

Fjalori i termave te perdorur ne leksionet e RE

Anglisht

"seasoned" property

A

accrued

add-on method

adjusted cost basis

after-tax cash flow

after-tax cash reversion

aggravation costs

alienation

amenity

annual basis

annual debt service

annual depreciation allowance

annuity

appraisal

arm's-length transactions

arms length transaction

asset

B

back-door approach

balloon payment

before-tax cash flow

benchmark

beneficiary

book value

broker

brokerage

built-up method

bursting

buydown loan

C

call option

capital gains

capitalization rate

caps

cash equivalent value

cash-on-cash ratio

central business district

claim

closing

closing costs

cluster

commodity

competitive effect

composite

compound

compounding

condominiums

constant amortization mortgage loan

Shqip

pasuri "e pjekur"

e akumuluar

metoda e shtimit-mbi

baza e axhustuar e kostos

fluksi kesh pas-takses

kthimi kesh pas-takses

kostot acaruese

tjetersimi

kenaqesia

baza vjetore

sherbimi vjetor i borxhit

zbritje nga zhvleftesimi vjetor

e ardhur periodike

vleresimi

transaksioneve pa influenza

transaksion pa influenza

aktivi

metoda dera-e-pasme

pagesa balone

fluksi kesh para-takses

reference krahasuese

perfitues

vlera e librit

agjent

agjentimi

metoda e shtimit-lart

duke shperthyer

kredia ulje-per-blerje

opsioni thirres

perfitimet kapitale

norma e kapitalizimit

tavanet

vlera ekuivalente ne kesh

raporti kesh-ne-kesh

zona qendrore e biznesit

pretendim

mbyllja

kostot e mbylljes

klaster

komoditeti

efekti i konkurrences

e perbere

rritja, rritet

rritja e perbere

kondominiumet

kredia hipotekare me amortizim konstant

construction loan
contingencies
contingent interest
convenience
corporation
cost approach
costs of friction
country clubs
credit financing
credit rating
D
debt
debt financing
debt-coverage ratio
decision tree
deed
default
delineation
demolition
depreciation
derived demand
detached
deterioration (physical)
development
direct capitalization
disburse
discount centers
discount rate
discounted cash flow analysis
disposition
dollar discount
double-taxation
doubling up
down payment
downgrade
downtown
draws
duplex
duration of loan
E
earning
easement
effective gross income
effective rent
eminent domain
entrepreneurial profit
equity
equity financing
equity-to-value ratio
escrow
expense stop
F

kredia e ndertimit
detyrimet kusht
interes i kushtezuar
kollajlleku
korporata
metoda e kostos
kostot rezistuese
klubet ne fshat
financimi me kredi
klasifikimi kredie

borxhi
financimi me borxh
raporti i mbulimit te borxhit
pema vendimore
tapi
mos-pagimi ne afat
vijezi
shembja
zhvlefesimi
kerkese e rrjedhur
te shkeputura
degradimi (fizik)
zhvillimi
kapitalizimi direkt
bv
qendrat me zbritje
norma e zbritjes
analiza e fluksit te kesh me zbritje
leshimi
zbritja ne dollare
dy-taksimi
dyfishimi
pagesa fillestare
dobesohet cilesisht
qendra e qytetit
terheqja
dupleks
shtrirja e kredise

te ardhurat
servitut
e ardhura efektive bruto
qiraja efektive
shpronesimi per arsye publike
fitimi ndermarres
kesh
financimi me kesh
raporti kesh-mbi-vlere
marreveshje ndermjetesimi
kufiri i shpenzimeve

