2014 AMERICAN REAL ESTATE SOCIETY
JOURNAL MANUSCRIPT PRIZE WINNERS

Journal of Real Estate Research

Best paper in 2014 volume as selected by the ARES membership.

Houses and Apartments: Similar Assets, Different Financials
Peter Chinloy, Prashant K. Das, and Jonathan A. Wiley
36:4, 409–34

Journal of Real Estate Portfolio Management

Best paper in 2014 volume as selected by the ARES membership.

Did the Recent Financial Crisis Impact Integration between the Real
Estate and Stock Markets?
Kimberly F. Luchtenberg and Michael J. Seiler
20:1, 1–20

Congratulations to all the authors.
The American Real Estate Society proudly announces the following manuscript prize winners for research papers presented at the American Real Estate Society's 31st Annual Meeting in Ft. Myers, Florida, April 2015.


**CoStar Data**, sponsored by the CoStar Group: Green Buildings: Similar to Other Premium Buildings?, by Spenser Robinson, Central Michigan University, and Andrew Sanderford, University of Arizona.

**Housing**, sponsored by the Lucas Institute for Real Estate Development and Finance at Florida Gulf Coast University: Sentiment-based Predictions of Housing Market Turning Points with Google Trends, by Marian Dietzel, University of Regensburg.

**Industrial Real Estate**, sponsored by the NAIOPE Research Foundation: Industrial Real Estate Cycles: Markov Chain Applications, by Richard Evans, University of Memphis, and Glenn Mueller, University of Denver.

**Innovative Thinking “Thinking Out of the Box,”** sponsored by the Homer Hoyt Institute (HII): Asset Pricing, Spatial Linkages, and Contagion in Real Estate Stocks, by Stanimira Milcheva, University of Reading, and Bing Zhu, University of Regensburg.


**Mixed Use Properties**, sponsored by the NAIOPE Research Foundation: Valuing the Conversion Option Afforded by Form-based Zoning in Different Economic Environments, by Keener Hughen, University of North Carolina-Charlotte, and Dustin Read, Virginia Tech.

**Office Buildings/Office Parks**, sponsored by the NAIOPE Research Foundation: The Quadruple Bottom Line: Tenant Views of Corporate Responsibility in Green Office Buildings, by Robert Simons, Cleveland State University, Spenser Robinson, Central Michigan University, Eunkyu Lee, Cleveland State University, and Albert Graves, Cleveland State University.

**Property/Asset Management**, sponsored by the Institute of Real Estate Management (IREM): Which Green Office Building Features do Tenants Pay for: A Study of Observed Rental Effects, by Robert Simons, Cleveland State University, Spenser Robinson, Central Michigan University, and Eunkyu Lee, Cleveland State University.

**Real Estate Brokerage/Agency**, sponsored by the National Association of Realtors (NAR®): Bargaining, Mortgage Financing and Housing Prices, by Zhenguo Lin, Florida International University, Yingchun Liu, University of North Texas, and Xun Bian, Longwood University.


**Real Estate Education**, sponsored by Dearborn Real Estate Education: A Primer on Real Estate Data Cleaning Techniques: Lessons from the Trenches, by Andy Krause, University of Melbourne, and Clifford Lipscomb, Greenfield Advisors.

**Real Estate Finance**, sponsored by Real Capital Analytics (RCA): The Effect of FHA Loan Assumptions on California’s Residential Housing Market?, by Michael LaCour-Little, California State University-Fullerton, Zhenguo Lin, Florida International University, and Wei Yu, California State Polytechnic University, Pomona.

**Real Estate Investment**, sponsored by the Education Foundation of the CCIM Institute: The 4% Rule: Does Real Estate Make a Difference?, by David Downs, Virginia Commonwealth University, Greg MacKinnon, Pension Real Estate Association, and Eli Beracha, Florida International University.

**Real Estate Investment Trusts**, sponsored by the National Association of Real Estate Investment Trusts (NAREIT®): Financial Flexibility and REITs: Security Issuance Decisions, by Woei C. Wong, Universiti Utara Malaysia, and Joseph Ooi, National University of Singapore.

