation, and Part V discusses institutional economics.

Shopping centers and other forms of retail properties continue tobe among the soundest real estate investments in North America. Butretail property is a highly specialized field of real estatedevelopment with a unique and complex set of legal, financial,development, management, and marketing variables about whichinvestors and developers must possess a sound working knowledge.Now this book arms with you with that knowledge, and muchmore. The most comprehensive, authoritative, up-to-date resource of itskind, Shopping Centers and Other Retail Properties covers everyvital aspect of negotiating, buying, selling, developing, managing,and marketing shopping centers and other retail properties. EditorsJohn R. White and Kevin D. Gray, of the leading real estateconsulting firm Landauer Associates, and an all-star team ofexperts in the field of shopping center and retail propertydevelopment, share everything they know about: * All important legal issues * Investment and feasibility analysis * Valuation requirements and performance measures * Planning, designing, and renovating retail properties * Developing and investing in local and community shopping centers,highway retail centers, and regional and super regionals * Operating and managing retail centers * Mortgage financing and financing through public and privateequity issues * Space marketing and lease terms * Macro centers and micro market analysis * And much more Shopping Centers and Other Retail Properties is an indispensableworking resource for both new and experienced retail propertyinvestors and developers as well as those who work with them,including attorneys, accountants, analysts, appraisers, planners,managers, brokers, and consultants. "Timely insights into an industry undergoing tremendous change."-- For both newcomers and seasoned professionals in retail propertyinvestment, this book provides a wealth of vital information onevery aspect of developing and managing shopping centers and retailproperties. Written by an all-star team of specialists in thefield, Shopping Centers and Other Retail Properties: * Provides expert guidance on financing, developing, operating, andmanaging shopping centers and other retail properties * Covers analysis of retail market demand, investment andfeasibility analysis, appraisal, mortgage financing, financing byequity, new planning formats, and much more * Serves as an indispensable working resource for investors,developers, attorneys, accountants, analysts, appraisers, planners,managers, brokers, and consultants "An authoritative work that will be immensely useful to anyoneinterested in retail real estate." -- "Retail developments have become the key investments now targetedin real estate. No two people have commanded more respect forexperts than this book's editors. There are many, many booksattempting to guide readers in this field. In my experienced view,none compares to the excellence and usefulness of this text." --

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