face rent	qiraja fillestare
face value	vlera fillestare
facility	lehtesia
feasibility	mundshmeria
fee simple estate	estate me tarife te thjeshte
fees	tarifat
financial leverage	leva financiare
fixed expenses	shpenzimet fikse
fixed-rate mortgage	kredi hipotekare me norme te fiksuar
fixity	paluajtshmeria
fixture	pajisjet fikse
floating rate	norme e ndryshueshme
floors	dyshemete
foreclosure	perbarimi, marrja e mallit te lene peng
forfeiture	konfiskimi
fourplex	katerpleks
front-door approach	metoda dera-e-perparme
fully amortizing, constant payment mortgage	kredia hipotekare me pagesa konstante dhe amor
furniture	mobilimet
future value	vlera e ardhshme
G	
gap financing	financimi i boshllekut
general partnership	ortakeri e pergjithshme
Graduated Payment Mortgage	kredia hipotekare me pagesa te shkallezuara
greed	lakmia, makuteria
gross sales price	cmimi bruto i shitjes
gross income multiplier	shumezuesi i te ardhurave bruto
gross lease	qira bruto
Gross National Product	Prodhimi Kombetar Bruto
growth rate	norma e rritjes
H	
hard costs	kostot e forta
hedge	mbrojtje
highest-and-best use	perdorimi me i larte dhe me i mire
holding period	periudha e mbajtjes
household	familje
housing	strehim
I	
improvements	permiresime
income	te ardhurat
income approach	metoda e te ardhurave
income capitalization approach	metoda e kapitalizimit te te ardhurave
income property	pasuria qe sjell te ardhura
income ratio	raporti i te ardhurave
incremental borrowing cost	kosto rritese e kredimarrjes
industry-mix effect	efekti i perzierjes se industrise
installment	keste
installment land contract	kontrata me keste e tokes
installment sale	shitja me keste
insurance	sigurimi
interest-only loan	kredia vetem interes paguese
interim loan	kredia e ndermjetme

internal rate of return
in-the-money

J

joint tenancy
jumping

K

L

land-use succession

lease

lease

leased fee estate

leasehold

legal permissibility

lessee

letter of intent

liability

liability

liability insurance

liens

light industrial warehouse

like-kind exchange

limitations

linkage

loan amortization schedule

loan-to-value ratio

locational quotient

lock-out disposition

lock-out period

lump-sum payment

M

major multitenant

marketability

maturity

maturity gap

median

merger

mortgage

mortgage

mortgage (to)

mortgage loan constant

mortgagee

mortgage-equity capitalization

mortgagor

multiple-nuclei theory

multiplier

mutual fund

N

national chain

national growth effect

negative amortization loan

neighborhood

neighborhood centers

norma e brendshme e kthimit
brenda parase

zoterimi i perbashket
duke kercyer

vazhdimesia e perdorimit te tokes
qira

jap me qira, marr me qera

estate me tarife qiraje

qirambajtja

lejueshmeria ligjore

qiramarresi

leter interesi

detyrimi

pergjegjesi

sigurimi i detyrimeve

barret

magazinat e industrise se lehte

shkembim i ngjashem ne natyre

kufizimet

lidhjet

skeduli i amortizimit te kredise

raporti kredi-mbi-vlere

kuota e pozicionimit

dispozita e kycjes

perudhe bllokuese

pagesa e nje shume te vetme

ndërtesë kryesore për shumë okupues

tregtueshmeria

pjekja

boshlleku i afatave te maturimit

mesorja

shkrirje

kredi hipotekare

hipoteka

jep kredi hipotekare

konstantja e kredise hipotekare

dhenesi i kredise me peng

kapitalizimi i kredisë hipotekare – kapitalit të vet

marresi i kredise me peng

teoria e berthamave te shumefishta

shumezuesi

fond i perbashket

zinxhiri kombetar

efekti i rritjes kombetare

kredi me amortizim negativ

lagje

qendrat ne lagje

net lease	qira neto	
net operating income	te ardhurat operative neto	
net present value	vlera e tanishme neto	
net sales price	cmimi neto i shitjes	
non-interest-bearing	pa interes	
normal distribution	shperndarja normale	
O		
obsolescence	vjeterimi moral	
opportunity cost of capital	kosto oportune e kapitalit	
ordinary income	te ardhurat e zakonshme	
outstanding loan balance	balanca e mbetur e kredise	
overage rent	qiraja ekstra	
overall capitalization rate	norma e pergjithshme e kapitalizimit	
overhead	kosto indirekte	???
owner-occupied	te okupuara nga pronari	
P		
partnership	ortakeri	
payment shock	goditja e pagesave	
pension funds	fondet e pensionit	
percentage discount	zbritja ne perqindje	
percentage lease	qira ne perqindje	
percentage rent	qira ne perqindje	
permanent mortgage loan	kredi hipotekare e perhershme	
phantom income	te ardhurat fantazem	
physical possibility	mundshmeria fizike	
plottage value	vlera e bashkimit te parcelave	
points	pikat	
potential gross income	e ardhura e mundshme bruto	
premium	premium	
prepayment	parapagim	parashlyerj;
prerequisite	kerkese e domosdoshme	
present value	vlera e tanishme	
price appreciation	rritja e vleres se cmimit	
price/earning ratio	raporti cmim-te ardhura	
pricing	caktimi i cmimit	
prime rate	norma e publikuar e interesit	
principal (mortgage)	principali (i pengut)	
principal recovery factor	faktori i shlyerjes se principalit	
property	pasuri	
property development process	procesi i zhvillimit te pasurise	
proprietary lease	qira pronesimi	
purchase power	fuqia blerese	
purchase-money mortgage	pengu i blerjes me para	
Q		
R		
rate	kursi	
rate	norma	
rate (interest)	norma e interesit	
rate of return	norma e kthimit	
rating	klasifikimi	
raw materials	materialet (lendet) e para	
real estate investment trusts	fondet e besimit te investimit real estate	