**Real Estate Market Analysis**, sponsored by CBRE Econometric Advisors: Know Thy Neighbor: The Impact of Cultural and Geographic Distance on Information Asymmetry, by David Harrison, University of Central Florida, George Cashman, Marquette University, and Hainan Sheng, Texas Tech University.

**Real Estate Portfolio Management**, sponsored by the Royal Institution of Chartered Surveyors (RICS): Determinants of Foreign versus Domestic Real Estate Investment: Property-Level Evidence from Listed Real Estate Investment Firms, by McKay Price, Lehigh University, and Nathan Mauck, University of Missouri-Kansas City.

**Real Estate Valuation**, sponsored by the Appraisal Institute (AI): Illuminating the Impacts of Brownfield Redevelopments on Neighboring Housing Prices: Case of Cuyahoga County, Ohio, by Ayong Woo, Texas A&M University, and Suejhe Lee, Hanyang University.


**Seniors Housing**, sponsored by the National Investment Center for the Seniors Housing and Care Industry (NIC): The Effect of Age-Restricted Housing on Surrounding House Prices, by Karen Gibler, Georgia State University, Tanja Tyvima, Tampere University of Technology, and Velma Zahiovic-Herbert, University of Georgia.


SPECIAL ISSUES
JOURNAL OF REAL ESTATE RESEARCH

Real Estate Brokerage (Summer, 1988): Sponsored by the National Association of REALTORS (NAR).
Corporate Real Estate (Fall, 1989): Sponsored by AICAM and HHASI.
Appraisal (Spring, 1990): Sponsored by the Appraisal Institute (AI).
Determinants of Demand (Fall, 1991): Sponsored by NAR.
Environmental Influences on Value (Summer, 1992): Sponsored by AI.
Real Estate Investment (Fall, 1992): Sponsored by the Pension Real Estate Association.
Corporate Real Estate (Fall, 1993): Sponsored by the International Association of Corporate Real Estate Executives (NACORE).
Real Estate Brokerage (Winter, 1995).
REITs (1995: Vol. 10(3/4)): Sponsored by the National Association of Real Estate Investment Trusts (NAREIT) and Equitable Real Estate Investment Management.
International Real Estate Investment (1996: Vol. 11(2)): Sponsored by Jones Lang Wootton USA.
International Real Estate Investment (1997: Vol. 13(3)): Sponsored by Jones Lang Wootton USA.
REITs (1998: Vol. 16(3)): Sponsored by the National Association of Real Estate Investment Trusts.
Corporate Real Estate (1999: Vol. 17(3)): Sponsored by NACORE International.
Cycles in Real Estate (1999: Vol. 18(1)): Sponsored by PricewaterhouseCoopers and SynerMark Investments.
Corporate Real Estate (2001: Vol. 22(1/2)): Sponsored by NACORE International.
Multifamily Housing (2003: Vol. 25(2)): Sponsored by Freddie Mac.
Issues For Inner-City Real Estate Markets: (2003: Vol. 25(4)): Sponsored by the Real Estate Research Center of Morehouse College.
Chinese Real Estate Markets: (2012: Vol. 34(3)).
ARES MONOGRAPHS

1996: Megatrends in Retail Real Estate (co-sponsored by ICSC: 378 pages).
1997: Seniors Housing (sponsored by the National Investment Center for the Seniors Housing and Care Industries: 248 pages).
2006/8: Indigenous Peoples and Real Estate Valuation Issues (co-sponsored by the Appraisal Institute Education Trust and the Appraisers Research Foundation).
N E W  $ 2 , 5 0 0  M A N U S C R I P T  P R I Z E

CoStar Group will provide a $2,500 manuscript prize for the best research paper presented at the ARES Annual Meeting that uses CoStar data. CoStar has comprehensive, detailed property level information and up to 15 years of historical data in most major markets throughout the U.S. and U.K. They currently track approximately 1.6 million commercial properties totaling 30 billion square feet and have verified comparable sales data on approximately 1.3 million sales transactions—all property types, including retail, multifamily, hospitality and land. Anyone interested in obtaining CoStar data for research purposes should contact:

Jay Spivey
Director of Analytics
CoStar Group, Inc.
2 Bethesda Metro Center, 10th Floor
Bethesda, MD 20814
Phone: 888-576-9223
Fax: 888-537-9358
Email: jspivey@costar.com
The American Real Estate Society (ARES) Legacy Awards are for the three best papers published in the *Journal of Real Estate Research (JRER)* in selected years. The awards are $25,000, $10,000, and $5,000. The 2012 Awards below were determined by the votes of the *JRER* Editorial Board. The awards cover the period 2009–2011.

