

# CURRENT JOURNALS

## Co-Editors

### **Marcus T. Allen**

Florida Atlantic University  
College of Business  
220 S.E. 2nd Avenue  
Fort Lauderdale, FL 33301

954-355-5213

954-355-5245 (FAX)

Internet: [mallen@acc.fau.edu](mailto:mallen@acc.fau.edu)

### **John L. Glascock**

University of Connecticut  
Department of Finance  
U-41 F, Room 401  
368 Fairfield Road  
Storrs, CT 06269-2041

203-486-3042

203-486-0349 (FAX)

Internet: [johnl@baserv.sba.uconn.edu](mailto:johnl@baserv.sba.uconn.edu)

### **James E. Larsen**

Wright State University  
College of Business and Administration  
Dayton, OH 45435

937-873-2870

937-873-3545 (FAX)

Internet: [jlarsen@desire.wright.edu](mailto:jlarsen@desire.wright.edu)

### **Emil E. Malizia**

University of North Carolina—Chapel Hill  
Graduate School of Business  
Chapel Hill, NC 27514

919-962-4759

919-962-5206 (FAX)

Internet: [malizia.dcrp@mhs.unc.edu](mailto:malizia.dcrp@mhs.unc.edu)

### **Tyler Yang**

Price Waterhouse LLP  
Office of Government Services  
1616 North Fort Myer Drive  
Arlington, VA, 22209-3100

703-741-2544

703-741-1616 (FAX)

Internet: [tyler-yang@notes.pw.com](mailto:tyler-yang@notes.pw.com)

This section consists of the following:

*Journal Index.* Contents of current journals.

*Subject Index.* Articles are indexed by topic classification, then are in alphabetical order by author.

*Author Index.* Topic classifications follow the author's names.

*Journals Surveyed.*

# JOURNAL INDEX: CONTENTS OF CURRENT JOURNALS

**Appraisal Journal** — Volume 64, Number 2; April 1996

- Brown, Gordon T.** "Free Cash Flow" Appraisal ... A Better Way?  
**Cook, Robert J.; Healy, John J. Jr.** Real Estate Securities: Opportunity Gained or Lost  
**Dotzour, Mark G.; Lengnick-Hall, Cynthia A.** Implementing Quality Management in Residential Appraisal  
**Finch, J. Howard; Casavant, Richard.** Highest and Best Use and the Special Purpose Property  
**Gibbons, James E.** Financial views: Winter 1995-1996  
**Glessing, Ronald R.** Driving Ahead While Looking Back: It's Just Not Possible  
**Herzog, Steven J.** California Water: The New Gold  
**Hirschy, John G.** The Consumer Price Index Versus Real Estate Investment Surveys  
**Hurley, Neal.** Ethics and Ethical Behavior in the Property Valuation Profession  
**Otteau, Jeffrey G.; Schwartz, Arnold M.** The Relocation Appraisal: The Foundation for Anticipated Sales Price  
**Rabianski, Joseph S.** Going-Concern Value, Market Value, and Intangible Value  
**Rattermann, Mark.** What Does "Market Value" Mean?  
**Stiegler, M.H.** Cases in Brief  
**Williams, Thomas P.** Categorizing External Obsolescence  
**Wilson, Albert R.** Emerging Approaches to Impaired Property Valuation  
**Wilson, L. Deane.** Are Appraisal Reports Logical Fallacies?

**Appraisal Journal** — Volume 64, Number 3; July 1996

- Boykin, James H.** Impropriety of Using Dissimilar-Size Comparable Land Sales  
**Clapp, John M.; Giaccotto, Carmelo; Richo, Gregory.** Estimating Time Adjustments with Sales Prices and Assessed Values  
**Cohen, Harvey D.; Golub, Kenneth L.** Valuation of Potable Water East of the Mississippi River  
**Copley, Ronald E.** The Similarities of Valuing Real Estate and Bonds, and the Diversification Benefits of Investing in Real Estate  
**Crean, Michael J.** American Acronym Addles a Proposed Australian Appraisal Axiom  
**Ditchkus, Larry; Biadasz, Sally.** Rethinking Speculative Subdivision Valuation for Loan Purposes  
**Edmonds, Charles P.; Anglyn, William Ted.** Boundary Lines, Property Values and the Appraisal Process  
**Egan, Patrick J.** Mixed Business and Real Estate Components in Hotel Valuation  
**Granger, Joseph H.** Writing Comparative Analyses and Correlations  
**Reenstierna, Eric T.** Risk Assessment  
**Spiegel, Robert J.; Blitz, Edward.** Rich Man, Poor Man: Update  
**White, Mark A.** Valuing Unique Natural Resources: Endangered Species

