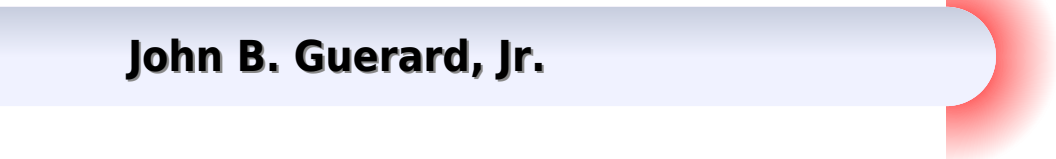


ASSET MANAGEMENT
HANDBOOK
— FOR —
REAL ESTATE
PORTFOLIOS

R. M. SANTUCCI

Asset Management Handbook For Real Estate Portfolios

John B. Guerard, Jr.



Asset Management Handbook For Real Estate Portfolios:

ASSET MANAGEMENT HANDBOOK FOR REAL ESTATE PORTFOLIOS R. M. Santucci, 2013-10 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 Most 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 next step is to benchmark your properties How are you doing compared to the world Not just on straight bottom line consideration but how about in human 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 short term 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 matures 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 is 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 escrowed 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

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The Investment Assets Handbook Yoram Lustig, 2014-12-02 Investors who build diversified multi asset portfolios have an ever increasing range of investment assets at their disposal In order to invest effectively and build a solid performing portfolio it is essential for investors to understand each of these single asset classes and how to use them in portfolios The Investment Assets Handbook covers the full spectrum of different asset classes and investment types available today providing investors with the definitive information they need to reach an understanding of the broad range of investment assets The Handbook is divided into four parts 1 An introduction to asset classes including how they should be defined the main features that can be used to characterise asset classes and the roles that different assets fulfil within a multi asset portfolio 2 Traditional assets including global equities fixed income and cash 3 Alternative assets including real estate commodities private equity and hedge funds 4 New alternative investments including currency infrastructure structured finance leveraged loans structured products alternative or smart betas volatility art insurance linked securities and timber Each asset chapter within these sections provides a description of the asset and its characteristics its historic performance how to model its future long term performance the role it performs in a multi asset portfolio its risks how to access it and other relevant topics Long term investment themes that may impact the future behaviour of assets and investing generally are also highlighted and discussed The Investment Assets Handbook is the essential guide that investors need as they navigate the universe of investment assets and build multi asset portfolios

Handbook of Finance, Financial Markets and Instruments Frank J. Fabozzi, 2008-11-03 Volume I Financial Markets and Instruments skillfully covers the general characteristics of different asset classes derivative instruments the markets in which financial instruments trade and the players in those markets It also addresses the role of financial markets in an economy the structure and organization of financial markets the efficiency of markets and the determinants of asset pricing and interest rates Incorporating timely research and in depth analysis the Handbook of Finance is a comprehensive 3 Volume Set that covers both established and cutting edge theories and developments in finance and investing Other volumes in the set Handbook of Finance Volume II Investment Management and Financial Management and Handbook of Finance Volume III Valuation Financial Modeling and Quantitative Tools

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