Corporate Real Estate Asset Management Strategy And Implementation | 9757204734afe949d05f095c832fc058

ASSET MANAGEMENT HANDBOOK FOR REAL ESTATE PORTFOLIOS
The Handbook of Commercial Real Estate Investing
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ASSET MANAGEMENT HANDBOOK FOR REAL ESTATE PORTFOLIOS
The investigation revealed that the degree of conformance of the six cases' practices to the framework varied according to banks. Two of the cases presented high levels of conformity to the framework; one case presented absolute divergence, and the practices of the remaining three cases partially conformed to the framework. Thus, some banks engage more actively in managing their real estate as active assets than others do through integrating their real estate operations to their business strategy. An alternative explanation to the banks' behavior could be that all banks in Lebanon have not reached yet the same level of maturity regarding corporate real estate asset management practices because CREAM theory is still at its infancy stages in Lebanon.

The Handbook of Commercial Real Estate Investing

Corporate Real Estate Asset Management

The Asset Management Handbook is divided into three phases. Chapters 1 through 3 are conceptual introductions. Chapters 4, 5, 6 and 7 get into the "meat" of the policies and techniques of evaluating the capital needs of your property over the next 40 years. Chapters 8 and 9 help you identify which properties are doing well and which are the most threatened. What action should you take? What are the standard preservation and rejuvenation options available to a real estate portfolio manager? What is Asset Management? People are more accustomed to thinking about asset management of money or stocks or a package of annuity and savings accounts. Real estate asset management is a slower, longer term process. The properties in your portfolio, especially in affordable housing, have life cycles of 30, 40 or infinite time periods. Nonprofit owners are not interested in selling to capture any appreciation on their properties. Their goal is to provide housing for the foreseeable future as long as the asset can perform. Many nonprofits and mid size property owners do not have a dedicated asset manager. It is extraordinarily important that someone take on that long-term analysis, be it for 10%, 25% or 50% of a full time employee. The key to success: How do you preserve your property? What is your straight bottom line consideration, but how about in house services? Have you saved sufficient money to replace the roof or add the sprinklers that will be required at the next renovation? The Asset Management Handbook provides well-established objective criteria for 25 different variables. We've seen participants in the asset management practicum expand that up to 40 variables to analyze on an annual basis. We'll see how benchmarking and risk ranking of your portfolio are essential first steps in establishing its viability and needs. Capital Needs and Their Funds. In this "meat" of the manual, we walk you through essential policies that define how your properties will operate over the long term. We show how policies made by lenders, bankers and other third party partners can be self destructive and damaging to property owners holding for the long term. First example of the dichotomy, the lender is suggesting the reserve is sufficient when two years after their loan maturities, the property will require $4 million of replacement expenditures. This is fine for investment property held for resale. You just flip it and get down the road. Most affordable housing owners do not consider selling the property as a positive outcome. Even if you've never performed a property inspection before, the Handbook offers you easy methods of counting and sorting components into well established remaining economic lives. Then it goes on to the massive spreadsheet that calculates the future need and the various waves in which it will appear. Exterior paint first, then roofs, windows and doors, and kitchens and baths follow and then it starts all over again. Most capital needs assessments performed by third parties make financial assumptions that are untenable. Their interest rates on earnings are overstated and their inflation rate on the components are generally understated leaving you with significant shortfalls, even if you have awarded according to directions. We will keep you out of that trap, showing you the realistic funds that are required and the time periods when the inevitable refinancing windows will occur. Risk and Solutions. In the final section, we evaluate your primary risks. Which properties should you address first? Which properties have the strength and energy to function on their own? Then what should you do about it? Refinance? Renegotiate? Value engineer? Raise rents? In the foot race, the runner is always caught by the tsunami of required replacements. It is just a fact of the business. Because every 20 to 30 years you've got to re-invest a significant amount of money.