**Environment and Planning** — Volume 27, Number 7; July 1995

- Sivitanidou, R.; Sivitanides, P.** Industrial Rent Differentials: The Case of Greater Los Angeles

**Housing Policy Debate** — Volume 7, Number 1; 1996

- Eggers, Frederick J.; Burke, Paul E.** Can the National Homeownership Rate Be Significantly Improved by Reaching Underserved Markets?  
**Lea, Michael J.** Innovation and the Cost of Mortgage Credit: A Historical Perspective  
**Quercia, Roberto G.; Wachter, Susan M.** Homeownership Counseling Performance: How Can It Be Measured?  
**Ratner, Mitchell S.** Many Routes to Homeownership: A Four-Site Ethnographic Study of Minority and Immigrant Experiences  
**Rohe, William M.; Stewart, Leslie S.** Homeownership and Neighborhood Stability

**Housing Policy Debate** — Volume 7, Number 2; 1996

**Crowe, David A.** Comment on Langley C. Keyes et al.'s "Networks and Nonprofits: Opportunities in an Era of Federal Devolution"

**Culhane, Dennis P.; Lee, Chang-Moo; Wachter, Susan M.** Where the Homeless Com From: A Study of the Prior Address Distribution of Families Admitted to Public Shelters in New York City and Philadelphia

**Farley, Reynolds.** Racial Differences in the Search for Housing: Do Whites and Blacks Use the Same Techniques to Find Housing?

**Follain, James R.** Comment on Langley C. Keyes et al.'s "Networks and Nonprofits: Opportunities in an Era of Federal Devolution"

**Hughes, James W.** Economic Shifts and the Changing Homeownership Trajectory

**Kasarda, John D.; Ting, Kwok-fai.** Joblessness and Poverty in Americas Central Cities: Causes and Policy Prescriptions

**Keyes, Langley C.; Schwartz, Alex; Vidal, Avis C.; Bratt, Rachel G.** Networks and Nonprofits: Opportunities and Challenges in an Era of Federal Devolution

**Varady, David P.** Local Housing Plans: Learning from Great Britain

**International Journal of Urban and Regional Studies** — Volume 19, Number 13; September 1995

**Sendi, Richard.** Housing Reform and Housing Conflict: The Privatization and Denationalization of Public Housing in the Republic of Slovenia in Practice

**Journal of Business** — Volume 69, Number 4; October 1996

**Fama, Eugene F.** Discounting Under Uncertainty

**Journal of Finance** — Volume 51, Number 5; December 1996

**Grenadier, Steven R.** The Strategic Exercise of Options; Development Cascades and Overbuilding in Real Estate Markets

**Journal of Financial Economics** — Volume 38, Number 3; July 1995

**Grenadier, Steven R.** Valuing Lease Contracts: A Real Options Approach

**Journal of Financial Economics** — Volume 39, Number 1; September 1995

**Alderson, Michael J.; Betker, Brian L.** Liquidation Costs and Capital Structure

**Journal of Financial Economics** — Volume 39, Number 2-3; October-November 1995

**Sharpe, Steven A.; Nguyen, Hein H.** Capital Market Imperfections and the Incentive to Lease

**Journal of Financial Economics** — Volume 42, Number 3; November 1996

**Grenadier, Steven R.** Leasing and Credit Risk

**Journal of Housing Economics** — Volume 5, Number 2; June 1996

**Arvin, B. Mak; Murphy, Robert G.** A Model of Reputation Acquisition in Real Estate Brokerage

**de Palma, André; Rouwendal, Jan.** Availability Constraints in the Housing Market

**Kiel, Katherine A.; Zabel, Jeffrey E.** House Price Differentials in U.S. Cities: Household and Neighborhood Racial Effects

**Montgomery, Claire A.** A Structural Model of the U.S. Housing Market: Improvement and New Construction  
**Tirtiroglu, Dogan.** Capitalization of Brokerage Commissions: The Case of Nonlocal Buyers and Sellers

**Journal of Housing Economics** — Volume 5, Number 3; September 1996

**Duca, John V.** Deposit Deregulation and the Sensitivity of Housing

**Ermisch, John; DiSalvo, Pamela.** Surprises and Housing Tenure Decisions in Great Britain

**Mayo, Stephen; Sheppard, Stephen.** Housing Supply Under Rapid Economic Growth and Varying Regulatory Stringency: An International Comparison

**Moriizumi, Yoko.** Credit Rationing and Public Housing Loans in Japan

**Journal of Housing Research** — Volume 7, Number 1; 1996

**Bogdon, Amy S.; Follain, James R.** Multifamily Housing: An Exploratory Analysis Using the 1991 Residential Finance Survey

**Haurin, Donald R.; Hendershott, Patric H.; Wachter, Susan M.** Wealth Accumulation and Housing Choices of Young Households: An Exploratory Investigation

