

1. Record Nr.	UNINA9910483175203321
Autore	Kurzrock Björn-Martin
Titolo	Einussfaktoren auf die Performance von Immobilien-Direktanlagen // von Björn-Martin Kurzrock
Pubbl/distr/stampa	Wiesbaden : , : Springer Fachmedien Wiesbaden : , : Imprint : Springer Gabler, , 2016
ISBN	3-658-10229-2
Edizione	[1st ed. 2016.]
Descrizione fisica	1 online resource (429 p.)
Collana	Essays in Real Estate Research, , 2570-2246 ; ; 2
Disciplina	650
Soggetti	Real estate management Real Estate Management
Lingua di pubblicazione	Tedesco
Formato	Materiale a stampa
Livello bibliografico	Monografia
Note generali	"Research"--Cover.
Nota di bibliografia	Includes bibliographical references.
Nota di contenuto	Einleitung -- Grundlagen -- Markt- und Objektfaktoren und Bestandteile der Immobilien-Performance -- Empirische Analyse der Performance von Immobilien-Direktanlagen -- Fazit der Arbeit und Empfehlungen für das Immobilien-Investmentmanagement -- Schlussteil -- Anhang.
Sommario/riassunto	Björn-Martin Kurzrock untersucht markt- und objektbezogene Einussfaktoren auf die Performance von Immobilien-Direktanlagen und Bestandteile der Immobilien-Performance. Grundlage ist die Investment Property Databank (IPD/MSCI) mit Total Returns, Netto-Cash-Flow-Renditen und Wertänderungsrenditen von 1.531 Büro-, Handels- und Wohnimmobilien. Da immobilienbezogene Daten schwer zugänglich sind, basieren viele wissenschaftliche Arbeiten auf aggregierten Performanceindices, Mietpreisen oder Leerstandsdaten. Der Fokus liegt dann nicht auf Gebäuden, sondern auf Märkten und Nutzungsarten. Der Autor wertet Einzelobjektdaten aus und bezieht georeferenzierte Daten wie Fahrt- und Wegezeiten ein. Die Ergebnisse der Querschnittsanalysen geben Anregungen für eine performanceorientierte Objektselektion im Immobilien-Investmentmanagement. Der Inhalt · Markt- und objektbezogene Einflussfaktoren und Bestandteile der Immobilien-Performance · Empirische Analyse der Performance von Immobilien-Direktanlagen · Performanceorientierte Objektselektion im

Immobilien-Investmentmanagement Die Zielgruppen  
 · Wissenschaftler und Studierende, besonders in den Bereichen  
 Immobilien-Investmentmanagement, -Bewertung, -Projektentwicklung  
 und gewerbliche Immobilienfinanzierung · Fach- und  
 Führungskräfte in der Immobilienwirtschaft und -finanzierung Der  
 Autor Prof. Dr. Björn-Martin Kurzrock ist seit Juni 2013 Professor für  
 Immobilienökonomie an der TU Kaiserslautern. Er promovierte am Real  
 Estate Management Institute (REMI) der EBS European Business  
 School. .

2. Record Nr.	UNINA9910831890303321
Autore	Ida Takanori <1965->
Titolo	Broadband economics : lessons from Japan // Takanori Ida
Pubbl/distr/stampa	London ; ; New York, : Routledge, 2009
ISBN	1-134-02838-5 1-134-02839-3 1-281-78674-8 9786611786748 0-203-89150-3
Descrizione fisica	1 online resource (307 p.)
Collana	Routledge studies in global competition
Disciplina	384.3/30952 384.330952
Soggetti	Communication and traffic - Japan Broadband communication systems - Japan
Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Note generali	Description based upon print version of record.
Nota di bibliografia	Includes bibliographical references (p. [261]-283) and index.
Nota di contenuto	Front Cover; Broadband Economics; Copyright Page; Contents; Abbreviations; List of figures and tables; Introduction; 1. Competition policy in the broadband era; Dilemma of competition policy; The year 2010: Respective visions of NTT and the MIC; Moving toward the future of broadband in Japan; Conclusions; Appendix to chapter 1; Part I: Broadband economics basics and analytical tools; 2. Broadband in Japan: Current situation and issues; Current state of broadband in

Japan; Competition policy paradigm shift; Why Japan's broadband deployment succeeded; Conclusions

3. Network economics: Theory and policy From regulation to competition; Bottleneck monopoly; Network externalities; Industrial convergence and the complexity of network economy; Conclusions; 4. Discrete choice analysis: Methodology and case studies; Random utility theory; Conditional logit model; Nested logit (NL) model; Mixed logit (ML) model; RP and SP data; Conjoint analysis; Conclusion; Part II: The current status of Japan's broadband; 5. Fixed-line broadband: From ADSL to FTTH; Analysis of fixed-line broadband supply; Demand analysis of fixed-line broadband  
Discrete choice model analysis of broadband (revealed preference method) Discrete choice model analysis of broadband (stated preference method); Policy issues for fixed-line broadband; Conclusions; 6. IP telephony: Inception to widespread deployment; IP telephony supply analysis; IP telephony demand analysis; Conjoint analysis of demand for IP telephony; IP telephony policy issues; Conclusion; 7. Mobile telephony: From voice to data services; Mobile telephony supply analysis; Mobile telephony demand analysis; Econometric analysis of demand for mobile telephone; Mobile phone policy issues  
Conclusion Part III: The future of Japan's broadband; 8. Fiber to the home: Migration and lock-in; Current status of broadband migration; Econometric analysis of FTTH migration; Econometric analysis of lock-in effects; Conclusion; 9. The future of fixed-mobile convergence; Fixed-mobile convergence (FMC) service; Survey method and data; Estimation models; Lock-in effects from broadband to mobile phone services; Lock-in effects from mobile phone to broadband services; Impacts of lock-in effects between broadband and mobile phone services; Conclusion; 10. The digital divide: Closing the gap  
What is digital divide? Japan's digital divide; FTTH usage in Yawata and Tokyo; Econometric analysis of usage-based digital divide; Conclusions; Notes; References; Index

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Sommario/riassunto

Japan's high-speed Internet access services such as ADSL, CATV Internet and FTTH are considered the cheapest and fastest state-of-the-art services drawing international attention. In this book the author introduces the current status of broadband services in Japan and their recent development in competition policy. An econometric model is proposed and discussed to analyse access demand. The purpose of the analysis is to understand quantitatively the current status of the rapidly developing Japanese broadband services while providing an academic and practical basis for conceiving prospective c

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