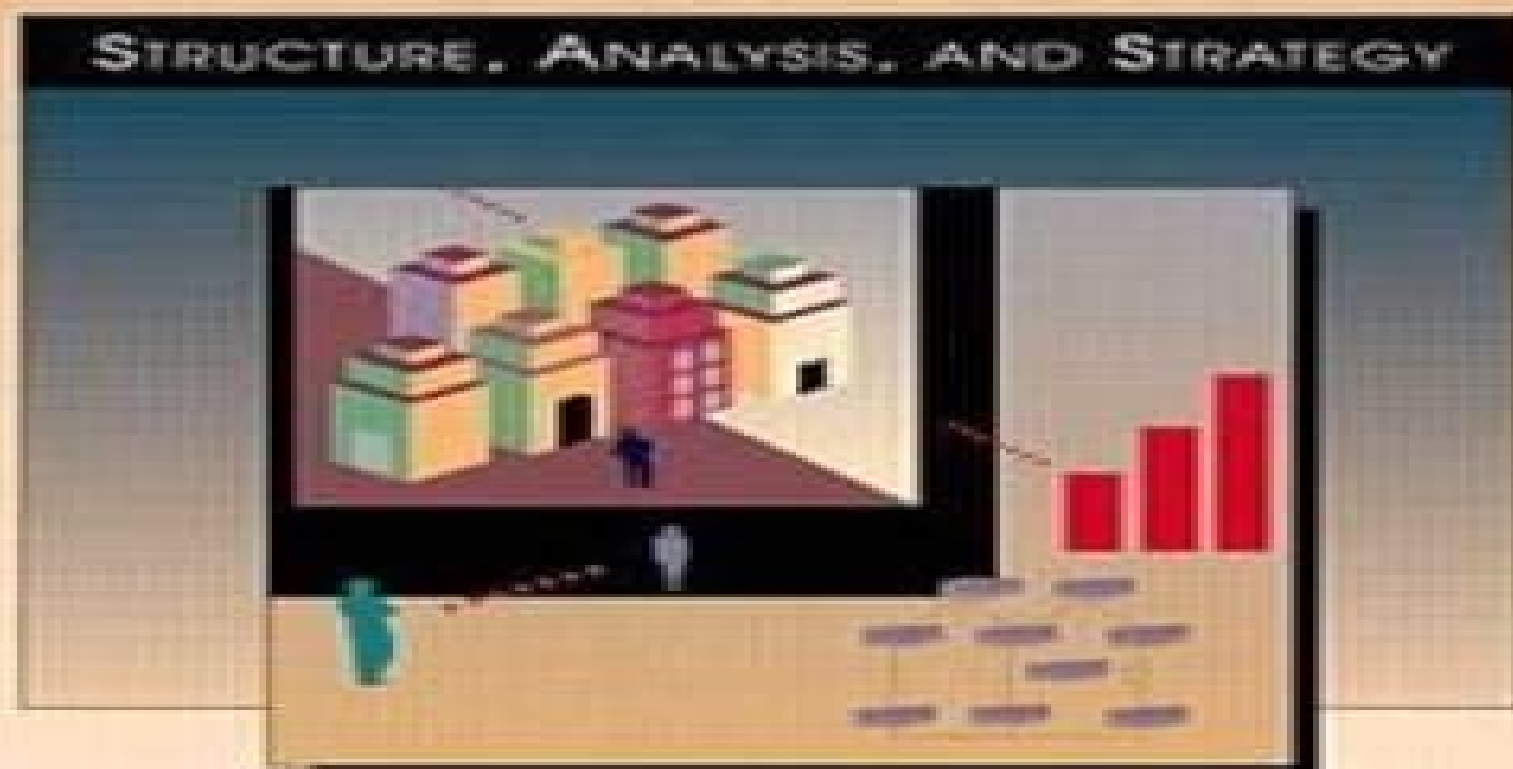


FOREWORD BY SAM ZEEL — CHAIRMAN, EQUITY GROUP INVESTMENTS, INC.