<table>
<thead>
<tr>
<th>YEAR PUBLISHED</th>
<th>AMOUNT</th>
<th>AUTHORS</th>
<th>TITLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>$25,000</td>
<td>Nasser Daneshvary, Terrence M. Clauretie, &amp; Ahmad Kader</td>
<td>Short-Term Own-Price and Spillover Effects of Distressed Residential Properties: The Case of a Housing Crash</td>
</tr>
<tr>
<td>2010</td>
<td>$10,000</td>
<td>Gary Pivo &amp; Jeffrey D. Fisher</td>
<td>Income, Value and Returns in Socially Responsible Office Properties</td>
</tr>
</tbody>
</table>
2014 RED PEN AWARD WINNERS
AMERICAN REAL ESTATE SOCIETY

Journal of Real Estate Research
Ping Cheng

Journal of Housing Research
Tim Allen

Journal of Real Estate Literature
Robert Simons

Journal of Real Estate Portfolio Management
Carol Graham

Journal of Real Estate Practice and Education
Alan Tidwell

Journal of Sustainable Real Estate
Sara Wilkinson
CALL FOR PAPERS
Journal of Sustainable Real Estate

The American Real Estate Society announces a call for papers for the 8th volume of the Journal of Sustainable Real Estate (JOSRE). Authors are encouraged to submit original research that can help investors, developers, appraisers, lenders, asset managers, elected government officials, and land use regulators improve their strategies, decision making, and understanding of the impact of sustainable real estate practices. Topics and questions of interest include, but are not limited to, the following:

Philosophical and Definitional
- How green measurement systems have evolved?
- Who should set the standards and what types of measurement systems should be used? That is, what metrics could be used to better reflect total life cycle occupancy costs and building operational efficiency?

Regulatory Issues
- How has disclosure and transparency affected the market? Will we see increasing transparency?
- Can we learn anything from some of the incentive systems versus requirement systems in terms of effectiveness and efficiency?

Financing, Insurance, and Valuation Issues
- What financing mechanisms are out there to help with sustainable investments? What impediments?
- How do insurance costs vary for sustainable buildings?

Hi-Performance Building Systems
- What is the impact of green buildings on worker productivity and morale, or retail sales, and benefits that go beyond energy savings? Can these be valued? Do they or will they eventually translate into rent?
- How have building management systems evolved and what is the state of the art? Why does it take so long for property owners to embrace new building management systems and to connect all the features and systems in a building?

Corporate Green and Sustainable Strategies and Policies
- How many public and private companies have green policy statements? How has this affected real estate decisions?
- Portfolio approaches to energy consumption: Are carbon credits possible for larger scale developments and portfolios?
- What are the new technologies and strategies affecting water consumption? Are they cost effective?

Evaluating Retrofit and Improvements versus Payoffs
- What is the ideal timing to invest in green features? Can green features be packaged into ideal combinations?

Net Zero and Living Building Challenge Case Studies, Strategies and Lessons Learned
- What can we learn from net zero and or net water buildings?
- Are the strategies used in the living buildings challenge applicable to the private sector?

All manuscripts are subject to anonymous double-blind review by practicing professionals and academicians. Manuscripts must be written to be understandable by institutional real estate investors; lengthy formulas and mathematics should appear in an appendix. Applied empirical studies will be given preference. Style guidelines are available online at www.josre.org and on the ARES website www.aresnet.org. Submissions are preferred in MS Word or PDF format. DEADLINE: March 31, 2016 (continuous online publication). Authors should submit their manuscript to Myla Wilson, the managing editor, at mwilson@sandiego.edu or greenjournal@sandiego.edu and to Norm Miller at nmiller@sandiego.edu.