**Mayer, Christopher J.; Engelhardt, Gary V.** Gifts, Down Payments, and Housing Affordability

**Pitkin, John R.; Simmons, Patrick A.** The Foreign-Born Population to 2010: A Prospective Analysis by Country of Birth, Age, and Duration of U.S. Residence

**Ross, Stephen L.** Mortgage Lending Discrimination and Racial Differences in Loan Default

**Somerville, C. Tsuriel.** The Contribution of Land and Structure to Builder Profits and House Prices

**Journal of Political Economy** — Volume 103, Number 1; February 1995

**Smith, V. Kerry; Huang, Ju-Chin.** Can Markets Value Air Quality? A Meta-Analysis of Hedonic Property Value Models

**Journal of Political Economy** — Volume 103, Number 5; 1995

**Henderson, Vernon; Kuncoro, Ari; Turner, Matt.** Industrial Development in Cities

**Journal of Portfolio Management** — Volume 21, Number 3; Spring 1995

**Hudson-Wilson, Susan; Elbaum, Bernard L.** Diversification Benefits for Investors in Real Estate

**Journal of Property Management** — Volume 61, Number 2; March/April 1996

**Adler, Jane.** Good Things in Big Boxes

**Becher-Smead, Ann.** Tax-Credit Essentials

**Braverman, David L.** How to Avoid Being Sued

**Franklin, Howard.** Finding the Fit

**Lankamp, John.** It Pays to Check Lender Errors

**Manson, Ken.** Shedding Light on Lighting Retrofits

**Martin, Judith K.** The Management of Public Housing: Forging New Partnerships

**Miller, Richard A.** No Manager Is an Island

**Snow, Jane Moss.** Attention! Military Housing Wants You

**Theobald, Ruth L.** Managing for Tax-Credit Compliance

**Valachi, Donald J.** What Tax Class Is Your Real Estate?

**Woodbury, Carol.** Maintenance Software Comparison

**Journal of Property Management** — Volume 61, Number 3; May-June 1996

**Allen, George F.** Project Yourself

**Buchanan, Bill.** Seven Steps to Killer Ads

- Carson, Gayle.** The Art of Negotiating  
**Charron, Mark.** Competitive Insurance Bids vs. Strategic Alliance  
**Griswold, Robert S.** Your Day in Court: Becoming an Expert Witness  
**Lipman, Francine J.; Williamson, James E.** Will Changes to the Passive Income Rules Renew Interest in Real Estate?  
**Potts, Robert A.; Bell, Robert B.** Strike It Niche! Airport Cargo Facilities  
**Ralph, Mike.** Pool Care Made Simple  
**Romano, Ellen L.** Scoring in the Outsourcing Game  
**Wadsworth, Kent Hansen.** Strike It Niche! Municipal Golf Courses  
**Wadsworth, Kent Hansen.** Welcome to the Web: The New Marketing Frontier  
**Weiger, James Ross.** Management for the GSA  
**Williams, Richard G.** Strike It Niche! Business Improvement Districts

**Journal of Property Management** — Volume 61, Number 4; July-August 1996

- Aardal, Dan C.** Does Intellectual Property Trump Real Property?  
**Blake, William F.** Safety First  
**Frenkil, Leonard Jr.** Is That You on the Six O'clock News?  
**Langendorf, Laura.** Do Property Managers Need Windows '95?  
**Mason, Marcy.** Financial Triage for Aging Condos: Can This Condo Be Saved?  
**Norwell, William; Goode, Mark.** High-Impact Marketing Hits the Mark  
**Plascencia, Rodney.** Intensive Care: Managing Industrial CIDs and PUDs  
**Rooney, Craig.** Good Dog! Effective Pet Policies  
**Terwilliger, Bruce K. Jr.** Smart Apartment Acquisitions  
**Wadsworth, Kent Harness.** Revenues from the Rooftops

**Journal of Property Research** — Volume 13, Number 2; June 1996

- Ball, Michael; Wood, Andrew.** Does Building Investment Affect Economic Growth?  
**Chalkley, Brian; Strachan, Sandra.** Small Business Managed Workspace: A Follow-Up of Former Tenants — Where Are They Now?  
**Forgey, Fred A.; Goebel, Paul R.** Measuring the Influence of Location on Shopping Centre Space Selection: A Reply to Adams and Matysiak  
**Healey, Patsy; Purdue, Michael; Ennis, Frank.** Negotiating Development: Planning Gain and Mitigating Impacts  
**Tse, Raymond Y.C.** Housing Return and the Determinants of the Capitalization Rate: With Reference to Hong Kong  
**Wiltshaw, D.G.** An Economic Analysis of Contaminated Land, Remediation and Liability