Corporate Property Management

This book is the culmination of an effort by CoreNet Global and its membership to consolidate our joint expertise and describe the principles governing the practice of corporate real estate.

The Outsourcing of Corporate Real Estate Asset Management Functions

The second edition of Corporate Real Estate Asset Management is fully up to date with the latest thought and practice on successful and efficient use of corporate office space. Written from an occupier's perspective, the book presents a ten-point CREAM model that offers advice on issues such as sustainability, workplace productivity, real estate performance measurement, change management and customer focus. In addition, new case studies provide real-life examples of how corporations in the UK, USA, Hong Kong and Abu Dhabi actively manage their corporate real estate. The book is aimed at advanced undergraduate and graduate students on corporate real estate, facilities management and real estate courses and international MBA programmes.

Corporate Real Estate Asset Management
Emerging Trends in Real Estate 2019

Corporate Real Estate Asset Management

Although workplace design and management are gaining more and more attention from modern organizations, workplace research is still very fragmented and spread across multiple disciplines in academia. There are several books on the market related to workplaces, facility management (FM), and corporate real estate management (CREM) disciplines, but few open up a theoretical and practical discussion across multiple theories from different fields of studies. Therefore, workplace researchers are not aware of all the angles from which workplace management and effects of workplace design on employees has been or could be studied. A lot of knowledge is lost between disciplines, and sadly, many insights do not reach workplace managers in practice. Therefore, this new book series is started by associate professor Rianne Appel-Meulenbroek (Eindhoven University of Technology, the Netherlands) and postdoc researcher Vitalija Danivaka (Aalto University, Finland) as editors, published by Routledge. It is titled ‘Transdisciplinary Workplace Research and Management’ because it bundles important research insights from different disciplinary fields and shows its relevance for both academic workplace research and workplace management in practice. The books will address the complexity of the transdisciplinary angle necessary to solve ongoing workplace-related issues in practice, such as knowledge worker productivity, office use, and more strategic workplace management. In addition, the editors work towards further collaboration and integration of the necessary disciplines for further development of the workplace field in research and in practice. This book series is relevant for workplace experts both in academia and industry. This first book in the series focuses on the employees as a user of the work environment. The 21 theories discussed and applied to workplace design in this book address people’s ability to do their job and thrive in relation to the office workplace. Some focus more on explaining why people behave the way they do (the psychosocial environment), while others take the editor’s work further and digital workplace quality as a starting point to explain employee outcomes such as health, satisfaction, and performance. They all explain different aspects for achieving employee-workplace alignment (EWA) and thereby ensuring employee thriving. The final chapter describes a first step towards integrating these theories into an overall interdisciplinary framework for eventually developing a grand EWA theory. The Open Access version of this book, available at http://www.taylorfrancis.com/books/e/9781003128830, has been made available under a Creative Commons Attribution-Non Commercial-No Derivatives 4.0 license.

The Outsourcing of Corporate Real Estate Asset Management in New Zealand

Corporate Real Estate Asset Management

Facilities Management and Corporate Real Estate Management as Value Drivers

Corporate property is routinely identified as the second biggest cost within a business organization after staff. Effective management of such a major asset requires a fundamental understanding of both the operation of the property markets and the operational requirements of the business occupier. This primer on strategic property management focuses on how property held as a corporate asset can be used to add value to the primary business activity of an organization. Rather than separate the needs of the business from the management of the business estate, the aim of Corporate Property Management is to enable the reader to directly support the primary business function through strategic management of corporate property, thereby adding value to the business as a whole. The book introduces a generic framework designed to assist in the analysis of any corporate property portfolio, working as a practical aid to decision making. The book is structured around this framework, providing a detailed review of its application and use. This is then developed further through extensive use of five in-depth case studies that covers a wide variety of property types and property uses – Borders bookshops; Cancer Research high street shops; The Youth Hostel Association; Clifford Chance’s move to Canary Wharf and the Ardthornish Rural Estate in Scotland.