Senior Editor: Norm Miller, University of San Diego, email: nmiller@sandiego.edu
Associate Editor: Pernille Christensen (Asia Pacific), University Technology, Sydney, email: Pernille.Christensen@uts.edu.au
Associate Editor: Robert Simons (North America), Cleveland State University, email: r.simons@csuohio.edu
CALL FOR PAPERS

JOURNAL OF HOUSING RESEARCH

The American Real Estate Society announces a call for papers for the Journal of Housing Research (JHR). The objective of the JHR is to serve as an outlet for theoretical and empirical research on a broad range of housing related topics, including but not limited to, the economics of housing markets, residential brokerage, home mortgage finance and mortgage markets, and international housing issues.

All submitted manuscripts are subject to double-blind peer review by members of the journal’s Editorial Board and other real estate scholars and professionals. Electronic submissions are strongly encouraged, either as email attachments, CD-ROM or disk. Preferable word processing format is as a PDF or Microsoft Word file. Paper submissions require four copies of the manuscript. The JHR style is similar to the Journal of Real Estate Research (see www.aresnet.org or a copy of the journal for a style guide). Final revisions must be in Word, WordPerfect or other acceptable word-processing program.

Manuscripts should be original, unpublished works not under publication consideration anywhere else. Manuscripts should be submitted via the automated author submission system for the journal at: http://www.editorialmanager.com/jhr.

Justin D. Benefield
Auburn University
College of Business
405 W. Magnolia Ave., Suite 303
Auburn, AL 36849
jbd0068@auburn.edu
Call for Papers

Journal of Real Estate Practice and Education

The American Real Estate Society announces a Call for Papers for the Journal of Real Estate Practice and Education (JREPE). The purpose of the JREPE is to motivate research in real estate practice and education and encourage excellence in teaching. It provides a basis for the exchange of innovative opinions and research results among real estate practicing professionals, educators and researchers internationally.

The goal of the Journal is to make a significant advancement in the teaching and learning of real estate practice and education. The contributions from its content will provide an essential source of information on the teaching of real estate and become critical to the understanding of practice and education in the real estate area.

Manuscripts are solicited and encouraged in the following areas:

Practice: Innovations and experiments in all aspects of practice including training and teaching techniques (hardware, materials, technology and methods).

Education: Original empirical and theoretical papers on the evaluation of pedagogy methods, practice, attitudes, materials and learning methods in industry and academia.

Subject Matter: Substantive issues and/or research results that influence the body of knowledge and course content (practice and academia).

Special Features: Special topics such as significant events, curriculum developments, and special surveys.

Four hard copies of the manuscript should be submitted along with an electronic file in Microsoft Word or WordPerfect 6.0. Editorial guidelines printed in a current issue of the Journal of Real Estate Research should be followed. The JREPE is published biannually.

Manuscripts should be submitted via the automated author submission system for the journal at: http://www.editorialmanager.com/jrepe.

William G. Hardin III
Florida International University
Dept. of Finance
1101 Brickell Avenue
Suite 1100-S
Miami, FL 33131
hardinw@fiu.edu
Call for Papers

Journal of Real Estate Portfolio Management

The Journal of Real Estate Portfolio Management (JREPM) is a publication of the American Real Estate Society (ARES). The Journal's purpose is to disseminate applied research on real estate investment and portfolio management. JREPM endeavors to publish research covering all four quadrants of the real estate universe (private equity, public equity, private debt, and public debt), and strives to present research covering real estate markets globally. A goal of JREPM is to publish research that is both academically sound and of value to practicing institutional real estate investment professionals. The Editorial Board of JREPM is interested in expanding the frontiers of scholarly research in real estate investment and portfolio management and is willing to work with any potential author who is developing new and exciting ideas appropriate for publication in the Journal.

JREPM will publish, and invites submissions of, two types of articles:

1. “Longer Articles” are the standard and will comprise the majority of papers in each issue. They are expected to provide original research and insights on issues related to commercial real estate using rigorous methodologies.
2. “Shorter Articles” are shorter in length (approximately five to six pages). They are expected to address timely issues under current real estate market conditions, and/or to provide insights that are not typically covered in, or are not expandable into, Longer Articles.