**Journal of Property Research** — Volume 13, Number 3; September 1996

- Crosby, Neil.** Valuation and Arbitrage: A Comment  
**Lee, Stephen; Byrne, Peter; French, Nick.** Assessing the Future of Property in the Multi-Asset Portfolio: The Case of UK Pension Funds  
**Li, Ling Hin; Walker, Anthony.** Benchmark Pricing Behavior of Land in China's Reforms  
**Markwell, Susan; Ravenscroft, Neil.** The Rural Chartered Surveyor as Environmental Manager

**Journal of Real Estate Taxation** — Volume 23, Number 3; Spring 1996

- Charyk, William R.** Practical Problems Faced by Pension Plans Holding Partnership Interests  
**Cuff, Terence Floyd.** Witting v. Commissioner: Taxing Liability Relief in a Deferred Exchange  
**Dell, J.D.** Recent IRS Rulings on Environmental Cleanup Costs Reflect Positive Policy, Narrow Application  
**Friedrich, Craig W.** Recent Developments  
**Leifer, Kevin; Tannenbaum; Scott.** Revenue Ruling 95-41: A Favorable Analysis for Allocating Partnership Nonrecourse Debt  
**Miller, Joel E.** A Proposal to Revamp Section 216's 80/20 Rule  
**Tucker, Stefan F.; Mancini, Mary Ann.** Family Limited Partnership and Asset Protection

**Williford, Jerry S.** IRS's Real Estate Industry Handbooks for Examining Agents or What IRS Agents Look for in Examining the Real Estate Industry: The Internal Revenue Manual

**Journal of Real Estate Taxation** — Volume 23, Number 4; Summer 1996

**Charyk, William R.** Proposed Regulations Deal with When a Distribution of Marketable Securities Will Be Treated as a Cash Distribution

**Cuff, Terence Floyd.** What the Deferred Exchange Regulations Forgot to Tell You: Congress Forgot to Repeal the "At-Risk" Rules of Section 465

**Dell, J.D.** Government Reaches Right Policy Result in Revoking Controversial Environmental Technical Advice Memorandum

**Friedrich, Craig W.** Service Announces Stripping Transactions Do No Work Under Current Law and Will Be Target of New Regulations

**Frost, Steven G.; Berry, Jeffrey D.** Impact of Final Publicly Traded Partnership Regulations on Real Estate Related Partnerships

**Kelley, Claudia L.** Stradivarius at the Links: An Extension of the Depreciation of Classical Instrument Decisions to Golf Courses

**Miller, Joel E.** Some Unfair Attacks: Regulations Improperly Seek to Reduce Tenant-Stockholders' Deductions; IRS Improperly Seeks to Tax Nonexistent Income

**Zachary, Seth M.; Weingold, Philip R.** The Final Regulations Under Sections 704(c)(1)(B) and 737

**Journal of Real Estate Taxation** — Volume 24, Number 1; Fall 1996

**Charyk, William R.** Proposed Regulations Simplify Tax Treatment of Surprise Partnership Terminations

**Cuff, Terence Floyd.** St. Laurent: Is There Still a Role for an Exchange Intermediary?

**Friedrich, Craig W.** Section 1031 Not Lost by Failure to Follow Purchase Agreement or Identification of Twenty Possible Like Kind Properties, but Is Lost for Failure to Replace in 180 Days

**Gerson, Marc J.** An Overview of the FIRPTA Provisions and Recent Regulatory Developments

**Lux, Michael.** Check-the-Box Proposed Regulations: An Instant Hit

**Miller, Joel E.** Further Thoughts on the Proposed Revision of Section 216's 80/20 Test

**Miller, Joel E.** Holmes Reversed: Co-op Owners Held Subject to Section 280A

**Schachat, Robert D.** Final Regulations under Section 469(c)(7): How Do You Spell Passive-Loss Relief?

**Schneider, Willys H.** U.S. Tax Rules Affecting Foreign Investors in REITs

**Wilder, Gregory F.** Tax Considerations in Eminent Domain Proceedings

**Journal of Regional Science** — Volume 35, Number 3; August 1995

**Anas, Alex.** Capitalization of Urban Travel Improvements into Residential and Commercial Real Estate: Simulations with a Unified Model of Housing, Travel Mode, and Shopping Choices

**Journal of Urban Economics** — Volume 38, Number 1; July 1995

**Jones, Lawrence D.** Testing the Central Prediction of Housing Tenure Transition Models

**Journal of Urban Economics** — Volume 38, Number 2; September 1995

**Page, Marianne.** Racial and Ethnic Discrimination in Urban Housing Markets: Evidence from a Recent Audit Study

**Yacoviissi, William.** Location and History as Determinants of Urban Residential Density

**Journal of Urban Economics** — Volume 38, Number 3; November 1995

**Ghosh, Chinmoy; Rodriguez, Mauricio; Sirmans, C.F.** Gains from Corporate Headquarters Relocations: Evidence from the Stock Market

