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Autore	Krewson-Kelly Stephanie
Titolo	The intelligent REIT investor : how to build wealth with real estate trusts // Stephanie Krewson-Kelly and R. Brad Thomas ; foreword, Martin Cohen
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Nota di contenuto	Cover; Title Page; Copyright; Contents; Foreword; Preface; Acknowledgments; About the Author; Part I An Introduction to REITs; Chapter 1 What Is a REIT?; Size of the REIT Industry; Categories of REITs; Equity REITs; Mortgage REITs; Classification by Property Type; Size and Index Inclusion; Geographic Focus; Growth Strategy; Where to Find Information on REITs; FTSE NAREIT All REITs Index; Company-Specific Websites; Indexes for Tracking REIT Performance; Exchange-Traded Funds for Investing in REITs; Chapter 2 Why Invest in REITs?; Double-Digit Total Returns; Dividends; Liquidity Portfolio DiversificationHedge Against Inflation; Transparent Corporate Structures; Chapter 3 REIT Dividends; Rockland REIT; REIT Yields; Are REIT Yields Safe?; Quantifying Dividend Safety; Dividend/FFO Payout Ratio; Debt Ultimately Determines Dividend Safety; Debt-to-Total Market Capitalization Ratio; Debt-to-Gross Book Value Ratio; Legal Standing of Leases Supports Dividend Safety; REIT Dividends and Taxation; REITs Do Not Pay Out All of Their Cash in Dividends; The Components of a REIT's Common Dividend; REIT Dividends and the Bush Tax Cuts; Preferred Stock Dividends

Preferred Stock Basics; Risks to Owning Preferred Shares; Conclusion;  
Chapter 4 Leases; Lease Terminology; The Four Major Types of Leases;  
Leases and Tenant Bankruptcy; FASB and the New Standard for  
Accounting for Leases; Lease Duration and REIT Stock Price  
Performance; Chapter 5 REITs by Property Type; Diversified and  
Specialized REITs; REITs that use Triple-Net-Leases; Risks and Rewards  
of REITs That Use Triple-Net Leases; Health-Care REITs; Risks and  
Rewards of Health-care REITs; Industrial REITs; Risks and Rewards of  
Industrial REITs; Lease Terms; Lodging/Resort REITs; Hotel Revenue  
Hotel Expenses; Technical Aspects Specific to Hotel REITs; Risks and  
Rewards of Hotel REITs; Mortgage REITs; Risks and Rewards of  
Mortgage REITs; Office REITs; Lease Terms; Risks and Rewards of Office  
REITs; Residential REITs; Apartment REITs; Manufactured Housing  
REITs; Single-Family-Home REITs; Retail REITs; Shopping Center REITs;  
Mall REITs; Freestanding Retail REITs; Risks and Rewards of Retail REITs;  
Self-Storage REITs; Risks and Rewards of Self-Storage REITs;  
Conclusion; Part II Investing in REITs; Chapter 6 Getting Technical; REIT  
Structures; UPREITs; OP Units  
OP Units and Estate Planning; DownREITs; Publicly Traded, Public  
Nonlisted, and Private REITs; Volatility versus Liquidity; Transparency  
and Corporate Governance; Costs and Fees; Externally Advised and  
Externally Managed REITs; Qualifying as a REIT; REITs Are Not Limited  
Partnerships; Chapter 7 REIT Performance; Historical Total Returns;  
Factors Influencing Demand for REIT Shares; Events That Increased  
Demand for REIT Shares; REITs versus the Attractiveness of Other  
Investments (Lessons from History); Growth Stocks versus REITs, 1998-  
1999; Treasury Yield versus REITs, 2004-2006  
Safety and Yield, and the Big League of Benchmarks, 2000-2006

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2. Record Nr.	UNISANNIONAP0504273	
Autore	Moran, Michael J.	
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