Both types of papers will undergo a blind review process. Peng Liu (Cornell University), Greg MacKinnon (Pension Real Estate Association), and Simon Stevenson (University of Reading), the editors of the journal, strongly encourage submissions from both the academic and practitioner research communities in both Longer and Shorter Articles sections.

For ARES members there is no charge for submitting a manuscript. For non-members, a submission fee in the amount of one year’s academic membership dues is required and should be made payable to ARES. An annual membership is included in this fee. Submission via email is required. Initial submissions should be in Word or PDF format. All submissions and other correspondence should be sent to: jrepm@cornell.edu.
2016 Membership Renewal Form
American Real Estate Society

Name________________________________________Title/Department__________________________

Company/University____________________________________________________________________

Address______________________________________________________________________________

City__________________________State_______ ZIP Code________+_ ___Country______________

Phone___________________Fax ________________________________________________

Email________________________________________________________________________________

2016 Membership Dues

___ Professional Membership (circle one)
Printed Media…………………………… $350
Electronic Media…………………………… $300
Both (printed and electronic)……………….. $400

___ Academic Membership (circle one)
Printed Media…………………………… $175
Electronic Media…………………………… $135
Both (printed and electronic)……………….. $200

___ Academic Retired Membership (circle one)
Printed Media…………………………… $105
Electronic Media…………………………… $85
Both (printed and electronic)……………….. $145

___ Student Membership (circle one)
Printed Media…………………………… $105
Electronic Media…………………………… $85
Both (printed and electronic)……………….. $145

___ Life Membership
___ Printed Media
___ Electronic Media

For information on becoming a Life Member, contact Mike Seiler at (757) 683-3505 or mseiler@odu.edu.

___ Corporate Membership (circle one)
Printed Media…………………………… $675
Electronic Media…………………………… $600
Both (printed and electronic)……………….. $700

___ Fellows Contribution Regular……………… $250
___ Fellows Contribution Distinguished……… $500
___ Fellows Contribution Benefactor…………… $1,000
___ Endowed Doctoral Sponsorship ………… $10,000
___ Endowed International Scholar ………… $25,000
___ Sponsor…………………………………… $1,500
___ Regent……………………………………… $3,000
___ President’s Council………………………… $6,000

Method of Payment

Total Dues $___________

___ Check (Payable to ARES) Payment by check preferred by ARES

Method of Payment ___ VISA ___ MasterCard ___ Discover
Card # __________ - __________ - __________ - __________
Expiration ________  CVV (on back of card) ________

Authorized Signature

Address on card

Date________________________

Return this form with payment to:
Diane Quarles
Manager, ARES Member Services
Clemson University
Pennell Center for Real Estate Development
300 Sirrine Hall
Clemson, SC 29634
Phone: 864-656-1373
Fax: 864-656-7519
EDITORIAL POLICY and SUBMISSION GUIDELINES

Journal Objectives
The Journal of Sustainable Real Estate (JOSRE) is an official publication of the American Real Estate Society (ARES). JOSRE is committed to publishing the highest quality analytical, empirical, and clinical research that is useful to business decision-makers in the fields of real estate development, economics, finance, investment, law, management, marketing, secondary markets, and valuation. Theoretical papers that fail to provide testable or policy implications are discouraged. Data used in empirical research must be thoroughly documented and sufficient details of computations and methodologies must be provided to allow duplication. Authors are encouraged to provide data (at a reasonable cost) for replication purpose should such a request arise.

The Editorial Board of JOSRE is interested in expanding the frontiers of scholarly real estate research and is willing to work with any potential author who is developing new and exciting ideas. Please visit http://www.josre.org for the most up-to-date information on the Journal.

Review and Publication Policies
The Editor reads each submitted manuscript to decide if its topic and content of the paper fit the objectives of JOSRE. Manuscripts that are appropriate are assigned anonymously by the Editor to one member of the Editorial Board and at least one other reviewer. The Editor makes the final decision regarding re-submissions. Upon receiving a re-submission, the Editor determines whether or not the manuscript should re-enter the reviewing process, be accepted or simply be returned.

The Editor determines the publication schedule for accepted manuscripts. As a general rule, the Editor attempts to “balance” the topics covered in any one issue. Consequently, the Editor may choose the articles to be included in a given issue from among those already accepted for publication. This general rule will be set aside should the Board of Directors decide to do so, such as in the case of a special issue devoted to a single topic.

