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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(r) and manager in PwC’s real estate business advisory services group. “As a result, there



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is a palpable sense of uncertainty among investors we spoke ...

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Private equity real estate investor 11.6%

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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



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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.

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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

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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



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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

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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

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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

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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

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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

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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

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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

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standard guideline for a consistent performance-based structure for the promotion of the correct IB classification.

Practical Finance for Property Investment provides readers with an introduction to the most fundamental concepts, principles, analytical methods, and tools useful for



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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

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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

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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

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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:

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This book is dedicated to real estate scholastic work, in advancing the greater understanding of real estate investment analysis. This is because there has been limited research in bringing out clearly the uncertainty or risk, which is quantifiable uncertainty in real estate market analysis.

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Even real estate market research, which is carried out as an industry practice among private real estate researches, is no exception. Another reason is that it has been widely accepted that while the financial revolution has substantially changed many sectors of the financial industry, it has made little impact on real

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estate development and investment practice as well as scholastic work.

Furthermore, while it is readily acknowledged that despite its huge share in the world health, real estate investment discipline and research is on the whole still a poorly researched subject area. As a result, the industry tends to be dominated

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by traditional real estate analysts with little understanding of real estate market uncertainty and capital markets. These commentators are widely regarded to spend too much time worrying about local space supply and demand conditions, while totally losing sight of the everchanging real estate market and



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capital market conditions. The theme of this book is real estate investment analysis of direct and indirect real, which in turn can be appropriately managed under economic theory and the theoretical conceptions of real estate finance, provided the uncertainty is quantifiable. The book deploys case studies involving

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Singapore and Asia. This Black over White background viii framework enables real estate market analysis to attempt what defines the Asian direct and indirect real estate sectors; what is being measured; how it behaves (in terms of price and non-price factors); how it is structured and how it effectively achieves the objectives of

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sustainable total returns and manageable real estate market uncertainty. Managing real estate market uncertainty optimally is achieved at the portfolio level through real estate asset allocation. This is important because the real estate portfolio is able to virtually eliminate the unique (i.e. specific) uncertainties among the various

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Asian real estate sectors; thus retaining within the portfolio only the systemic (i.e. market-wide) uncertainty. Apart from real estate asset allocation, the alternative and modern approach to risk management at the portfolio level, is the value-at-risk (VaR) approach. Another modern and important alternative to coping with

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uncertainty is real option analysis and pricing that help to better define real estate market uncertainty in extent and time.

Real option analysis and pricing also represent uncertainty via a decision tree and the risk-neutral probability conception, in order to comprehend how uncertainty impacts on the value of real

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estate investment decisions. The pricing of uncertainty is based on the risk-free hedge security conception. These are best examined at the micro level of the investment in a real estate development opportunity on vacant land. Nevertheless, the real estate sectors in Singapore and Asia offer promising prospects since the

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Asian currency crisis of 1997. It is now timely to take stock and make an assessment of how the sectors would pan out for the future, Ill into at least rest the next century. I are very pleased to present our thinking and research in international real estate with particular emphasis on Asia. The region's vast potential for real

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estate is itself a large incentive for international real estate research and education that has inspired me to document the significant work I have done over the years. Black over White background ix I wish all readers a pleasurable reading of this book, and I thank you sincerely for your support



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without which the publication of this book would be made all the more difficult. Dr HO, Kim Hin / David Honorary Professor (University of Hertfordshire, UK) (International Real Estate & Public Policy) March 2021.

A comprehensive guide to alternative

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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

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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

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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

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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,

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in 2008, the subsequent recession and uncertain recovery, and how those events have fundamentally changed how we need to interpret the inputs to the models we use to develop these estimates. The book includes new case studies providing comprehensive discussion of cost of capital estimates for valuing a business

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and damages calculations for small and medium-sized businesses, cross-referenced to the chapters covering the theory and data. Addresses equity risk premium and the risk-free rate, including the impact of Federal Reserve actions Explores how to use Morningstar's Ibbotson and Duff Phelps Risk Premium Report data

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