**National Tax Journal** – Volume 49, Number 1; March 1996

**Mehta, Shekhar; Giertz, J. Fred.** Measuring the Performance of the Property Tax Assessment Process

**Real Estate Economics** — Volume 24, Number 2; Summer 1996

**Cole, Rebel A.; Eisenbeis, Robert A.** The Role of Principal-Agent Conflicts in the 1980s Thrift Crisis  
**Coulson, N. Edward; Richard, Christian.** The Dynamic Impact of Unseasonable Weather on Construction Activity  
**Liang, Youguo; Myer, F.C. Neil; Webb, James R.** The Bootstrap Efficient Frontier for Mixed-Asset Portfolios  
**Lockwood, Larry J.; Rutherford, Ronald C.** Determinants of Industrial Property Value  
**Malpezzi, Stephen; Sa-Aadu, J.** What Have African Housing Policies Wrought  
**Potepan, Michael J.** Explain Intermetropolitan Variant in Housing Prices, Rents and Land Prices  
**Roychoudhury, Canopy; Goodman, Allen C.** Evidence of Racial Discrimination in Different Dimensions of Owner-Occupied Housing Search

**Real Estate Economics** — Volume 24, Number 3; Fall 1996

**Childs, Paul D.; Riddiough, Timothy J.; Triantis, Alexander J.** Mixed-Uses and the Redevelopment Option  
**Ebrahim, M. Shahid.** On the Design and Pareto-Optimality of Participating Mortgages  
**Forgey, Fred A.; Rutherford, Ronald C.; Springer, Thomas.** Search and Liquidity in Single-Family Housing  
**Hanick, Dean M.** How "Local" Are Local Office Markets?  
**Kallberg, Jarl G.; Liu, Crocker H.** The Role of Real Estate in the Portfolio Allocation Process  
**Turnbull, Geoffrey K.** Real Estate Brokers, Nonprice Competition and the Housing Market  
**VanderHoff, James.** Adjustable and Fixed Rate Mortgage Termination, Option Values and Local Market Condition: An Empirical Analysis

**Real Estate Economics** — Volume 24, Number 4; Winter 1996

**Barber, Brad M.** Forecasting the Discounts of Market Prices from Appraised Values for Real Estate Limited Partnerships  
**Berkovec, James A.; Goodman, Jr., John L.** Turnover as a Measure of Demand for Existing Homes  
**Clayton, Jim.** Rational Expectations, Market Fundamentals and Housing Price Volatility  
**Diaz III, Julian; Black, Roy T.; Rabianski, Joseph.** A Note on Ranking Real Estate Research Journals  
**Gyourko, Joseph; Nelling, Edward.** Systemic Risk and Diversification in the Equity REIT Market  
**Lai, Tsong-Yue; Wang, Ko.** Comparing the Accuracy of the Minimum-Variance Grid Method to Multiple Regression in Appraised Value Estimates  
**Lusht, Kenneth M.** A Comparison of Prices Brought by English Auctions and Private Negotiations

**Real Estate Finance** – Volume 11, Number 3; Fall 1994

**Cole, Rebel A.; Fenn, George W.** Did Commercial Real Estate Lending Cause the Banking Crisis?  
**Corcoran, Patrick J.; Kao, Duen-Li.** Assessing Credit Risk of CMBS  
**Fisher, Jeffrey D.** Alternative Measures of Real Estate Performance: Exploring the Russell-NCREIF Data Base  
**Geltner, David M.; Miller, Norman G.; Brown, J. Robert.** The Parking Lot as a Unique Investment Class: An Option That Pays Dividends  
**Gordon, Jacques N.** The Real Estate Capital Markets Matrix: A Paradigm Approach  
**Jaffe, Austin J.; Sirmans, C.F.** Real Estate Research Around the World  
**Keeler, Ross V.; Barnes, Walter.** The First Multifamily Mortgage Index  
**McCarthy, Ed; Ghosh, Chinmoy.** Mortgage Market Mayhem  
**Miles, Mike.** What Happens If the Banks Try to Buy Their Way Back In  
**Reinstein, Alan.** The Market Value Approach: Its Impact on the Real Estate Industry  
**Sirmans, C.F.** Data Sources for Real Estate Market Analysis

**Real Estate Finance** — Volume 11, Number 4; Winter 1995

**Brueggeman, William B.** The Evolving Structure of the Commercial Real Estate Capital Market  
**Brunette, David.** Natural Disasters and Commercial Real Estate Returns