# REAL ESTATE INVESTMENT TRUSTS

STRUCTURE, ANALYSIS, AND STRATEGY



RICHARD T. GARRIGAN JOHN F.C. PARSONS  
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# Real Estate Investment Trusts Structure Analysis And Strategy

**Heinz Rehkugler**



## **Real Estate Investment Trusts Structure Analysis And Strategy:**

**Real Estate--Investment Trusts (REITs).** , Christopher Lott presents information on the real estate investment trust REIT as part of his FAQ on investment The information was contributed by Braden Glett A REIT is a company that invests its assets in real estate holdings Investors get a share of the earnings from the portfolio of real estate holdings that the REIT owns Real Estate Investment Trusts Su Han Chan,John Erickson,Ko Wang,2003 This work provides the investing public real estate practitioners regulators and real estate and finance academics with up to date information on what modern scholarly research tells us about Real Estate Investment Trusts REITs REITs are credited to allow institutional and individual investors to invest in real estate via a corporate entity The increasing interest in REITs as indicated by their growth in market capitalization and institutional holdings in the United States and around the world suggests that REITs are becoming an increasingly important part of investors diversified portfolio **The Complete Guide to Investing in REITs, Real Estate Investment Trusts** Mark Gordon,2008 Currently there are nearly 200 publicly traded real estate investment trusts more commonly referred to as REITs in operation in the United States with a combined 500 billion in assets An estimated two thirds of REITS are traded on national stock exchanges A REIT is a real estate company that offers its shares to the public By doing so a REIT stock becomes like any other stock that represents the holder s ownership in a business However REITs have two distinct features REITs manage groups of income producing properties and must distribute 90 percent of profits as dividends The Complete Guide to Investing in REITs will teach you everything you need to know about REITs and how you can earn high rates of return In this book you will learn about publicly and privately held REITs Net Asset Value NAV Adjusted Funds From Operations AFFO Cash Available for Distribution CAD the benefits associated with REITS dividend reinvestment programs DRiPs capitalization rate equitization leverage positive spread investing securitization and straight lining You will also learn about equity mortgage and hybrid REITs and the more specific types including residential office industrial and retail The Complete Guide to Investing in REITs will walk you through finding the appropriate REIT for you This book will also teach you how to manage your REIT how to limit your personal risk how to understand REIT performance and how to analyze REITs By reading this book you will know and understand the pitfalls of investing in REITs you will know how REITs behave as an investment class and how to best integrate them into your portfolio and you will know what economic issues affect real estate and the effects these have on REITs This book is not merely for the novice investor who wants to learn everything possible about real estate investment trusts professional investors financial planners and investment advisors will also find valuable information in this book Ultimately The Complete Guide to Investing in REITs will help you stabilize and grow your portfolio and earn high rates of return by providing you with vital information and practical guidance Atlantic Publishing is a small independent publishing company based in Ocala Florida Founded over twenty years ago in the company president s garage Atlantic Publishing has grown to become a renowned resource for non fiction books

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### **Real Estate Investment Trusts In Europe** Wolfgang

Speckhahn,2016-04-24 It is well known that investments in real estate provide relatively stable yields compared with stock market volatility so it is not surprising that with globalisation investors have pursued such opportunities across borders especially where foreign countries offer beneficial tax regimes Nor it is surprising that states should fear erosion of their tax base in the presence of such investments This groundbreaking book the first in depth comparative analysis of taxation of real estate investment trusts REITs in different European Union EU Member States investigates the impact of EU law on direct taxation in the case of REITs and whether EU policies in this area have led national legislators to adjust their REIT regimes Presenting detailed case studies of three EU Member States France a well established REIT regime Bulgaria a new accession state and Spain a recent REIT regime this book explores the idea of a harmonised EU REIT and whether harmonisation among national REIT regimes may be possible Among the issues and topics arising in the course of the presentation are the following goodness of fit and adaptational soft pressure relevant case law from the European Court of Justice including both tax and company law REIT shopping noncompliance of REIT regimes with EU law and criteria for the misfit analysis of REIT regimes and potential infringements of EU law The analysis ultimately documents conditions and circumstances for the creation of a harmonised Euro REIT by assessing the level of change on the area of direct taxation within the Member States which would be needed for such a creation to become reality identifying common themes across different legal systems that could assist the harmonisation of laws Throughout a holistic view is taken linking tax and company law with considerations of sovereignty policy and culture In its structured framework comparing REIT regimes this incomparable study takes a giant step towards overcoming resistance to a common REIT taxation regime in the EU As the first comparative study of REIT regimes to identify an emerging common understanding informed by European jurisprudence and Europeanisation policy and theory it is sure to be welcomed by practitioners academics and policymakers in European law and international taxation as well as European 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 Investment Trusts in Turkey** Ali Hepsen,2017 Purpose Aim of this study is to make the determinations related to the problems mentioned in the REIT sector in Turkey to offer a solution for this issue and to ensure the classification in the sector by adhering to the financial data of the REITs Methodology Financial data set of the REITs was firstly standardized by using median instead of mean Then the scoring was performed according to defined coefficients After that normality test of the obtained scores was performed the area of each score under standard normal distribution curve was calculated and the scores were moved to the 0 100 range Finally scores were collected under 5 groups as Very Good Good Not Bad Bad and Very Bad by using k means algorithm Clustering were made on R Studio Findings Our analyses conducted that REITs traded on the Istanbul Stock Exchange are divided into two subgroups depending on their financial data Conclusion It will be important the REITs in the sub group especially in terms of the score distribution to diversify their portfolio by extending their asset investments to stabilize dividend payments and to take steps on institutionalization so that they are equivalent to REITs in the super group