Real Estate Asset Management

The second edition of Corporate Real Estate Asset Management is fully up to date with the latest thought and practice on successful and efficient use of corporate office space. Written from an occupier’s perspective, the book presents a two-point CREM model that offers advice on issues such as sustainability, workplace productivity, real estate performance measurement, change management and customer focus. In addition, new case studies provide real-life examples of how corporations in the UK, USA, Hong Kong and Abu Dhabi actively manage their corporate real estate. The book is aimed at advanced undergraduate and graduate students on corporate real estate, facilities management and real estate courses and international MBA programmes.

Modern Real Estate Portfolio Management

Property Asset Management

Corporate Real Estate Asset Management in the United States

Property asset management requires both day-to-day oversight of rental properties and an ability to maximize the potential of the portfolio through forward thinking and practical planning. Successful property managers must be flexible and proactive whilst maintaining a robust knowledge of technical, financial and legal aspects of the leasing system. Property Asset Management is a practical guide to the key principles of successful property management, perfect for both student and practitioner alike. In this book, Douglas Emerett and Jan Wilcox demonstrate how to successfully manage properties for the varying needs of clients ranging from individual property owners to large international commercial ventures. As well as the basic theory, Property Asset Management discusses the processes of active management, the strategic objectives, performance measurement, and the key financial and operational information needed for high quality and comprehensive reporting to clients. This fourth edition has new chapters on corporate real estate and financial management, and has been extensively rewritten to incorporate recent developments in property management. Software screenshots are used to illustrate salient points and readers are provided with a thorough overview of the latest legal aspects of land ownership and tenancy arrangements. With everything you need for successful property asset management, this book both caters for the needs ofRICS accredited and business courses and serves as a handy guide for everyday practice.

Pain in the Asset Manager

Now in its 40th year, Emerging Trends in Real Estate is one of the most highly regarded and widely read forecast reports in the real estate industry. This updated edition provides an outlook on real estate investment and development trends, real estate finance and capital markets, trends by property sector and metropolitan area, and other real estate issues around the globe. Comprehensive and invaluable, the
Corporate Real Estate Asset Management of the Retail Industry in Singapore

Property has unique characteristics, both as an investment and as an operational holding. A thorough understanding of this dual role is needed by professionals responsible for maximizing a property's full potential. Property Asset Management emphasizes the need for a strategic plan in property management as well as for efficient day-to-day practice.

Property Asset Management

Corporate Real Estate Asset Management

Seminar paper from the year 2013 in the subject Business economics - Banking, Stock Exchanges, Insurance, Accounting, Cass Business School, language: English, abstract: This essay examines the ability of investors to take desired positions in the risk-reward space by building a portfolio of non-listed funds of different investment styles. The question is examined from the viewpoint of a major institutional investor not subject to meaningful capital constraints. While it is acknowledged that there might be significant practical barriers when implementing the desired portfolio strategy, the essay focuses on the basic theoretical viability. The latest research on non-listed property fund performance was drawn upon. Furthermore, data from the Association of Real Estate Funds (AREV), the European Association for Investors in Non-Listed Real Estate Vehicles (INREV) and the Investment Property Databank (IPD) was used for illustrative purposes. To begin with, a brief introduction to non-listed funds and the concept of risk and reward is given. Subsequently, the methodologies applied by AREV and INREV to classify non-listed property funds are illustrated. Thereafter, the historic performance achieved by different styles is discussed. Then, factors determining the INREV style classifications are compared with the performance drivers identified by recent research. The findings are summarized in the last section.