realized gain
recapture
receivables
recognized gain
reconciliation
recreational
refinancing
remaining economic life
rent theory
reserve for replacement
residual
residual land value
retail
return
reversion
right of first refusal
right of survivorship
ripe
risk
risk aversion
risk-free
rolling hills
S
salary
sale-leaseback of the land
sales-comparison approach
scarcity
securitization
security
self-amortizing loan
self-interest
selling short
sensitivity analysis
sensitivity to assumptions
servicing fee
shared appreciation mortgages
shares
shift-share analysis
single-family house
sinking fund factor
sliding
soft costs
speculative loan
standard deviation
start-up period
step-up leases
step-up provision
stockholder
straight-line depreciation
strip centers
submarginal
subordinated

perfitimi i realizuar
ri-kapje
llogari te arketueshme
perfitimi i njohur
perputhshmeria
shplodhese dhe argetuese
rifinancimi
jeta e mbetur ekonomike
teoria e qirase
rezerve per zevendesime
e qendrushme
vlere e qendrushme e tokes
shitja me pakice
kthimi
kthimi
e drejta e refuzimit te pare
e drejta e mbijeteses
e maturuar
rreziku
mos-pelqimi i rrezikut
pa-rrezik
kodra nje-mbi-nje

paga mujore
shitje me qiramarrje te tokes
metoda e krahasimit te shitjeve
pamjaftueshmeria
vlerezimi
instrument me vlere
kredia vete-amortizuese
interesi personal
shitja shkurt
analiza e sensitivitetit
sensitiviteti mbi supozimet
tarife sherbimi
kredite hipotekare me ndarje te vleres se rritur
aksione
analiza e ndarje-levizjes
shtepi me vetem nje familje
faktori i fondit te amortizimit
duke rreshqitur
kostot e buta
kredi spekulative
devijimi standard
perudha e fillimit
qira me shkallezim lart
klauzola e shkallezimit lart
stokmbajtesit
zhvlefesimi vije-drejte
qendrat ne varg
nen-marxhinale
poshterenditur

surplus

T

take-out commitment

tax base

tax basis

tax credits

tax deductible

tax depreciation

tax levy

tax shelter

tax-deferred exchange

tenant improvements

terminal capitalization rate

terminal costs

time costs of travel

time-value-of-money

title

trade area

trading on the equity

trail-and-error

trust funds, trusts

trustee

U

underwriting

unit of comparison

upgrade

upward

urban area

urban growth theory

useful life

utility

V

valuation

value theory

variable expenses

variance

W

wage

warehouse

wedge-shaped

weight

weighted

weighted average cost of capital

work in kind

wraparound loans

X

Y

yield

yield curve

yield maintenance agreement

Z

zero lot line development

teprica

angazhimi i nxjerrjes jashte

baza e takses

baza e takses

kredite taksove

i zbritshem per efekt taksash

zhvleftesimi i takses

steka e taksave

mburoja e takses

shkembimi me shtyerje takse

permiresimet e qiramarresit

norma e kapitalizimit perfundimtar

kosto terminale

kosto kohore e udhetimit

vlera kohore e parase

certifikata e pronesise

zona e tregtise

tregtimi mbi kapitalin e vet

prove-dhe-gabim

fonde besimi

i besuari

nenshkrimi

njesia e krahasimit

permiresohet cilesisht

per nga lart

zona urbane

teoria e rritjes urbane

jeta e dobishme

dobishmeria

vleresimi

teoria e vleres

shpenzimet e ndryshueshme

varianca

paga me kohe

magazina e mallrave

forme si pyka

pesha

peshezuar

kosto mesatare e peshezuar e kapitalit

pune ne natyre

kredite mbeshtjellese

rendimenti

kurba e rendimenteve

marreveshja e ruajtjes se rendimentit

zhvillimet e linjave të grupeve zero

zoning

zonimi

tizim te plote

a ??? Me vone