**Readings in Canadian Real Estate** Gavin Arbuckle, Henry Bartel, 2004  
*Cost of Capital* Shannon P. Pratt, Roger J. Grabowski, 2008-02-25 In this long awaited Third Edition of Cost of Capital Applications and Examples renowned valuation experts and authors Shannon Pratt and Roger Grabowski address the most controversial issues and problems in estimating the cost of capital This authoritative book makes a timely and significant contribution to the business valuation body of knowledge and is an essential part of the expert s library

**Real Estate Investment Trusts and Joint Ventures** Julian Eibel, 2020-10-10 Julian Eibel studies the contribution of joint venture JV use as means of financing flexibility against the background of diverse financial restrictions in the institutional and regulated environment of the REIT Act After reviewing JV motives for classical corporations the real estate and REIT industry as well as the financing and capital behavior of REITs the author finds JVs to result from REIT managers need of financing flexibility to

allow timely funding outside regulated markets Thus he argues JVs mitigate financing restrictions and stimulate capital markets to regain access to classical financing Travel Industry Economics Harold L. Vogel, 2021-05-13 In this book Harold L Vogel comprehensively and holistically examines the business economics and investment aspects of major components of the travel industry including airlines hotels casinos amusement and theme parks cruise lines and tourism The book is designed as an economics grounded text that uniquely integrates reviews of each sector s history with economics accounting and financial aspects and analysis As such it provides a concise up to date reference guide for financial analysts economists industry executives legislators and regulators advertisers and journalists interested in the economics financing and marketing of travel and tourism related goods and services The fourth edition of this well established text updates refreshes and significantly broadens the coverage of tourism economics It includes new sections on travel law and applications of big data and artificial intelligence technologies as well as additional material on demographic spending patterns the online travel agency business the pandemic s effects and affects on industry finances expanded coverage of the cruise line industry and information on the damage to tourist destinations caused by excessive pollution and traffic Real Estate Investment Andrew Baum, 2022-09-06 Real Estate Investment A Strategic Approach introduces professional and technical approaches to building and managing large real estate portfolios The new edition has been fully rewritten and reorganised and includes five new chapters 25 new international case studies and a renewed focus on topics such PropTech property technology innovation and ESG Andrew Baum outlines the market and the players who dominate it the investment process the vehicles available for investment and an approach to global portfolio construction pricing and performance measurement The book contains many useful features for students including numerous boxed examples drawing on international cases a glossary and chapter summaries Ideal for undergraduate and postgraduate students on all real estate and property courses and related business studies and finance courses Real Estate Investment is designed to provide a foundation for the next generation of investment managers advisers and analysts Further resources for lecturers and students are available online at [www.andrewbaum.com](http://www.andrewbaum.com) The Reits (Real Estate Investment Trusts) Kim Hin David Ho, 2021-11-26 Chapter 1 examines the significance of green buildings on the operational and financial performance of REITs The Chapter covers different direct real estate sectors namely office retail and residential for the REITS concerned to evaluate the consistency of the results Chapter 2 looks at the risk neutral and non risk neutral pricing of real estate investment trusts in Singapore S REITs via comparing the average of the individual ratios of deviation between expected and observed closing price observed closing price with the ratio of standard deviation mean for closing prices via the binomial options pricing tree model Chapter 3 highlights that while the Markowitz portfolio theory MPT is popular in modern finance to model portfolios with maximum total returns TRs for a given systematic risk the more flexible multivariate copula model is introduced that enables investors and portfolio managers to obtain the optimal portfolio Chapter 4 looks at a value investing

framework in which a REIT and real estate company investment operation is deemed to be one where a thorough analysis should promise the safety of a principal and an adequate total return Chapter 5 examines the market reactions of Malaysia's listed property trusts and property common stocks to corporate restructuring activities direct real estate asset acquisitions and new listings Chapter 6 reports the Monetary Authority of Singapore MAS consultations with the Inland Revenue Authority of Singapore IRAS and the Ministry of Finance MOF to introduce the Income Tax Act ITA amendments and a new temporary relief measure for real estate investment trusts REITs in Singapore The Chapter also looks at the proposal by the Asian Public Real Estate Association APREA to the MAS to create a private REIT structure Chapter 7 looks at the key issues and notes on the valuation of the public real estate investment trusts REITs and the real estate companies adopting several valuation metrics to value REITs on a stand alone and a relative basis Chapter 8 looks at the unique Asian REIT institutional environment pertaining to the S REIT while cross referencing it to that of the CapitaMall Trust S CMT and the Hong Kong HK Link REIT Chapter 9 summarises the book's findings and highlights the contributions and recommendations made