The Essential Guide to Corporate Real Estate

INVESTMENT REAL ESTATE

The Public Wealth of Nations

Real estate activity across national boundaries (investment, development and asset management) is firmly established as a major component of global economic activity. International Real Estate provides the understanding of real estate strategies and transactions that cross national boundaries. International Real Estate provides the understanding of real estate strategies and transactions that cross national boundaries. International Real Estate provides the understanding of real estate strategies and transactions that cross national boundaries. International Real Estate provides the understanding of real estate strategies and transactions that cross national boundaries. International Real Estate provides the understanding of real estate strategies and transactions that cross national boundaries. International Real Estate provides the understanding of real estate strategies and transactions that cross national boundaries.

History of the Eighties

The evolution of property management -- The information and reporting base -- Estates and interests in land -- Landlord and tenant at common law -- Business tenancies -- Business tenancies & rent review and lease renewal -- Residential tenancies -- Corporate real estate -- Corporate strategy -- Performance measurement and monitoring

Property Asset Management

Corporate Real Estate Asset Management

Thomas Glatte provides a comprehensive view on the essentials of corporate real estate management (CREM). The author explains in the influence of corporate strategies on real estate strategies for non-property-companies as well as the importance of corporate real estate portfolios, the set-up of CREM organizations and the handling of respective services. He also elaborates the specifics of corporate social responsibility, sustainability, corporate architecture & design and workplace management.

Real Estate Asset Management

It is important for those studying and practicing in real estate and property management to learn to manage property assets effectively, to be able to provide their companies with effective property and facilities solutions. This book raises the awareness of how real estate management can support business, transform the workplace and impact upon people and productivity, ensuring that costs are minimized and profit maximized. Written for advanced undergraduate students on property related courses, it provides them with a rounded understanding by aligning the subject with estates management, facilities management and business strategy. Case studies and action plans provide real insight and make this book an essential reference for those at the start of their careers in real estate and facilities management.

The Performance of Corporate Real Estate Asset Management in New Zealand

A Codifying "Best Practices" Guide to Effectively Managing the Entire Real Estate Investment Process The Handbook of Commercial Real Estate Investing delivers an authoritative “best practices” approach to the three major areas of the industry: investment transactions, asset management, and enterprise management. Skillfully written by John McNamara, a leader of the U.S. commercial real estate investment industry, The Handbook of Commercial Real Estate Investing presents state-of-the-art methods needed to successfully invest in and manage commercial properties such as office buildings, shopping centers, industrial buildings, apartments, and hotels. Designed to codify the industry “best practices” encouraged by financial institutions, The Handbook of Commercial Real Estate Investing offers: Complete guidelines for the critical “due diligence” stage of the investment process Effective asset management techniques for leasing, property management, and tenant relations Detailed procedures for reporting to investors on the financial performance of the real estate portfolio Information on using technology in the “due diligence” process A wealth of sample forms and checklists used in real estate investment A valuable glossary of
Corporate Real Estate Asset Management

Real estate investment terms Authoritative and easy to use, The Handbook of Commercial Real Estate Investing will serve as a valuable strategic guide to managing the overall real estate investment process, as well as a "best practices" tool for improving each operating area.

A Handbook of Theories on Designing Alignment Between People and the Office Environment

Facilities Management (FM) and Corporate Real Estate Management (CREM) are two closely related and relatively new management disciplines with developing international professions and increasing academic attention. Both disciplines have from the outset a strong focus on controlling and reducing cost for real estate, facilities and related services. In recent years there has been a change towards putting more focus on how FM/CREM can add value to the organization. This book is driven by the need to develop a widely accepted and easily applicable conceptual framework of adding value by FM and CREM. It presents the state of the art of theoretical knowledge and empirical evidence about the impact of buildings and facilities on 12 value parameters and how to manage and measure these values. The findings are connected to a new Value Adding Management model. The book is research based with a focus on guidance to practice. It offers a transdisciplinary approach, integrating academic knowledge from a variety of different fields with practical experience. It also includes 12 interviews with practitioners, shedding light as to how they manage adding value in practice. This is a much needed resource for practitioners, researchers and teachers from the field of FM and CREM, as well as students at both undergraduate and postgraduate level.

