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Titolo	Buying US real estate [[electronic resource]] : the proven and realiable guide for Canadians / / Richard Dolan, David Franklin, Don R. Campbell
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Altri autori (Persone)	CampbellDon R FranklinDavid
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Nota di contenuto	Buying U S Real Estate; Contents; Foreword; Introduction; PART I: THE DECISION TO INVEST; Insight 1: The Economics Behind the US Market; What Trends Are Driving This Opportunity?; No Income, No Assets, No Worries!; How Big Is the Foreclosure Market?; The US Economic Recovery; New-Home Construction; The Rental Explosion; Ex-homeowners as Tenants; Prime Property Will Be in Hot Demand; Insight 2: Finding the Treasure with the Property Goldmine Scorecard; An Important Tool for Real Estate Investors; What Do You Need to Do?; Property Goldmine Scorecard Insight 3: Let Quality Research Drive the System Getting Quality Information from the Internet and Other Sources; What Do You Need to Do?; Insight 4: Dig for Specific Information and Ignore Generalities; The Market Today and Tomorrow; What Do You Need to Do?; Insight 5: Jobs, Infrastructure, and Gentrification; Signs of Potential Economic Growth; What Do You Need to Do?; Business-Friendly Policies Are Vital;

What Do You Need to Do?; Trains, Planes, Automobiles: Infrastructure Matters; What Do You Need to Do?; Gentrification and Renewal; What Do You Need to Do?
Insight 6: A Closer Look at Three States Florida; Housing Prices Rising; Where in Florida?; Arizona; Texas; PART II: THE DISTRESSED PROPERTY MARKET; Insight 7: Learn to Identify a Distressed Property; What Causes Distress; Volume Sellers South of the Border; Resist the Temptation to Think You're Different; What's Behind the Discount?; So, There's Money to Be Made; Insight 8: Understand the Fundamentals of the US Foreclosure Process; Foreclosure Defined; The Homeowner's Rights; Foreclosure Auction; The Big Picture; Insight 9: Commit to the Number One Rule, Then Get Your Options Straight
Three Ways to Buy Short Sale; Auction; Real Estate Owned; What to Remember about Foreclosures; Insight 10: More on Due Diligence; Five Market Fundamentals; Economic Growth; Population Growth; Affordability; Desirability; Supply and Demand; An Extra Word on Vacancy Rates; More Market Facts; The 1-Percent Marker; Insight 11: Avoid the Snake-Oil Salesman; There's No Such Thing as 'Leading' or 'Only' Experts; Always Go for Real-World Experience; Value the Easy-to-Understand Explanation; Look for Content; Lender Scams; Be Wary of Up-Front Requests for Money; Get a Good Faith Estimate
Read Your Loan Documents and Ask Questions Housing Rip-Offs; The Sure Signs of a Housing Rip-Off; Questions to Ask; Insight 12: Recognize That a Bad Area in the United States Is Very Different from a Bad Area Elsewhere; Define Your Bad Area; Be Realistic; Know What You Need to Know; Weigh Risks and Returns; Insight 13: Look for the Stability of a Good Neighborhood and Follow First-Time Homebuyers; The Benefits of Market Stability; What's Your Investment Plan?; A Final Word of Caution; Insight 14: Choose Your Exit Strategy Before You Make the Deal; Identify Your Exit Strategy
Why Buy-and-Hold Makes Sense

Sommario/riassunto

""I would consider this the bible for any Canadians wanting to invest in US real estate.""-W. Brett Wilson, Entrepreneur, Recipient of the Order of Canada, and former Dragon The thought of buying property in the United States has been on your mind. Perhaps family members or friends already own real estate in the Sunbelt and you've enjoyed the occasional visit. You sense the market isn't as frenzied as it once was but there is still very good value to be found. Whether you are looking for a vacation home or an investment property, you are certainly not alone.

2. Record Nr.	UNINA9910676684103321
Autore	Peterlini Hans Karl
Titolo	Learning Diversity // by Hans Karl Peterlini
Pubbl/distr/stampa	Wiesbaden : , : Springer Fachmedien Wiesbaden : , : Imprint : Springer VS, , 2023
Edizione	[1st ed. 2023.]
Descrizione fisica	1 online resource (VII, 219 p. 1 illus.)
Classificazione	SCI063000
Disciplina	507.1
Soggetti	Science - Study and teaching Science Education
Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Nota di contenuto	Heimat – Shelter or Cuckoo Nest?Exploration of a concept between belonging and exclusion. -- Who am I? And who are you?Identity as a construct between self-invention and straitjacket -- “They don’t know where they belong” Case studies of youthful identity formation -- Knocking on the door of closed traditions The overlay of autochthonous ethnicization and migration -- Daring the risk of relationHeimat, identity, human image: perspectives of a weak pedagogy -- The split school.From selective normality ideas to a phenomenology of diversity -- Education after Aleppo.How to deal with right-wing populism, racism and institutional cruelization -- Searching for the lost paradise.Educational dilemmas and potentials for a new treatment of nature and earth.
Sommario/riassunto	This Open-Access-book explores diversity in its ambivalence. On the one side, we love to describe diversity as a resource for personal, social, economic, and cultural growth. On the other side, categories of differences often lead to discrimination or serve as justifications for privileges. They can cause exclusion and, conversely, promote the self-constitution of discriminated subjects and groups. The book moves within this tension of exclusion and belonging. Case studies of young ethnicized people vividly depict the interwovenness of identity-building and diversity. Theoretically, the book examines the psychosocial and anthropological conditions for constructing the Other. Sharp divisions between We and the Other, between social and national groups, and

between humans and nature have devastating, life-threatening consequences. Dichotomous split-offs divide people, nations and the whole world. So, how do we deal with diversity? The author does not provide simple recipes but engages in a phenomenology of diversity that does not press life and its manifestations into categories but keeps them in a limbo of attention by affirming and doubting differences. The Author Hans Karl Peterlini is Professor of Education at the University of Klagenfurt (Austria) and holder of the Unesco Chair "Global Citizenship Education - Culture of Diversity and Peace". His research focuses on learning for a better living together between humans, nature and animals.