Submission Requirements
Authors should submit a manuscript that is double-spaced and paginated. The cover page, which will be removed before the manuscript is sent to a reviewer, should contain: the title, all authors and their affiliations (mailing addresses), phone and fax numbers, and email addresses. Except for the cover page, all pages should be numbered consecutively. Submitted manuscripts should be original research, and the names appearing on the manuscript should be that of the individuals who conducted the research. The manuscript should not be under review simultaneously at another journal nor substantially resemble those that are under review at another journal. Upon acceptance, ARES automatically owns the copyright of the manuscript. The transfer of copyright will ensure the widest possible dissemination of information.

Submission via email is strongly encouraged. Except for the final version, manuscripts can be submitted via email in Word® or PDF® file formats to nmiller@sandiego.edu. Submitted papers will be sent to reviewers via email, whenever feasible. For manuscripts submitted via email, the expected turnaround time is eight weeks. For hard copy submissions, the expected turnaround time is twelve weeks. Upon acceptance, authors will have to submit a PC-compatible disk containing the file of the manuscript, four style-correct hard copies and a signed release form. The Editor does not accept responsibility for damage or loss of submitted papers.
Articles and correspondence can also be directed to:

Norman G. Miller
University of San Diego
Burnham-Moores Center for Real Estate
5998 Alcala Park Drive
San Diego, CA 92110-2492
Phone: 619-260-7939
Email: nmiller@sandiego.edu

Abstract
An abstract of not more than 100 words is required.

Headings
Primary, secondary and tertiary heading should be indicated by numbering or in outline fashion (i.e., I, II, A, B, i, ii, etc.). Such outlining/numbering is for editorial purposes only and will not appear in print.

Summary
Each manuscript should include at the end of the text, a non-technical summary statement of the main conclusions.

Exhibits
Illustrations must be titled and numbered consecutively as exhibits with Arabic numbers. Please check that the text contains a reference to each exhibit. Verify that all numerical amounts add up to totals shown in the tables and that significant digits are rounded to no more than 2 or 3 numbers. All figures need to be sharp, clear and laser-quality. Exhibits in the final version must not be in color.

Mathematical Proofs, Equations
Lengthy mathematical proofs and extensively detailed mathematical tables should be placed in an appendix (or omitted entirely) and every effort should be made to explain the proofs. Equations should be placed on a separate line, centered and numbered consecutively at the right margin.

Endnotes
Endnotes in the text must be cited consecutively. They should be double-spaced and appear on a separate page. Avoid numerous and lengthy endnotes.

References
References must be presented alphabetically by the last name of the author and be double-spaced. References must be dated, and the citations in the text must agree. Only those references cited within the text should be included. The references must fit the following format:


Acknowledgment
Authors may include a brief acknowledgment. It should appear after the references.

Special Note
Authors are strongly advised to review a recent issue of the JOSRE to confirm that their manuscript is in the style the Journal requires. For nonmembers, a submission fee of $200 is required (one year’s Academic Membership dues).
THE AMERICAN REAL ESTATE SOCIETY

Officers

President
David Harrison
University of Central Florida

President Elect
William G. Hardin III
Florida International University

Vice President and Program Chair
Michael J. Highfield
Mississippi State University

Treasurer
Karl Guntermann*
Arizona State University–Emeritus

Secretary
Thomas M. Springer
Clemson University

Director of Finance
Joseph B. Lipscomb*
Texas Christian University

Executive Director
Stephen Pfyrr*
Kennedy Wilson

Meeting Planner
Arthur L. Schwartz, Jr.*
University of South Florida–Emeritus

Ombudsperson
Larry E. Wofford*
University of Tubu

Director of Strategy
Stephen E. Roulac*
Roulac Global LLC & University of Ulster

Director of Industry Liaison
Willard McIntosh*
USAA Real Estate Company

Director of Publications
William G. Hardin, III
Florida International University

Director of Development
Michael J. Seiler*
College of William & Mary

Appointed Positions

Managing Editor, JHR
Kimberly Goodwin
University of Southern Mississippi

Editors, JHR
Justin Benefield
Auburn University
Ken H. Johnson
Florida Atlantic University
Geoffrey K. Turnbull
University of Central Florida