Stapleton's Real Estate Management Practice

This research is an assessment of the management of buildings and land for large organizations -- both public and private that are not primarily in the real estate business. An investigation of the current management practices, priorities, planning horizons, motivations, and attitudes of managers for these assets was conducted by way of an indepth survey of senior real estate executives at 284 large U.S. corporations and institutions. The research shows that despite their tremendous value, corporate real estate assets are often under-managed. The market value of a corporation's buildings and land typically represents 25% of total assets but ranges from 10 to 50% and in some cases is higher reported. Among those surveyed, less than half consistently evaluate their real estate assets independently, rather than as a cost center or profit center. One in five does not evaluate their real estate at all. One of the most significant conclusions of the research is that large numbers of corporate real estate managers do not maintain adequate information on their real estate assets. Two out of three do not maintain a real estate management information system (MIS). One in four is uncertain of the market value of the organization's real estate and one in three is uncertain of the acquisition cost. Based on similar research conducted in 1981 by Harvard Real Estate Inc., the 1987 research suggests that little has changed over the six year span. Statistical Hypothesis testing of the data using Chi-Square methods reveals that: 1) Profit centers do not indicate more effective management of corporate real estate assets than cost centers; 2) Size of organizations and number of employees has a very slight effect on management of corporate real estate assets; 3) Neither executive age nor business sector have any demonstrable effect on the management of corporate real estate assets; and 4) The use of computers in corporate real estate management does not necessarily indicate effective management. The research concludes with discussions of the role of information and general management in corporate real estate and examines the future of the field -- both as an emerging branch of management and an emerging academic discipline.

Corporate Real Estate Asset Management

Real Estate Fund Management: Non-Listed Funds and the Risk-Reward Space

International Real Estate

We have spent the last three decades engaged in a pointless and irrelevant debate about the relative merits of privatization or nationalization. We have been arguing about the wrong thing while sitting on a goldmine of assets. Don’t worry about who owns those assets, worry about whether they are managed effectively. Why does this matter? Because despite the Thatcher/Reagan economic revolution, the largest pool of wealth in the world — a global total that is much larger than the world’s total pensions savings, and ten times the total of all the sovereign wealth funds on the planet — is still comprised of commercial assets that are held in public ownership. If professionally managed, they could generate an annual yield of 2.7 trillion dollars, more than current global spending on infrastructure: transport, power, water, and communications. Based on both economic research and hands-on experience from many countries, the authors argue that publicly owned commercial assets need to be taken out of the direct and distorting control of politicians and placed under professional management in a “National Wealth Fund” or its local government equivalent. Such a move would trigger much-needed structural reforms in national economies, thus increasing both public and government finances, bolstering economic growth, and improve the fabric of democratic institutions. This radical, reforming book was named one of the “Books of the Year” by both the FT and The Economist.

Managing Corporate Real Estate for Their Stores of Value

An in-depth look at why a commercial real estate collapse is inevitable, and how to survive it. The Commercial Real Estate Tsunami is the first book to address the phenomenon of the pending wave of commercial debt defaults coming due in the next five years, and the impact those maturities will have on the commercial real estate markets when combined with the historic economic crisis the world is experiencing at this time. Drawing on the knowledge of recognized experts in the commercial real estate industry and financial markets, as well as lessons learned from the commercial real estate downturns of the 1980s and 1990s, author Tony Wood fills a void in our understanding of the causes of the crisis and what to expect in the future. Sends a warning to the commercial real estate industry, and offers concrete solutions to mitigate the risks and hazards that lie ahead. Contains the insights of a group of experts from various sectors of the commercial real estate industry helping market participants, including investors, developers, lenders, and brokers, gain a vitally needed perspective on where we might be going next and how we will get there. Reading the advice and guidance of the contributors in this book will benefit anyone navigating these turbulent waters and help lead them to higher ground.

