**Alternative Investments - I**

**Q1. Evan is a portfolio manager at Finance Advisors, a wealth fund. He is planning to include real estate in his portfolio. Explain the various approaches in detail that Eva can use to value the real estate. Also, mention the approaches for the valuation of REITS.**

**Ans 1.**

**Introduction**

Evan is an investment manager at Finance Advisors, a wealth fund. which is a [REIT, or real estate investment trust (REIT)](https://www.investopedia.com/terms/r/reit.asp) is a firm that operates, owns or finance income-producing properties. According to law, 90% of the REIT's earnings must be paid out as [dividends](https://www.investopedia.com/terms/d/dividend.asp) to shareholders. In this article, we take a look at REITs, how Its Half solved only

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**Q2. Seema is working as an intern at NMIMS Fund. Recently there have been lots of news related to the increased investment in the infrastructure segment by the investors. Prepare a report on behalf of Seema enlisting the forms of the infrastructure investments along with examples for each form. Also, list the benefits of investment in infrastructure segment.**

**Ans 2.**

**Introduction**

Seema is currently an intern for NMIMS Fund, Recently there were a lot of reports about the increase in investment in the infrastructure sector by the investors. Infrastructure is defined as the fundamental organizational and physical structures required to run an enterprise or society. Traditional infrastructure subsectors comprise social infrastructure (schools hospitals, schools and hospitals, etc. usually built under the framework of public-private partnerships) and utilities (gas, water/waste and electric networks) transport (toll highways, airfields, and ports for shipping) as well as

**Q3.a. ABC Capital is a hedge fund with an initial investment capital of $250 million. In its first year, the fund earns a return of 35%. The fund charges a 2% management fee based on assets under management at the end of the year and a 20% incentive fee net of management fee and also, there is a 5% hurdle rate calculated on beginning capital for the year. In the second year, the fund value declined by 10%. For the second year, calculate the following:**

**a. Management Fees**

**b. Incentive Fees**

**c. Investor’s effective return**

**3.b. Enlist how the brown field investments differ from green field investment. Also, for a company who is planning to expand its operations in foreign country which type of investment would be riskier and why?**

**Ans 3b.**

**Introduction**

The term "green field" refers to structures built in fields which were, literally, green. Green is also associated with the word "new and could refer to the construction of new projects by companies. They are typically [multinational companies](https://www.investopedia.com/terms/m/multinationalcorporation.asp) which start a new business from the ground from the ground up, particularly in