

Handbuch Der Mietpreisbewertung F R Wohn Und Gewerberaum

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If you want to avoid making bad investments in residential real estate, you have to abandon traditional market valuation methods. Their weakness is that they calculate the value of real estate by only selective means rather than over the entire investment cycle. This often leads to incorrect forecasts. With the Dynamic Method, George Salden presents for the first time an instrument that takes the dynamic value development of a property into account and thus creates a better basis for your investment decision-making. Contents: Overview of valuation and real estate valuation procedures The dynamic method in detail The residential property in the capital market Extra: Access to the valuation software developed by the author (Testversion)

Simon Kempf has developed hedonic (quality-adjusted) office rent indices for German metropolitan areas. His study explores new territory as it constructs, for the first time, such indices for Germany. The author thereby has taken into account the different qualities of the underlying lease contracts regarding location factors, lease factors, building factors, equipment and layout factors of the office rental unit - using more than 22,005 office lease contracts stored in the Rental Databank of IPD GmbH in Wiesbaden. This hedonic index construction methodology is well known among real estate researchers and statisticians, but it has been mainly used in the residential sector. As a second novelty the multiple imputation method in the statistical analysis to solve the problem of missing data is employed. Quality-adjusted office rent indices serve as market and economic indicators as well as a bench-marking instrument.

European memory institutions are repositories of a wealth of rare documents that record public domain content. These documents are often stored in 'dark-archives' to which members of the public are granted limited access, resulting in the public domain content recorded therein being relegated to a form of 'forgotten-knowledge'. Digitisation offers a means by which such public domain content can be made speedily and easily accessible to users around the world. For this reason, it has been hailed as the harbinger of a new 'digital renaissance'. This book examines the topical issue of the need to preserve exclusivity over digitised versions of rare documents recording public domain content. Based on data gathered through an empirical survey of digitisation projects undertaken by fourteen memory institutions in five European Union Member States, it argues for the introduction of exclusive rights in digitised versions of rare documents recording public domain textual content as a means of incentivising private-sector investment in the digitisation process. It concludes by presenting a detailed proposal for a European Union Regulation that would grant memory institutions a limited-term related right in digitised versions of rare documents held in their collections subject to stringent exceptions and limitations that are designed to safeguard user interests.

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The Design Museum and fashion guru Paula Reed present Fifty Fashion Looks that Changed the 1950s. The most exciting, influential and definitive looks of one of the most significant decades in fashion! The Design Museum's mission is to celebrate, enterain and inform. It is the world's leading museum devoted to contemporary design in every form from furniture to fashion, and carchitecture to graphics. It is working to place design at the centre of contemporary culture and demonstrates both the richness of the creativity to be found in all forms of design, and its importance. This beautiful reference work showcases 50 iconic outfits from one of fashion's most influential and exciting decades. From the bombshell glamour of Marilyn Monroe in 'How to Marry a Millionaire' to the immergence of teenage style, via the sculptural forms of Christian Dior's New Look and Balenciaga's double A-Line, it celebrates all of the important looks that revolutionised modern fashion. With Paula Reed's lively and informative text and a wealth of fabulous photography, it is vital reading for design students, collectors of vintage, and everyone who truly loves fashion.

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DIVThis inspiring sketchbook is part of the new20 Waysseries from Quarry Books, designed to offer artists, designers, and doodlers a fun and sophisticated collection of illustration fun.Each spread features 20 inspiring illustrated examples of 45 themesâ€“cat, giraffe, seal, elephant, whaleand much, much moreâ€“over 900 drawings, with blank space for you to draw your take on 20 Ways to Draw a Cat./divDIVThis is not a step-by-step technique book--rather, the stylized animals are simplified, modernized, and reduced to the most basic elements, showing you how simple abstract shapes and forms meld to create the building blocks of any item that you want to draw. Each of the 20 interpretations provides a different, interesting approach to drawing a single item, providing loads of inspiration for your own drawing. Presented in the authorâ€™s uniquely creative style, this engaging and motivational practice book provides a new take on the world of sketching, doodling, and designing./div

As the title indicates, Essays in Honor of James A. Graaskamp: Ten Years After, is a collection of essays written to honor Graaskamp's major contributions to the field of real estate education and practice over the course of three decades. Upon his death in 1988, the industry lost a major influence for advancing the real estate discipline, both as an academic field and a professional field. The authors in this volume seek to extend Graaskamp's contributions and move the real estate discipline forward. The papers address the challenges posed by the market to return our attention to real estate fundamentals, and to strike a proper balance between Main Street and Wall Street. The authors and editors hope that this book will influence the industry to incorporate many of Grasskamp's ideas into mainstream real estate education and practice. Over the course of his career, Graaskamp made many noteworthy contributions to real estate theory and practice, ideas that if resurrected could offset some of the pressure in the industry to move away from market fundamentals. The authors try to capture the essence of Graaskamp's messages, and intend that the papers serve as a point of departure for discussing the future role and nature of real estate education. Part I focuses on the major contributions to the real estate discipline made by Graaskamp and the Wisconsin Real Estate Program. Part II contains some personal recollections and photos of Graaskamp, and also a summary of the groups that make up the Wisconsin Real Estate Program, a major co-sponsor of this volume. The rest of the book's three main parts are structured around major topics that reflect the multidisciplinary nature of real estate as espoused by Graaskamp. Part III treats real estate feasibility and development, Part IV concentrates on real estate valuation, and Part V discusses institutional economics.

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