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Nota di contenuto	Joint Ventures Motives in Classical Corporations and REITs: Same or different? -- Why the REIT Act, REIT Capital Structure, and Diversification Needs call for Joint Venture Use -- REIT Joint Venture formations as means for financial flexibility to capture market timing opportunities -- The Role of REIT Joint Ventures to Market Timing and Capital Structure Considerations.
Sommario/riassunto	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. Contents Joint Ventures Motives in Classical Corporations and REITs: Same or different? Why the REIT Act, REIT Capital Structure, and Diversification Needs call for Joint Venture Use REIT Joint Venture formations as means for financial flexibility to capture market timing opportunities The Role of REIT Joint Ventures to Market Timing and Capital Structure Considerations Target Groups Scientists and students in the fields of management, corporate

finance, banking, and real estate Practitioners in corporate finance, capital markets, investment banking, and real estate financing About the Author Julian Eibel works as Senior Project Manager at a leading HVAC supplier. Academically, he is affiliated with EBS Universität für Wirtschaft und Recht where he also graduated as Bachelor and Master in Management prior to his doctoral studies. Professionally, he worked in investment banking and management consulting.

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