- Cadman, David; Clark, Paul.** The Impact of the Weight of Money on Property Investment Pricing: A Survey of British Pension Funds
- Goodman, John L. Jr.; Grupe, Michael R.** Top Ten Surprises About Ownership and Financing of Rental Housing
- Guttery, Randall S.; McCarthy, Ed.** Real Estate Derivative Assets: CMOs, IOs, POs, and Inverse Floaters
- Hoyt, Richard W.; Aalberts, Robert J.** Real Estate Investors and the Americans with Disabilities Act: A New Regulatory Challenge
- Laszlo, Elizabeth S.** The GRT: A Comprehensive Lease Analysis for Rent Thresholds
- Miles, Mike.** Where Is the Money Cheapest?
- Miller, Norman G.** A Note on the Integration of the Capital Markets
- Muldavin, Scott R.** Recent Trends in Real Estate Finance

**Real Estate Finance** — Volume 12, Number 1; Spring 1995

- Barkham, Richard.** The Performance of the U.K. Property Company Sector: A Guide to Investing in British Property via the Public Stock Market
- Baum, Andrew E.** Can Foreign Real Estate Investment Be Successful?
- Brueggeman, William B.** The Impending Recovery in Ten Major Office Markets: A Strategic Assessment of Suburban Versus CBD Conditions
- Cannon, Susanne Ethridge; Howe, Keith M.** Reconciling Finance and Real Estate Valuation Models
- Coleman, Mark S.; Lynford, Lloyd ; Titus, James F.** A Newly Integrated and Dynamic Approach to Securities Real Estate Risk Analysis and Valuation
- Fathe-Aazani, Dale.** Commercial Mortgage Whole Loans Versus Commercial Mortgage-Backed Securities: A Comparison for Prospective Investors
- Finch, J. Howard; Fulmer, John G. Jr.** Efficient Project Selection for Real Estate Investment Analysis
- Giliberto, S. Michael; Sidoroff, Frederika N.** Real Estate Stock Indexes
- Mueller, Glenn R.; Pauley, Keith R.; Morrill, William K. Jr.** A Primer for Private and Public Equity Choices in a Real Estate Portfolio Management Context
- Muldavin, Scott R.** Capital Market Diversity Challenges Borrowers, Lenders, and Investors
- Wheaton, William C.; Torto, Raymond G.** Retail Sales and Retail Real Estate

**Real Estate Finance** — Volume 12, Number 2; Summer 1995

- Clapp, John M.; Giaccotto, Carmelo.** Which Real Estate Price Index Is Right for Mortgage-Backed Securities?
- Farragher, Edward J.; Kleiman, Robert.** Investment Decision-Making Practices of Equity REITs
- Fisher, Jeffrey D.** Cash Flow Versus NOI: An Analysis of Capital Expenditures for Malls
- Geltner, David M.; Miller, Norman G.; Snively, Jean.** We Need a Fourth Asset Class: HEITs
- Hamilton, Stanley W.; Heinkel, Robert L.** Sources of Value-Added in Canadian Real Estate Investment Management
- Hudson-Wilson, Susan; Guenther, Daniel P.** The Four Quadrants: Diversification Benefits for Investors in Real Estate — A Second Look
- Hudson-Wilson, Susan; Guenther, Daniel P.** Portfolio Research in an Imperfect and Uncertain World
- Muldavin, Scott R.** Real Estate Capital Markets: Key to Market Timing, or, It's the Capital, Stupid!
- Young, Michael S.; Geltner, David M.; McIntosh, Willard; Poutasse, Douglas M.** Defining Commercial Property Income and Appreciation Returns for Comparability to Stock Market-Based Measures

**Real Estate Finance** — Volume 12, Number 3; Fall 1995

- Corcoran, Patrick J.** Debt and Equity in the New Real Estate Markets
- Donaldson, Brent.** Liquidity Potential in the Emerging Secondary Market
- Geltner, David; Rodriguez, Joe; O'Connor, Daniel.** The Similar Genetics of Public and Private Real Estate and the Optimal Long-Horizon Portfolio Mix
- Hartzell, David J.; Wurtzbach, Charles H.; Watkins, David E.** Combining Publicly Traded Real Estate Securities with Privately Held Portfolios
- Hudson-Wilson, Susan.** A Note on Defining "Core" Real Estate: "What's the Quadrants Got to Do, Got to Do, With It?"
- Mueller, Glenn R.** Understanding Real Estate's Physical and Financial Market Cycles
- Muldavin, Scott R.** Tapping the Power of Real Estate Capital Market Knowledge

- Riddiough, Timothy J.** Replicating and Hedging Real Estate Risk  
**Shilling, James D.** Rival Interpretations of Option-Theoretic Models of Commercial Mortgage Pricing  
**Yuan, Lim Lan.** Implications of China's New Property Law on Real Estate Investments  
**Ziering, Barry; Hess, Robert.** A Further Note on Economic Versus Geographic Diversification

