

**THEORETICAL AND METHODOLOGICAL ISSUES OF THE LEASE
OF REAL ESTATE AND POSSIBILITIES FOR ITS DEVELOPMENT IN
BULGARIA**

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Abstract

Under conditions of financial crisis with the lack and shortage of own funds and overstated credit standards it is necessary to seek and use alternative forms of financing the acquisition of real property.

In this connection the study presents an analytical inquiry into the main theoretical aspects connected with the lease of real estate. As a result of this, following a critical analysis there is defined the concept of “lease of real estate” and is made a ranking characterization of its types.

After the study of the quality characteristics and advantages of the lease of real estate, in Chapter two there is also given its development for the period 2005-2010. As a result there have been outlined principal trends and guidelines for the development of this kind of leasing in Bulgaria.