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Soggetti	Real estate investment - Decision making Real estate investment - Planning Electronic books.
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Livello bibliografico	Monografia
Note generali	Description based upon print version of record.
Nota di bibliografia	Includes bibliographical references and index.
Nota di contenuto	Front Cover; Private Real Estate Investment: Data Analysis and Decision Making; Copyright Page; CONTENTS; Preface; Acknowledgments; Chapter 1. Why Location Matters: The Bid Rent Surface and Theory of Rent Determination; Introduction; The Model; Is the Bid Rent Curve Linear?; Empirical Verification; An Economic Topographical Map; Relaxing the Assumptions; A Window to the Future; References; Chapter 2. Land Use Regulation; Introduction; The Idea of Utility; The Model; Optimization and Comparative Statics; A Graphic Illustration; Implications; A Case Study in Aesthetic Regulation; Conclusion ReferencesAppendix: Comparative Statics for Chapter 2; Chapter 3. The ""Rules of Thumb"": Threshold Performance Measures for Real Estate Investment; Introduction; The Gross Rent Multiplier (GRM); Capitalization Rate (CR); Cash-on-Cash Return (C/C); Price Per Unit (PPU); Other Data Issues; References; Chapter 4. Fundamental Real Estate Analysis; Introduction; Deterministic Variables of Discounted Cash Flow Analysis; Single Year Relationships and Project Data; Multi-Year Relationships; Sale Variables Relationships; The Net Present Value;

Insight into the Analysis; An Illustration of Bargaining

Another Growth FunctionData Issues; Conclusion; References; Chapter 5. Chance: Risk in General; Introduction; Games of Chance And Risk Bearing; The Utility Function Revisited; The ""Certainty Equivalent"" Approach; Multiple (More than Two) outcomes; The Continuous Normal Case; Conclusion; References; Chapter 6. Uncertainty: Risk in Real Estate; Introduction; The Continuous Stable Case; Enter Real Estate; Determinism; Determinism and House Prices; Determinism and Real Estate Investment; Risk and Uncertainty; Rolling the Dice; Real Estate-The ""Have it Your Way"" Game; The Payoff; Data Issues ConclusionReferences; Chapter 7. The Tax Deferred Exchange; Introduction; The Base Case: Purchase-Hold-Sell; Example 1-Modifying the Growth Projection; Example 2-The Tax Deferred Exchange Strategy; Example 3-Exchanging and The Plodder; Data Issues; Conclusion; References; Chapter 8. The Management Problem; Introduction; The Property Manager's Dilemma; The Property Owner's Dilemma; Reconciling the Two Problems; Data Issues; Conclusion; References; Appendix: A Caution On the Use of Data to Construct Theories; Chapter 9. The Lender's Dilemma; Appraisal Techniques Irrational Exuberance and the Madness of CrowdsBubble Theory-How High is Up?; Data Issues; Conclusion; References; Chapter 10. The Private Lender; Introduction; The ""Hard Money"" Loan Versus the ""Purchase Money"" Loan; The Installment Sale; The Buyer; The Seller; Is the Seller's Financing a Good Deal for the Buyer?; Conclusion; Reference; Chapter 11. Creative Financing; Introduction; A Life Estate; A Zero Coupon Bond; The Retiree's Dilemma; Intra-Family Alternatives; The Remainderman's Position; Conclusion; References; Index; Color Plate Section

Sommario/riassunto

Fiduciary responsibilities and related court-imposed liabilities have forced investors to assess market conditions beyond gut level, resulting in the development of sophisticated decision-making tools. Roger Brown's use of historical real estate data enables him to develop tools for gauging the impact of circumstances on relative risk. His application of higher level statistical modeling to various aspects of real estate makes this book an essential partner in real estate research. Offering tools to enhance decision-making for consumers and researchers in market economies of any country intere

2. Record Nr.	UNINA9910800137603321
Autore	Behr Harry Harun
Titolo	DTB Jugendstudie 2021 : Lebensweltliche Einstellungen junger Muslim:innen in Deutschland
Pubbl/distr/stampa	Beltz Juventa, 2022 Weinheim, : Beltz Juventa, 2022
ISBN	9783779969372 3779969378
Edizione	[1. Aufl.]
Descrizione fisica	Online-Ressource (186 S.)
Collana	Jugendforschung
Soggetti	Muslims - Germany Muslim youth - Germany Muslim youth - Societies and clubs Islam Soziale Arbeit Jugend Soziale Ungleichheit Religion Partnerschaft Lebenswelt Diskriminierung Nationalismus Migrationsgesellschaft Jugendarbeit Zugehörigkeit Ramadan Bund der Muslimischen Jugend
Lingua di pubblicazione	Tedesco
Formato	Materiale a stampa
Livello bibliografico	Monografia
Note generali	PublicationDate: 20220413
Sommario/riassunto	Long description: Die Studie beleuchtet die Einstellungen junger Muslim:innen zu lebensweltlichen und gesellschaftlichen Fragen, die

ehrenamtlich in den Gemeinden des DTB-Moscheeverbands arbeiten und die in Deutschland beheimatet sind. Von besonderem Interesse sind dabei die Begründungslogiken für ihre ethischen, spirituellen, intellektuellen und sozialen Positionierungen, was auch die eigenen religiösen Traditionen und Institutionen umfasst. Die Studie liefert wichtige Impulse für die Jugendarbeit islamischer Gemeinden in Deutschland, aber auch für Politik und Bildungsinstitutionen, eingebrennte Bilder des Islams und seiner Gemeinden in Deutschland einer Revision zu unterziehen.

Biographical note: Harry Harun Behr, Prist Professor für Erziehungswissenschaft mit Schwerpunkt Islam an der Johann Wolfgang Goethe-Universität Frankfurt am Main. Seine Schwerpunkte liegen in der intersektionalen Bildungsforschung mit besonderem Bezug zu Religion, Gender, Migration, jugendlicher Lebensweltorientierung und Radikalisierungsprävention sowie in der islamischen Bildungslehre und der Fachdidaktik des Islamunterrichts. Weitere Schwerpunkte liegen in der Hermeneutik des Korans und der Anthropologie des Islams. Meltem Kulaçatan, Dr., studierte Politikwissenschaft und Islamische Religionslehre an der Friedrich-Alexander-Universität Nürnberg-Erlangen. Seit 2015 ist sie wissenschaftliche Mitarbeiterin an der Johann Wolfgang Goethe-Universität Frankfurt am Main. Sie ist wissenschaftliche Projektleiterin im Fachbereich Erziehungswissenschaft mit Schwerpunkt Islam. Im Wintersemester 2016/2017 war sie Gastprofessorin am Religionswissenschaftlichen Seminar der Universität Zürich. Ihre Arbeits- und Forschungsschwerpunkte liegen an der Schnittstelle von Migrations-, Gender- und Bildungsforschung sowie im Bereich Medienanalyse. Neben ihrer wissenschaftlichen Arbeit tritt Meltem Kulaçatan auch literarisch in Erscheinung.