**Real Estate Finance** — Volume 12, Number 4; Winter 1996

- Corgel, John B.** Capital Flow to Lodging Real Estate  
**Crosson, Stephen T.; Dannis, Charles G.; Thibodeau, Thomas G.** Regression Analysis: A Cost-Effective Approach for the Valuation of Commercial Property Portfolios  
**Eichholtz, Piet M.A.; Koedijk, Kees G.** International Real Estate Securities Indexes  
**Ennis, Jeffrey L.** Real Estate Commingled Fund Valuation: Disconnected from the Public Markets  
**Geltner, David.** The Repeated-Measures Regression-Based Index: A Better Way to Construct Appraisal-Based Indexes of Commercial Property Value  
**Hudson-Wilson, Susan; Stimpson, Joanna.** Adding U.S. Real Estate to a Canadian Portfolio: Does It Help?  
**Muldavin, Scott R.** Demystifying the "Four Quadrants" of Real Estate Investing  
**Seek, N.H.** Institutional Participation in the Asia Pacific Real Estate Markets: Are the Benefits Worth the Risks?  
**Yuan, Lim Lan.** Successful Retail Management in Asia

**Real Estate Finance** — Volume 13, Number 1; Spring 1996

- Cannon, Susanne Ethridge.** Integrating Desktop GIS into the Real Estate Market Analysis: A Primer and Comparison of Available Options  
**Eichholtz, Piet M.A.; Koedijk, Kees G.** The Global Real Estate Securities Market  
**Gilberto, Michael; Mengden, Anne.** REITs and Real Estate: Two Markets Reexamined  
**Han, Jun.** Targeting Markets Is Popular: A Survey of Pension Real Estate Investment Advisors  
**Harper, Douglas J.; Fiacchi, Tony.** A Capital Idea: Toward a Better Understanding of the Importance of Property Expenditures  
**Hoyt, Richard W.; Aalberts, Robert J.** The New World of Real Estate Expert Testimony  
**Lusht, Kenneth M.; Farber, Darryl.** Information Technology and Urban Structure  
**Miles, Mike.** Did Someone Forget to Adjust Real Estate Prices?  
**Miles, Mike E.** The Enhanced Core: Performance Distinctions Between Alternative Definitions of the Baseline Real Estate Portfolio  
**Mueller, Glenn R.; Laposa, Steven P.** REIT Returns: A Property-Type Perspective  
**Muldavin, Scott R.** Making Sense of Real Estate Capital Market Information  
**Sanders, Anthony B.** A Note on the Relationship Between Corporate Bonds and Equity REITs

**Real Estate Finance** — Volume 13, Number 2; Summer 1996

- Bhasin, Vijay; Cole, Rebel A.; Kiely, Joseph K.** REIT Liquidity and Bid-Ask Spreads  
**Han, Jun.** To Securitize or Not to Securitize? The Future of Commercial Real Estate Debt Markets  
**Mahoney, Joseph; McCarron, Shelley; Miles, Mike; Sirmans, C.F.** Location Differences in Private and Public Real Estate Investment  
**Mei, Jianping.** Assessing the "Santa Claus" Approach to Asset Allocation: Implications for Commercial Real Estate Investment  
**Miles, Mike.** Real Estate Securitization: It Is Only a Question of How Much and How Soon  
**Miller, Norman G.** Telecommunications Technology and Real Estate: Some Additional Perspectives  
**Muldavin, Scott R.** Moving Beyond Real Estate "Investment Picking"  
**Sagalyn, Lynne B.** Conflicts of Interest in the Structure of REITs  
**Wheaton, William C.** A Perspective on Telecommunications Technology and Real Estate: Office, Industrial, and Retail Markets

**Real Estate Issues** — Volume 21, Number 1; April 1996

- Boykin, James H.; Sauer, Ronald L.** Sick Building Syndrome and the Modern Office Building  
**Grissom, Terry V.; DeLisle, James R.** Institutional Real Estate Analysis  
**Hardin, J. Russell; Stocks, Morris H.** When Is a Taxpayer a Real Estate Dealer?