Editors, JREPE
William G. Hardin, III
Florida International University

H. Shelton Weeks
Florida Gulf Coast University

Eli Beracha
Florida International University

Co-Editors, JREL
David M. Harrison
University of Central Florida
Mauricio Rodriguez*
Texas Christian University
Michael J. Seiler*
College of William & Mary

Case Editor, JREPE
Reid Cummings
University of Alabama

Executive Editor, JHR
Leonard Zumpano
University of Alabama

Associate Executive Director
Christopher Manning*
Loyola Marymount University

Managing Editor, JHR
Kimberly Winson-Geideman
University of Melbourne

Case Editor, JREL
Karen Ghibler
Georgia State University

Executive Editor, JREPE
Pernille Christensen
University of Technology, Sydney

Managing Editor, JREPE
Reid Cummings
University of Alabama

Executive Editor, JRER
Ko Wang
Johns Hopkins University

IRES Board Members

Karen Ghibler (2014–17)
Georgia State University

Pernille Christensen (2015–20)
University of Technology, Sydney

Board of Directors

S. McKay Price (2014–19)
Lehigh University
G. Stacy Sirmans* (2014–19)
Florida State University

Jesse Saginor (2015–18)
Florida Atlantic University
Mark Suddermand (2014–19)
University of Memphis

Sean Salter (2011–16)
Middle Tennessee State University
Grant I. Thrall (2013–18)
Business Geography Advisors

Douglas Sawyer (2014–19)
CCIM Institute & Sawyer Properties
John Williams* (2011–16)
Morehouse College

Michael Seiler* (2015–20)
College of William & Mary
Richard Wincott (2013–18)
Altus Group

Robert A. Simons* (2012–17)
Cleveland State University
Elaine M. Worzala* (2011–16)
College of Charleston

C. Minor Price

Board of Directors

Eli Beracha (2014–17)
Florida International University

Peter Burley (2011–16)
REALTOR® University/NAR

Sofia Dermisi (2015–20)
University of Washington

Terry R. Dunkin (2012–17)
Alt and Dunkin Real Estate Advisors

Andrew C. Florence (2015–20)
CosStar Group

Kimberly Goodwin (2013–18)
University of Southern Mississippi

Margaret McFarland (2012–17)
University of Maryland

Elaine M. Worzala* (2011–16)
College of Charleston

IRES Board Members

Karen Ghibler (2014–17)
Georgia State University

Pernille Christensen (2015–20)
University of Technology, Sydney

*Past ARES President
Heterogeneous Price Premiums in Sustainable Real Estate? An Investigation of the Relation between Value and Price Premiums
Spenser Robinson and Pat McAllister

Incorporating Green Building Features and Initiatives into Commercial Property Valuation
Saul Nurick, Karen Le Jeune, Emma Dawber, Ryan Flowers, and Jennifer Wilkinson

The Relevance of Green Building Practice in Emerging Markets: A Perceptual Analysis of Commercial and Industrial Building Users in Ibadan, Nigeria
A. Olaleye, T.O. Ayodele, and M.O. Komolafe

Factors Influencing U.S. Homebuilders’ Adoption of Green Homebuilding Products
Andrew R. Sanderford, Matthew J. Keefe, C. Theodore Koebel, and Andrew P. McCoy

Measuring Highway (Noise) Impacts on House Prices Using Spatial Regression
Marcus T. Allen, Grant W. Austin, and Mushfiq Swaleheen

LEED Certification of Campus Buildings: A Cost-Benefit Approach
Erin A. Hopkins

Appraising Sustainable Building Features: A Colorado Case Study
Laura Bently, Scott Glick, and Kelly Strong

Californian Realtors’ Perceptions towards Energy-Efficient “Green” Housing
Sandy Bond

Is Green a Matter of Prime? Stylized Facts about the Location of Green Buildings
Thomas Braun and Sven Bienert

Assessing the Effectiveness of Mandating Energy Efficiency: Boulder, Colorado’s Implementation of SmartRegs
Scott Glick, Caroline M. Clevenger, and Mark Laverty