



Amerival Realty & Valuation

AUGUST 1, 2017
Issue 254

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AND THE BEAT GOES ON!!

BY

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KNOW THESE?- Here are some terms which you may not be familiar. Give them some thought and you will find the understandings toward the end of this edition of the Newsletter.

FRACTIONAL OWNERSHIP GENTRIFICATION CONTRIBUTORY VALUE

*Please don't miss the **Professional of the Edition** on the following page.*

ARE YOU WEIRD?- Ladies and gentlemen, do you have any habits that others may considered weird? Or, do you have any habits that are commonplace every morning or evening or a period in between? Some people sing in the shower, others talk to themselves; and, some may reiterate a saying of sort at the same time while doing the same thing each day. I'll tell you my secret if you tell me yours. Naw, but if you have something that we will all find funny, then send it to me. For me, I realized about a year ago that every time I get out of the shower I say out loud to myself, "it takes all kinds". When I realized I was doing it, I tried to remember why that saying became imbedded in my mind. My Mom use to say it to when we heard something that was not of the norm or weird or bad on occasion. I realized that I often think of happenings or people who by their actions became a quandary to me while in the shower. Hence, the "it takes all kinds". This is the type action or words to which I refer when I ask, do you do something weird or strange or say something odd? How many times do you hit a coffee cup with your spoon after you stir your milk and or sugar or sweetener.

Voltaire, a famous French writer and philosopher drank tremendous amounts of coffee every day. I mean not 5 or 10 but 40 to 50 cups daily. His doctor warned him of the dangers of this but to no avail. Any how his doctor was younger than he and he died before Voltaire (I added the last part and I made it up) who lived to be 83.

Benjamin Franklin each morning took cold air baths by opening all the windows of his home and hung out in

(CON'T) his *birthday suit* for a good portion of each morning. Why, is a mystery but probably to invigorate himself but allegedly it is said that Franklin believed this would cleanse his body and protect him from disease. Bringing this closer to contemporary times, Bill Gates sits and rocks in a rocking chair to help relax; a practice he began in his college days. And, the late Steve Jobs had a habit of crying to take out his frustrations and fears but also his joy. Here's one that had specific rationale. Thomas Edison wouldn't hire anyone who would add salt to their food before tasting it. Reason is he wanted people working for him that would test their assumptions before acting on them. Yoshiro Nakamatsu dives underwater to conceive ideas which come **(CON'T)**

Courtesy of

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FRACTIONAL OWNERSHIP-

Percentage ownership in an asset. Fractional ownership shares in the asset are sold to individual shareholders who share the benefits of the asset such as usage rights, income sharing, priority access and/or reduced rates. The usage benefits that the fractional owners receive are similar to those of timeshare owners. This type ownership is most typically for expensive assets (i.e., aircraft, sports cars and vacation properties). The difference between this form of ownership and timeshare ownership, is the part owner actually owns a percentage share of the asset and not just a prescribed time of usage.

GENTRIFICATION- Gentrification refers to a process of urban renewal wherein a neighborhood or city develops economically so that original residents are displaced. It is often defined by an influx of wealthier resident and businesses, resulting in an increase in property values. Improvements to community facilities and infrastructure may soon follow. Many times, the gentrification process begins when low-income communities attract artists and students with a high degree of cultural capital. These bohemian neighborhoods attract activity and social influence, drawing in real estate developers and small businesses. As crime subsequently drops, more affluent individuals move in and property values rise effectively pricing out the original creative community.

CONTRIBUTORY VALUE- The value contributed by a component or part to the total value of the whole. Contributory value is most commonly used in real estate to refer to the contribution made by a particular feature or component to the value of the whole property. The concept of contributory value comes from the field of value theory. It is the basis behind the concept of “cost is not necessarily value” in the valuation process.

(CON'T) - to him 0.5 seconds before death. Now, that is weird. But! Nakamatsu has 3,000 inventions to his credit including the floppy disk. So, if it works don't fix it. And, if you have any that you want to share we can put it in a newsletter without your name, if you prefer.

There are many articles written by philosophers and psychologists and psychiatrists but some are just plain common sense. Here's a few GOOD habits to have to advance yourself in business or a relationship.

1) *Get up early*, remember the early bird catches the worm. It is also a time to work and create ideas and solutions without the typical work time day interruptions. 2) *Being Grateful* is another. We spend too much time on those things that go wrong or are bothersome presently. We should be grateful for all that life has provided for us which should include the problems from which we learn and then have resolved. We wouldn't know what is good for us until we truly understand what is problematic for us. 3) *Smile*, no, you're not on candid camera for those who remember that show. A doctor of psychology of Chicago University years ago told me to look in the mirror each morning and smile. It would allow me to start my day in a good mood; and, he was right and I still do it. 4) *Exercise* is a must everyday, as it oxygenates your blood and boosts the endorphins in your body. This will make you feel better and be more motivated. Exercise releases dopaminine, oxytocin and serotonin into your system which can actually provide an almost euphoric effect and it is drug free. There are more and they are important, so some more will be in the next edition. Put these to work for you.

THIS EDITION'S SELECT PROFESSIONAL

Eugene Maurice Rondeau, Esq.—1182 Fischer Blvd., Toms River, NJ 08753; Tel. 732-244-2909

Mr. Rondeau has over 25 years experience as a general practice attorney. His primary expertise is real estate, estates and general practice. Mr. Rondeau is one of those attorneys who flies under the radar. His clientele are primarily via referrals from his large list of satisfied clients. He is well versed in his specialties and presents himself very well in court. He likes to win and he does the vast majority of times he appears in court. His amiable personality is his strong suit. He provides comfort to those who need an attorney who is more than just capable. He strongly believes that preparation is the key to being successful and he practices what he preaches. Having been in his company numerous times, I can attest to his abilities and success ratio. He is a good friend who never says no to an acquaintance who is in need of someone who has the ability to translate a legal problem into a solvable position. He seriously says that it is not how hard one works but how smart, hence, his constant work ethic to be abreast of the current laws and the enactment of them to the benefit of his clientele is his daily goal.

Besides his professional abilities Maurice is an excellent conversationalist with a great deal of knowledge to share. If you want comfort with your professional, call Mr. Rondeau.