### **Investieren in Real Estate Investment Trusts: Eine Studie zum Verhältnis von Börsenwert und NAV bei REITs**

Benjamin Jorberg, 2014-11 Die US Finanzkrise ausgelöst durch die Hypothekenkrise im Sommer 2007 hat die Börsen weltweit in einen Abwärtsstrudel mit teilweise dramatischen Kurseinbrüchen gerissen Im Sog der Abwärtsbewegung mussten auch die Aktien der Real Estate Investment Trusts REITs in kürzester Zeit schwere Kursrückgänge verbuchen Insbesondere bei den US REITs hat sich die Börsenbewertung gravierend vom Net Asset Value getrennt Aus einem durchschnittlichen Premium von über 10% ist ein Discount zum NAV von fast 50% geworden Eine solche Divergenz lässt die Aktien günstig erscheinen doch funktioniert die Arbitrage Können die Kursunterschiede zwischen Börsenwert und NAV ausgenutzt werden um Gewinne zu erzielen oder Verluste zu vermeiden Die Herleitung der Antwort ist davon abhängig ob temporäre Differenzen in Form von Premiums oder Discounts durch eine Korrektur der NAVs oder der Börsenkurse abgebaut werden Zentraler Gegenstand der vorliegenden Studie ist es das Verhältnis von Börsenwert und NAV bei US REITs auf Gesamtmarkt und Sektorebene zu durchleuchten Kann ein Markt als Fehrgänge identifiziert werden der somit die Renditeentwicklung auf dem zweiten Markt prognostizierbar macht

**Die Immobilie als Kapitalmarktprodukt** Heinz Rehkugler, 2014-08-07 Mit der Zulassung von REITs wird nun auch in Deutschland ein attraktives schon weltweit stark genutztes Produkt der indirekten Kapitalanlage in Immobilien verfügbar sein Für private und institutionelle Investoren gilt es die ihren Anlagezielen adäquaten Produkte zu identifizieren Dies erfordert genaue Kenntnis der rechtlichen und steuerlichen Gegebenheiten sowie der hauptsächlichen Werttreiber und Risikofaktoren Zudem sollten die Initiatoren der kapitalmarktbezogenen Immobilienprodukte möglichst genau einschätzen können welche Aktivitäten der Finanzmarkt belohnt oder abstrafte Die Expertengruppe Immobilien der DVFA liefert mit diesem Buch einen zentralen Beitrag zur Versachlichung der Diskussion und zur Schaffung fundierter Grundlagen für Entscheidungen zur Kapitalanlage in verbrieften Immobilien Das Buch beschäftigt sich u.a. mit folgenden

Fragestellungen Was ist das einheitliche und angemessene Modell für die Bewertung von indirekten Immobilienanlagen Welche Bewertungsmethoden werden für die Immobilienanlagen vorgeschlagen gesetzlich vorgegeben und praktisch eingesetzt Wie wirkt sich eine unterschiedliche steuerliche Behandlung auf den Wert des Kapitalmarktprodukts aus Wie lassen sich Risiken von Immobilienanlagen korrekt erfassen Das Buch richtet sich an private und institutionelle Investoren sowie an Studierende der Immobilienwirtschaft

**Die Immobilien-AG** Heinz Rehkugler, 2014-11-27 Immobilien AGs bieten dem Investor eine Form der Kapitalanlage die das relativ sichere Engagement in Immobilien mit der hohen Fungibilität einer börsennotierten Aktie verbindet Allerdings scheinen viele Emittenten als auch einige Investoren von ihrer Attraktivität noch nicht überzeugt zu sein Nicht zuletzt beklagen sie ein ausgeprägtes Defizit an Informationen über die Besonderheiten der Immobilien Aktie und ihrer fairen Bewertung Die Arbeitsgruppe Immobilien der DVFA will mit dem nunmehr vorgelegten Werk einen Beitrag zur Schaffung eines einheitlichen international kompatiblen Bewertungsmaßstabs leisten Es stellt die in den letzten Jahren gemeinsam mit Finanzanalysten Vertretern von Immobilienunternehmen und Beratungsgesellschaften sowie Fachwissenschaftlern entwickelten Vorschläge zu einer angemessenen Bewertungsmethodik für Immobilien AGs vor Ein besonderes Anliegen war die Methode des Net Asset Value als eine der zentralen international gebräuchlichen Bewertungskonzeptionen in ihrer theoretischen Rechtfertigung und ihrer praktischen Umsetzung einer breiten Öffentlichkeit zu präsentieren

