

Real Estate Investment Trusts: Darstellung Und Bewertung - Philipp Brauweiler

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Real Estate Investment Trusts sind steuerlich begünstigte Aktiengesellschaften, deren Haupterwerb aus Immobilienvermögen resultiert. Mit dem Besitz von Immobilien geht, investitionstechnisch gesprochen, eine vergleichsweise hohe und gleichzeitig unflexible Kapitalbindung einher. Die Weltbank beziffert das weltweite Immobilienvermögen auf rund 14.519 Mrd. US-\$. Allein der deutsche Immobilienbestand macht einen Anteil am weltweiten Vermögen von 7,4% aus.¹ Gegenstand der vorliegenden Arbeit ist die Darstellung und Bewertung des Anlageinstruments Real Estate Investment Trust (REIT). Hierbei soll im folgenden Kapitel auf die Kernmerkmale des US-REITs eingegangen werden. Dieser war der weltweit erste REIT und gilt als Vorbild für die folgenden Generationen und Abwandlungen dieser Anlageform. US-REITs sind bis heute die am meisten gehandelte und volumenmäßig stärkste vertretene Form der besagten Immobilienanlage. Im dritten Kapitel werden dann außerdem amerikanische REIT-ähnliche Anlageformen vorgestellt. Hierbei wird der Fokus klar auf die in Europa eingeführten REITs gerichtet. Im speziellen wird deren Umsetzung und steuerliche Handhabung näher betrachtet und verglichen. Um dem Titel des Seminars 'Aktuelle Entwicklungen in der Finanzindustrie', in dessen Rahmen die vorliegende Arbeit verfasst wird, gerecht zu werden, wird im vierten Kapitel ein richtungsweisender Vorschlag der Initiative Finanzstandort Deutschland (IFD) zur Einführung des deutschen REITs, dem so genannten G-REIT, aufgeführt. Author: Brauweiler, Philipp Publisher: GRIN Verlag Illustration: N Language: GER Title: Real Estate Investment Trusts - Darstellung und Bewertung: Darstellung und Bewertung Pages: 00024 (Encrypted PDF) On Sale: 2007-01-01 SKU-13/ISBN: 9783638630870 Category: Business & Economics : General

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