

PROPERTY INVESTMENT APPRAISAL

FOURTH EDITION

ANDREW E. BAUM • NEIL CROSBY • STEVEN DEVANEY

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Property Investment Appraisal Baum

Rafael Zajonz



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Property Investment Appraisal Andrew E. Baum, Neil Crosby, Steven Devaney, 2021-01-19 Discover an insightful examination of the property investment appraisal process from leaders in the industry This book explains the process of property investment appraisal the process of estimating both the most likely selling price market value and the worth of property investments to individuals or groups of investors investment value Valuations are important They are used as a surrogate for transactions in the measurement of investment performance and they influence investors and other market operators when transacting property Valuations need to be trusted by their clients and valuers need to produce rational and objective solutions Appraisals of worth are even more important as they help to determine the prices that should be paid for assets even in times of crisis and they can indicate market under or over pricing In a style that makes the theory as well as the practice of valuation accessible to students and practitioners the authors provide a valuable critique of conventional valuation methods and argue for the adoption of more contemporary cash flow methods They explain how such valuation models are constructed and give useful examples throughout They also show how these contemporary cash flow methods connect market valuations with rational appraisals The UK property investment market has been through periods of both boom and bust since the first edition of this text was produced in 1988 As a result the book includes examples generated by vastly different market states Complex reversions over rented properties and leaseholds are all fully examined by the authors This Fourth Edition includes new material throughout including brand new chapters on development appraisals and bank lending valuations heavily revised sections on discounted cash flow models with extended examples and on the measurement and analysis of risk at an individual property asset level The heart of the book remains the critical examination of market valuation models which no other book addresses in such detail

Property Investment Appraisal Andrew Baum, Neil Crosby, 1988 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 **Barwertorientierte Fair Value-Ermittlung für Renditeimmobilien in der IFRS-Rechnungslegung** Kathrin Köhling, 2011 **Property Investment Theory A**

Macleary, A. Macleary, N. Nanthakumaran, 2003-09-02 This up to date reference on property investment highlights the problems with existing techniques of property valuation and appraisal and identifies possible ways forward for both research and practice Principles of Property Investment and Pricing Will Fraser, 1993-11-11 This book is a comprehensive analysis of property investment and the market's determination of commercial property values and investment performance The author examines the economic forces that operate in the property market by placing property in the context of the overall investment market and the local national and international economies Relevant concepts and principles of economics investment and finance are identified these are then used to explain the operation of the property market and property price determination The text begins with a study of the stock market identifying the principles and forces which explain the price determination of stocks and shares These principles are then applied to commercial property investments and a simple theory is developed The three major sectors of the property market letting development and investment are then analysed in depth and the pricing theory is reviewed After an examination of the influence of government intervention the subject is synthesised by detailed studies of three of the most turbulent periods in the history of the post Second World War property market in the UK In this second edition both the text and illustrative examples have been updated The theory of the market's determination of rental values and yields have been substantially revised and developed A new chapter discussing the 1980s property boom and the 1990s collapse has been added *Global Property Investment* Andrew E. Baum, David Hartzell, 2012

Developments in the sophistication of global real estate markets mean that global real estate investment is now being executed professionally Thanks to academic enquiry professional analysis and entrepreneurial activity backed by the globalisation of all investment activity there is now an available body of material which forms the basis of this scholarly but practical summary of the new state of this art The measurement benchmarking forecasting and quantitative management techniques applied to property investments are now compatible with those used in other asset classes and advances in property research have at last put the ongoing debate about the role of real estate onto a footing of solid evidence The truly global scope and authorship of this book is unique and both authors here are singularly well qualified to summarise the impact and likely future of global innovations in property research and fund management Between them they have experienced three real estate crashes and have observed at first hand the creation of the real estate debt and equity instruments that led to the global crisis of 2008 9 Global Property Investment strategies structure decisions offers a unique perspective of the international real estate investment industry with a close focus on solutions to real life investment problems no excessive theoretical padding a target of both students and professionals highly qualified dual nationality authorship With many cases problems and solutions presented throughout the book and a companion website used for

deeper analysis and slides presentations see below this is a key text for higher level real estate students on BSc MSc MPhil and MBA courses worldwide as well as for practising property professionals worldwide in fund management investment and asset management banking and real estate advisory firms

Internationale Bewertungsverfahren für das Investment in Immobilien Darron White, 2003 *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