**Research at the Marketing/entrepreneurship Interface** Gerald E. Hills, Joseph J. Giglierano, Claes M. Hultman, 1997 *Proceedings of the 2024 2nd International Conference on Economic Management, Financial Innovation and Public Service (EMFIPS 2024)* Peng Dou, Keying Zhang, 2025-06-08 This is an open access book 2024 2th International Conference on Economic Management Financial Innovation and Public Service EMFIPS 2024 will be held from December 28 to 29 in Cangzhou China The conference is dedicated to building an academic exchange platform for experts and scholars in the fields of economic management financial innovation and public services The concept of the conference is to allow scientists scholars engineers and students from universities and industries around the world to showcase ongoing research activities thus promoting research relationships between universities and industries Economic development provides a basic material foundation for public services and public services lay a good social foundation for economic development The conference provides an opportunity for delegates to meet face to face to exchange new ideas and applied experiences to establish business or research relationships and to find global partners for future collaborations

Strategic Management for Tourism, Hospitality and Events Nigel Evans, 2015-01-30 Strategic Management for Tourism Hospitality and Events is the must have text for students approaching this subject for the first time It introduces students to fundamental strategic management principles in a Tourism Hospitality and Events context and brings theory to life by integrating a host of industry based case studies and examples throughout Among the new features and topics included in this edition are Extended coverage to Hospitality and Events to reflect the increasing need and importance of a combined sector approach to strategy



New international Tourism Hospitality and Events case studies from both SME s and large scale businesses are integrated throughout to show applications of strategic management theory such as objectives products and markets and strategic implementation Longer combined sector case studies are also included at the end of the book for seminar work New content on emerging strategic issues affecting the tourism hospitality and events industries such as innovation employment culture and sustainability Web Support for tutors and students providing explanation and guidelines for instructors on how to use the textbook and case studies additional exercises case studies and video links for students This book is written in an accessible and engaging style and structured logically with useful features throughout to aid students learning and understanding This book is an essential resource to Tourism Hospitality and Events students

**Real Estate Investment Trusts** Su Han Chan, John Erickson, Ko Wang, 2002-11-07 The book offers broad understanding and unique insights into the REITs industry Its scope is to analyze and synthesize the existing scholarly research on REITs in a way that will enable managers to improve their investments decisions and the operating performance of their REITs It also provides up to date original research on REITs based on the authors own database which is the most extensive data base available on REITs that is free of survivorship bias This book helps investors evaluate REITs and identify those with the greatest investment potential Finally it provides the reader with a detailed discussion of likely future changes anticipated for this unique investment vehicle

**Passive Income Palaces** Barrett Williams, ChatGPT, 2025-01-16 Unlock the doors to financial freedom with Passive Income Palaces a comprehensive guide that navigates the intriguing world of Real Estate Investment Trusts REITs Whether you re a seasoned investor seeking to diversify your portfolio or a beginner curious about leveraging real estate for passive income this eBook is your essential roadmap Dive into the depths of investment strategy with a thorough understanding of REITs from their history and evolution to the diverse types available today Discover the unique benefits that come with investing in REITs including diversification opportunities tax advantages and steady income streams Passive Income Palaces takes you beyond the basics of strategic investment Explore advanced concepts like the role of compound interest and the delicate balance between diversification and specialization Special attention is given to niche markets with a spotlight on Medical Office REITs an exciting sector fueled by a growing demand for healthcare facilities Master the art of market analysis with insights into evaluating trends and key metrics Learn to build a robust investment portfolio by balancing risk and reward setting clear goals and making informed decisions at the right time Equip yourself with the power of technology by leveraging the best online platforms financial apps and real time news alerts to stay ahead Delve into advanced strategies including the nuances of international investing tax advantaged accounts and the judicious use of leverage Passive Income Palaces also addresses the critical aspects of risk management and navigating the legal landscape ensuring your investments are both secure and informed But it s not all numbers and strategies the eBook also delves into the psychological side of investing offering tools to manage emotions and overcome barriers to success Real life case studies provide valuable lessons from both triumphs and

setbacks allowing you to learn from experienced investors Chart your course to financial independence with actionable plans and strategies outlined in Passive Income Palaces It s time to transform your financial dreams into reality one REIT at a time

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