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ITEMS OF STATE-OWNED REAL ESTATE: INVESTMENT APPEAL

The author analyzes the methodology of assessment of the investment appeal of state-owned items of real estate to select their management strategy.

Items of real estate have a dual nature; therefore, they are present both in the markets of real estate and financial operations. Any real property acquired for income generation purposes (including asset management, leasing, etc.), is the subject of various financial operations. If bought as a dwelling, it operates as a real asset.

By identifying the dual nature of the real estate, the author examines the factors that influence its investment appeal by assessing its relevance as a real or financial asset. As part of the choice of the management strategy, assessment of the investment appeal of items of real estate is performed.

The author proposes a mathematical model capable of assessing the appeal of investment projects that contemplate the acquisition of real estate items and effective operation of the real estate market to select the principal investment strategy.

Key words: investment appeal, state-owned items of real estate, long-term planning, short-term planning, financial assets, real assets.

References


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