The Commercial Real Estate Tsunami

Contents include real estate investment strategy, public and private equity, public and private debt, allocation across the real estate asset class, and more.

Corporate Real Estate Asset Management

Corporate Real Estate Asset Management Strategies

Real Estate is not only one of the most valuable assets for a business in terms of visual representation of the company, but also one of the most costly assets. It is therefore important for those studying
and practising in Real Estate and Property Management to know how to minimise costs and maximise profit in order to manage these assets efficiently. Corporate Real Estate Management considers the commercial property market from the perspective of the business occupier, offering contemporary solutions to problems and innovative and inspiring added value action plans. It raises the awareness of how real estate can support the business, transform the workplace and impact upon people and productivity. For anybody beginning a career in Real Estate Management, this book considers the theory and concepts behind real estate asset management, whilst offering strategies and practical advice on how these should be implemented in a business context. Written from the perspective of the occupier to provide strategies to be used in practice, which illustrate theory to aid learning. International case studies from Helsinki, Hong Kong, and Prague give necessary insight for global business. Align Estates Management, Facilities Management, Asset Management and business strategy to offer a more rounded understanding for potential managers.

Corporate Real Estate Asset Management

Managerial Real Estate

Although workplace design and management are gaining more and more attention from modern organizations, workplace research is still very fragmented and spread across multiple disciplines in academia. There are several books on the market related to workplaces, facility management (FM), and corporate real estate management (CREM) disciplines, but few open up a theoretical and practical discussion across multiple theories from different disciplines. Therefore, workplace researchers are not aware of all the angles from which workplace management and effects of workplace design on employees has been or could be studied. A lot of knowledge is lost between disciplines, and sadly, many insights do not reach workplace managers in practice. Therefore, this new book series is started by associate professor Rianne Appel-Meulenbroek (Eindhoven University of Technology, the Netherlands) and postdoc researcher Vitalija Danivska (Aalto University, Finland) as editors, published by Routledge. It is titled "Transdisciplinary Workplace Research and Management" because it bundles important research insights from different disciplinary fields and shows its relevance for both academic workplace research and workplace management in practice. The books will address the complexity of the transdisciplinary angle necessary to solve ongoing workplace-related issues in practice, such as knowledge worker productivity, office use, and more strategic management. In addition, the editors work towards further collaboration and integration of the necessary disciplines for further development of the workplace field in research and in practice. This book series is relevant for workplace experts both in academia and industry. This second book in the series focuses on the role of workplace management in the organization and the tasks that workplace management needs to consider. The 18 theories that are presented in this book and applied to workplace research discuss management aspects from the organization's perspective or dive deeper into issues related to people and/or building management. They all emphasize that workplace management is a complex matter that requires more strategic attention in order to add value for various stakeholders. The final chapter of the book describes a first step towards integrating the presented theories into an interdisciplinary framework for developing a grand workplace management theory.

A Handbook of Management Theories and Models for Office Environments and Services

Cases in Commercial Real Estate Investing

Previously known as Estate Management Practice, the fourth edition of this work has been renamed to reflect current market practice and to embrace the discipline of corporate real estate. This book provides a comprehensive study of the management of urban property and is divided into three parts. Part one considers the diverse nature of the many types of estates and different aspects and interpretations of the management task. Part two concentrates on the management of leased property, repairs, service charges and rent reviews and the statutory framework within which the landlord and tenant relationship has developed. Part three is concerned with the positive management covering both technical skills, such as portfolio performance, and the professional practice environment in which they are exercised. Stapleton’s Real Estate Management Practice is written both for advanced students and practitioners. It provides a firm basis for management affecting the decision-making hierarchy from tenant to property, to portfolio, to proprietary unit. While retaining the format of previous editions, it has been updated to reflect the many changes in the law, practice, technology and the market place since the previous edition. In addition, this new edition highlights factors that influence the enhancement of different types of property and the various strategies involved in managing properties from both owners’ and occupiers’ point of view.