Die Bewertung europäischer Immobilienaktien Rafael Zajonz, 2010 Kann der Preis einer börsengehandelten Aktie über längere Zeit von seinem fundamentalen Wert abweichen Falls ja Was sind die Gründe dafür Diese alte und bislang nicht vollständig beantwortete Frage in der Finanzmarktforschung ist Gegenstand dieser Arbeit Anhand einer Betrachtung europäischer Immobilienaktien und REITs sowie der bei ihnen bekannten Problematik der Discounts und Premiums vom fundamentalen Wert wird ein empirisches Modell entwickelt um die Divergenzen zwischen dem fairen Wert und dem tatsächlichen Börsenkurs ihrer Aktien zu verstehen Ausgangspunkt ist dabei der Net Asset Value NAV der Unternehmen Dieser leitet den Wert einer Immobilien AG direkt aus den Werten der von ihr gehaltenen Immobilien ab In der Forschung wurden Abweichungen zwischen den Börsenwerten und den NAVs bislang vor allem mit dem Vorhandensein von unternehmensinternen Faktoren erklärt Die vorliegende Arbeit zeigt auf dass solche auf den Annahmen eines effizienten und rationalen Marktes basierenden Annahmen das Phänomen alleine keineswegs erklären können Erst die Inklusion irrationaler Einflüsse und der Aktivität von Noise Tradern verhilft zu einem Durchbruch im Verständnis der Fehlbewertungen von Immobilienaktien Das resultierende empirische Modell der NAV Spreads stellt somit auch eine Herausforderung an das Paradigma einer effizienten Preisfindung an der Börse dar Das Buch wendet sich an alle die sich mit der Frage nach der Effizienz von Aktienmärkten beschäftigen Für den interessierten Dozenten oder Studenten bietet es eine tiefgehende Behandlung dieses Themas anhand einer hierfür besonders

geeigneten Branche Darüber hinaus stellt es auch für Praktiker aus dem Immobilien Bereich eine umfassende Darstellung des NAV Ph nomens dar und kann von diesen sowohl für die Planung ihrer Investor Relations Bem hungen als auch für die Entwicklung einer Anlagestrategie genutzt werden

The Economics of Commercial Property Markets Michael Ball, Colin Lizieri, Bryan MacGregor, 2012-10-12 This new text provides a rigorous analysis of real estate markets Three main sections cover microeconomics of property markets the macroeconomics of commercial property the financial economics of property Global empirical examples illustrate the theories and issues This often complex area is made accessible each chapter contains a boxed summary and questions for self testing or discussion

Evaluation of the Built Environment for Sustainability Vincenzo Bontivegna, P.S. Brandon, Patrizia Lombardi, 2003-09-02 Sustainability in the built environment is a major issue facing policy makers planners developers and designers in the UK Europe and worldwide The measuring of buildings and cities for sustainability becomes increasingly important as pressure for green sustainable development translates into policy and legislation The problems of such measurement and evaluation are presented by the authors in contributions which move from the general to the particular e g from a general framework for an environmentally sustainable form of urban development to a specific input output model application to environmental problems The book is divided into three parts the first covers city models and sustainable systems research programmes environmental policies green corporations and collaborative strategies to make urban development more sustainable part two discusses the problems of evaluating the built environment in planning and construction covering economic and environmental methods and construction development and regeneration processes part three illustrates a number of applications using different approaches and techniques and referring to a range of environmental aspects of the natural and built environment from maintaining historic buildings to transport management and air pollution monitoring

The Valuation of Property Investments Nigel Enever, David Isaac, Mark Daley, 2014-11-13 The credit crunch has highlighted the fact that fully understanding property appraisal and valuation is more critical than ever With a long and reliable history this new seventh edition covers all the major aspects of valuing various types of investment property Fully updated and revised this edition tackles the problems of inflation and growth the equated rent principle and the special problems of short leaseholds reversionary investments and taxation implications Separate sections are devoted to investment appraisal risk investment strategy and computer and statistical aids

Real Estate Investment Andrew Baum, 2015-05-20 Real Estate Investment A Strategic Approach provides a unique introduction to both the theory and practice of real estate investing and examines the international real estate investment industry as it reacts to the global financial crisis Andrew Baum outlines the market and the players who dominate it the investment process the vehicles available for investment and a suggested approach to global portfolio construction The book contains many useful features for students including discussion questions a full further reading list and case studies drawing on international examples from the UK continental Europe the USA and Asia 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 at www.routledge.com/cw/baum

