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Ying Liu

An Asian International Real Estate Review Kim Hin David Ho,2021-10-20 Direct real estate market analysis is a rigorous investigative approach for academic research, and for direct real estate investment research in practice. ‘An Asian International Real Estate Review’ considers the subject in the context of economic theory pertaining to market disequilibria, utilizing data from major cities in Asia as case studies. Such an approach makes it possible to determine what really defines an Asian direct real estate sector. What is being measured? How does it behave (in terms of price and non-price factors)? How is it structured? How effectively does it achieve sustainable total returns? And how does it manage direct real estate market uncertainty? Direct real estate market uncertainty originates from both the demand-side and the supply-side of the market. The market responds to structural macroeconomic and microeconomic factors that in turn are affected by related public policies. Such factors and policies interact to affect Asian direct real estate in unique ways since the Asian currency crisis of 1997. ‘An Asian International Real Estate Review’ shows that while the details of direct real estate market analysis are different for the various Asian cities (and their direct real estate sectors) owing to their different stages of maturity, underlying principles nevertheless apply. ‘An Asian International Real Estate Review’ also looks at managing direct real estate market uncertainty at the portfolio level via the analytical techniques of direct real estate asset allocation, direct real estate value-at-risk (VaR), real option analysis and pricing.

International Real Estate David Kim Hin Ho,2007 Considers real estate market analysis in the context of economic theory pertaining to market disequilibria, utilizing data from major cities in Asia as case studies. This book looks at managing real estate market uncertainty at the portfolio level through the analytical techniques of real estate asset allocation.

How to Have the Millionaire Mindset in Real Estate and Be the Millionaire Kim Hin / David Ho,2022-06-01 How To Have The Millionaire Mindset In Real Estate And Be The Millionaire Chapter 1 takes a close look at the intuitive build-up approach in the formation of the direct real estate (DRE) investment hurdle rates for new DRE investing. Chapter 2 first examines the existence of appraisal smoothing for international DRE, via adopting the first and fourth order autoregressive model, to de-smooth the DRE total returns (TRs). Secondly, the 3-factor AHP (analytic hierarchy process) SAA (strategic asset allocation) model is studied by city and country. Chapter 3 is concerned with the need to know the DRE sector, in which the DRE asset(s) are located and of interest to local and international investors Chapter 3 focuses on superior, comprehensive DRE market (sector) structural behaviour market (sector) analysis, Chapter 4 looks in-depth at the risk adjusted return on capital (RAROC) on an ex-ante basis. RAROC is found, by dividing the expected TR in US\$ terms by the RAROC capital, for individual pan Asia office sectors “i”. Chapter 5 acknowledges the in-depth contribution via value investing principles and the approaches, to evaluate the SG real estate investment trust (SREIT) common stocks. The “margin of safety” is also examined and pivotal on analytical reasoning and empirical data. Chapter 6 looks at the zone of expectation, which may well be generated from relatively wide H (high) and L (low) bands. Such wide bands accord with the SG private residential sector conditions. Chapter 7 offers this book’s conclusion

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Table of Contents 644998

1. Understanding the eBook 644998
 - The Rise of Digital Reading 644998

- Advantages of eBooks Over Traditional Books
2. Identifying 644998

- Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
- Popular eBook Platforms
 - Features to Look for in an 644998
 - User-Friendly Interface
4. Exploring eBook Recommendations from 644998
- Personalized Recommendations
 - 644998 User Reviews and Ratings
 - 644998 and Bestseller Lists
5. Accessing 644998 Free and Paid eBooks
- 644998 Public Domain eBooks
 - 644998 eBook Subscription Services
 - 644998 Budget-Friendly Options
6. Navigating 644998 eBook Formats
- ePub, PDF, MOBI, and More
 - 644998 Compatibility with Devices
 - 644998 Enhanced eBook Features
7. Enhancing Your Reading Experience
- Adjustable Fonts and Text Sizes of 644998
 - Highlighting and Note-Taking 644998
 - Interactive Elements 644998
8. Staying Engaged with 644998
- Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers 644998
9. Balancing eBooks and Physical Books 644998
- Benefits of a Digital Library
 - Creating a Diverse Reading Collection 644998
10. Overcoming Reading Challenges
- Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
11. Cultivating a Reading Routine 644998
- Setting Reading Goals 644998
 - Carving Out Dedicated Reading Time
12. Sourcing Reliable Information of 644998
- Fact-Checking eBook Content of 644998
 - Distinguishing Credible Sources
13. Promoting Lifelong Learning
- Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
14. Embracing eBook Trends
- Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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