

# Lazard Global Real Estate Securities Us Real Estate

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arthur l schwartz jr and steven d kapplin the focus of this volume of the ares monograph series is new ideas in real estate investment within this volume empirical studies literature reviews and tutorials examine a broad range of important investment issues many new and innovative ideas are presented this volume should be a rich source of real estate investment ideas for many years to come kapplin and schwartz examine the returns of two types of reits as well as that of master limited partnerships mlp over the 1987 1989 time period their sample consisted of 54 real estate securities they conclude that these entities did not provide an effective inflation hedge mlp returns exceeded that of the overall stock market but the two reit types did not provide rates of return in excess of the market an extensive review of the commercial real estate return literature is presented by fletcher he focuses upon studies that utilize commingled real estate fund cref data his detailed overview of the subject provides a much needed synthesis of the current literature roulac presents an extensive discussion of the differences in the perspectives of individual versus institutional investors in his essay he considers such factors as scale diversification and related issues additionally he examines a wide range of literature from within academia 1 introduction 2 as well as the opinions of various real estate gurus he concludes that behavioral factors override economic considerations

the europe real estate yearbook 2005 places commercial property in a financial context it seeks to bridge the gap between the world of real estate development and the world of indices with the aim to create a more transparent market it presents analyses of european

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this book unravels the complex mechanisms involved in global real estate capital markets enabling the reader to understand how they have grown and evolved how they function what determines market pricing and how the public and private debt and equity markets are linked to each other using their extensive professional experience the authors combine a structured rigorous understanding of the theory and academic evidence behind the main concepts with practical examples applications case studies quizzes and online resources the book will enable readers to understand for example why share prices of real estate companies can differ dramatically from the underlying value of the assets the differing investment objectives of different categories of investor and how this influences share prices and corporate funding decisions how sell side analysts make their recommendations how buy side analysts decide which sectors funds and stocks to allocate capital to and how esg considerations are relevant to capital market pricing the book is designed not just for advanced real estate students but also for global finance courses executive education short courses and as a primer for new entrants to the sector it is key reading for the following groups property professionals working for a listed company wanting to understand the relationship between their underlying business and the stock market valuation real estate private equity teams looking to understand the valuation disconnect between public and private markets and arbitrage the parallel asset pricing model equity multi asset property analysts fund managers who need to understand the specific characteristics of real estate vs the other ten equity sectors and understand when to increase and decrease sector weightings online materials for this book can be found on the routledge resource website at resourcecentre routledge

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