Property Valuation Peter Wyatt, 2013-05-13 This new edition of the all in one textbook for the postgraduate study of valuation on real estate courses retains its focus on the valuation and appraisal of commercial and industrial property across investment development and occupier markets It is structured from the client perspective and covers single asset pricing risk and return issues The structure of the book has been substantially revised Part A introduces the key microeconomic principles focussing on land as a resource production functions supply and demand and price determination The locational aspect of real estate is also introduced Macroeconomic considerations are categorised by the main market sectors and their function the market for land development for space occupation and for money investment The economic context is set and the author then explains why property valuations are required and discusses the main determinants of value and how they might be identified The mathematics required to financially quantify value determinants are also introduced Part B of the book describes the methods of valuation Part C applies these methods to the valuation of a range of property types for a wide variety of purposes and Part D covers investment and development appraisal The author introduces valuation activities from a broad economic perspective setting valuation in its business finance context and combining its academic and practical roots Changes in this second edition include less daunting economics expanded companion website with PowerPoint slides for lecturers self test Questions Answers for students see www.wiley.com/go/wyattpropertyvaluation up to date case studies and sample valuations reference to the newly published Red Book the valuer's bible Property Valuation with its user friendly format using tried and tested teaching and learning devices and a clear writing style remains the core text for students on real estate estate management and land economy degree courses as well as for fast track conversion courses for non cognate graduates

Real Estate Appraisal Sarah Sayce, Judy Smith, Richard Cooper, Piers Venmore-Rowland, 2009-02-11 The education of the real estate professional is changing and aligning itself more closely with the world of business This book takes a new approach to property appraisal by exploring the pricing mechanism in this changing context It develops the notion of the pricing mechanism in relation to property covers practical issues of comparison and the real problems in applying valuation theory explores calculations including social and environmental worth ignored in other texts As real estate professionals now advise both on strategic and operational aspects of built assets they must take into account practices of other investment markets and see investors as competitors to owner occupiers Both owner occupiers and investors have to assess accurately how their buildings perform but also be aware of wider sustainability issues and social and environmental responsibilities Real Estate Appraisal from value to worth meets these new demands by examining the latest techniques of the marketplace developing an understanding of both market appraisal and worth and highlighting the emerging role of sustainability as a

driver for decision making in real estate Written by a group of highly experienced lecturers and professionals at the cutting edge of investment practice the book has an accessible style and authoritative coverage for both students and practitioners facing changes in established ways of working For supporting material please go to www.blackwellpublishing.com sayce

Betriebswirtschaftliche Grundlagen Karl-Werner Schulte, Stephan Bone-Winkel, Wolfgang Schäfers, 2015-12-14 Band I führt in die betriebswirtschaftlichen Grundlagen ein Der Schwerpunkt liegt dabei auf den funktionalen Aspekten der Immobilieninvestition und Finanzierung der Immobilienanalyse und Bewertung sowie des Immobilienmarketings Ein weiterer Gegenstand des Buches ist das Management von Immobilienunternehmen Darüber hinaus sind in dieser Reihe erschienen Band II Rechtliche Grundlagen Band III Stadtplanerische Grundlagen Band IV Volkswirtschaftliche Grundlagen

Principles of Valuation John Armatys, 2013-10-11 An entry level introduction to valuation methodology this book gives a straightforward narrative treatment to the subject matter with a multitude of examples and illustrations contained in an easy to read format There is a strong emphasis on the practical aspects of valuation as well as on the principles and application of the full range of valuation methods This book will serve as an important text for students new to the topic and experienced practitioners alike Topics covered include property ownership concepts of value the role of the valuer property inspection property markets and economics residential property prices and the economy commercial and industrial property methods of valuation conventional freehold investment valuations conventional leasehold investment valuations discounted cash flow contemporary growth explicit methods of valuation principles of property investment

Grundsätze und Technik ordnungsmäßiger Immobilienbewertung Bernhard Engelbrecht, 2013-03-08 Anliegen dieses Buchs ist es die verschiedenen Bewertungsverfahren auf ein möglichst einheitliches universell einsetzbares Immobilienbewertungsverfahren zu reduzieren und neue standardisierte Methoden der Immobilienbewertung zu entwickeln Einer umfassenden Analyse der Methoden schließt sich die Entwicklung und Implementierung standardisierter Verfahren der Immobilienbewertung an Das Buch gibt einen umfassenden systematischen Überblick über bestehende Verfahren der Immobilienbewertung Es ist eine Fundgrube für die Lösung zahlreicher Detailfragen und gibt wertvolle Hinweise für praktische Problemstellungen Es stellt einen innovativen Beitrag zur betriebswirtschaftlich fundierten Fortentwicklung der Immobilienbewertung dar

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

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