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Modern Real Estate Financing

Michael Madison, Robert M. Zinman



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highlights the uniqueness of real estate markets and institutions in Singapore which have constantly been replicated and adopted in other markets Provided by publisher **Real Estate Financing** Nelson Luther North,De Witt Van Buren,Curry Elliott Smith,1928 *New Frontiers in Real Estate Finance* Patrick Lecomte,2021-06-03 This book introduces three innovative concepts and associated financial instruments with the potential to revolutionise real estate finance The factorisation of commercial real estate with factor based real estate derivatives is the first concept analysed in this book Methodological issues pertaining to factors in real estate risk analysis are covered in detail with in depth academic reference The book then analyses the digitalisation of commercial real estate The environment in which buildings operate is changing fast Cities which used to be made up of inanimate architectural structures are growing digital skins and becoming smarter Smart technologies applied to the built environment are fundamentally changing buildings role in cities and their interactions with their occupants The book introduces the concept of smart space and analyses the emergence of digital rights or property rights for smart buildings in smart environments It proposes concepts and methods for identifying pricing and trading these new property rights which will dominate commercial real estate in the future Finally the tokenisation of commercial real estate is explored Sometimes described as an alternative to securitisation tokenisation is a new tool in financial engineering applied to real assets The book suggests two innovative applications of tokenisation private commercial real estate index tokenisation and data tokens for smart buildings With factorisation digitalisation and tokenisation commercial real estate is at the forefront of innovations Real estate s unique characteristics stemming from its physicality trigger new ways of thinking which might have a profound impact on other asset classes by paving the way for micro markets Factor based property derivatives digital rights and tokens embody how commercial real estate can push the boundaries of modern capitalism and in doing so move at the centre of tomorrow s smart economies This book is essential reading for all real estate finance and smart technology researchers and interested professionals *Real Estate Financing* Brook Boyd,2024-11-28 Real Estate Financing contains over 40 deal specific forms and checklists online covering everything from complex loan workouts to simple residential closings The forms include information about each term and how it can be modified with separate variations for lenders borrowers or other parties A Data Input Sheet lets you use the forms with widely available software and can serve as a term sheet for the transaction The accompanying volume provides explanations of the issues along with the guidance you need to draft working documents quickly Real Estate Financing includes checklists for loan modifications wraparound mortgage loans subordinations loans secured by condos co ops and time shares sale leasebacks contingent interests securitizations deeds in lieu and consensual foreclosures participations installment sales sales of mortgage loans and much more The checklists highlight deal terms flag risks and hot issues and direct users through cross references to alternative approaches and analysis Standards issued by ratings agencies for securitized loans are discussed in detail as are the EPA and ASTM standards for Phase I environmental reports and the best Web sites for forms

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