- Holmes, Andrew; Cowart, Lary B.** Environmental Racism: The New Liability for Industrial Site Selection  
**Lunghini, Alberto M. Jr.** An Analysis of Italian Property Markets  
**Moody, Todd; Smith, Kenneth G.; Strickland, Dale.** Opportunities for U.S. Investors to Acquire U.S. Real Estate Assets from Japanese Owners and Lenders  
**Reynolds, Anthony.** Institutional Investment in Washington, D.C.  
**Shaw, Jane S.** Environmental Regulation: How It Evolved and Where It Is Headed  
**Sherman, Lawrence F.; Smith, Bradley.** Building and Financing a Low-Income Housing Project

**Real Estate Law Journal** — Volume 25, Number 1; Summer 1996

- Black, Roy T.** Client Liability to Real Estate Brokers: From Contract to Punitive Damages  
**Carter, Bradley R.** Reviewing an Appraisal: An Attorney's Guide to Preparing for Battle  
**Cross, Frank B.** From the Environment: As Is and Is Not  
**Jennings, Marianne M.** From the Courts: In Some Jurisdictions, Taxes Are a Form of Waste  
**Korngold, Gerald.** Comparing the Concepts of "Property" and "Value" in Real Estate Law and Real Property Taxation  
**Ornstein, Stephen F.J.** Examining the Effect of New Legislation on Consumer Protection for "High Cost Mortgages"  
**Sharp, Jeffrey M.** Of Politics, Principles, and Money: How Environmental Lender Liability Changed the Leopard's Spots

**Real Estate Law Journal** — Volume 25, Number 2; Fall 1996

- Aalberts, Robert.** 1988 Fair Housing Amendments Force Expensive Retrofitting of Multi-Unit Developments  
**Armentano, John M.** Zoning and Land Use Planning  
**Cummins, David.** Texas Homestead Law: Past, Present, and Future  
**Feinman, Jay M.** Economic Negligence in Residential Real Estate Transactions  
**Jennings, Marianne M.** From the Courts  
**Lipman, Francine J.; Williamson, James E.** Will the Final Regulations Under IRC Section 469(c)(7) Renew Taxpayer Interest in Real Estate?  
**Murray, Paula C.** From the Environment  
**Smith, Marc T.; Delaney, Charles J.; Liou, Thomas.** Inclusionary Housing Programs: Issues and Outcomes  
**Witner, Larry; Simons, Kathleen.** Tax Ideas

**Real Estate Review** — Volume 26, Number 1; Spring 1996

- Bird, Bruce M.; Haynes, Joel B.** Doubling Your Pleasure: Combining Deferred Like-Kind Exchanges with Installment Sales  
**Farley, Bill; Pollock, Ben.** The Conversion of Sacramento Army Depot into Packard Bell Industrial Park  
**Foster, Edward I.** The Tax Court and the Capitalization of Land Development Expenses  
**Galowitz, Sam W.** The Use and Abuse of the Term "Air Rights"  
**Goodman, Steven E.; Madden, Peter H.** Seven REIT Acquisition Targets  
**Hagan, Robert K.** Checking into the Inn: Issues in Hotel Acquisitions  
**Halper, Emanuel B.** Use and Exclusive Clauses in Gasoline Station Leases  
**Handorf, William C.** Revised Accounting Standards for Valuing Mortgage Loan Workouts  
**Klein, Robert M.** Modifying the Passive Activity Rules for Real Estate Professionals  
**Mann, Roger.** Factory Outlet Centers: Implications for Development and Investment  
**Newman, Jeffrey H.** Exit Strategies  
**Rivard, Richard J.** An Environmental Clean-Up Program That Worked Too Well  
**Ross, Stan.** The Privatization Trend: Opportunities for Real Estate Investors and Developers  
**Scherrer, Phillip S.; Mathison, Timothy J.** Investment Strategies for REIT Investors  
**Schnapf, Lawrence P.** The New Lender Liability Rules for Underground Storage Tanks  
**Schoetz, Robert F.** Rent Regulation Slowly Fades Away  
**Weinberg, Norman.** Planning for the Last Five Years of the Twentieth Century

**Real Estate Review** — Volume 26, Number 2; Summer 1996

- Angell, Robert J.** Analyzing Collateralized Mortgage Obligations as Investment Opportunities  
**Arnold, Alvin L.** Financing by the Pineapple Technique: A Hypothetical Example  
**Blumenfeld, Glenn D.** Multiplex Theater Leases in Shopping or Entertainment Centers  
**Corcoran, Patrick J.** The Outlook for Hospitality Investments  
**Foster, Edward I.** Flat Taxes, Progressive Taxes, and Other National Fables  
**Freedman, Jon B.** Structuring a Landowner/Developer Joint Venture Agreement  
**Halper, Emanuel B.** Use and Exclusive Clause Problems of the TBA  
**Herman, Mitchell.** The Tenant/Developer  
**Lehnen, Loren P.; Bruno, Carl.** Development Teams That Attract and Retain Corporate Clients  
**Li, June F.** New FASB Rules for Mortgage Servicing Rights  
**Newman, Jeffrey H.** Negotiation Strategy: Theories and Approaches  
**Petuck, Stephen J.** Appraisers, Ethics, and Conflict of Interest  
**Ruoff, Kerry.** Recovering the Costs of Environmental Remediation  
**Scherrer, Phillip S.; Mathison, Timothy J.** The Internationalization of Real Estate Investment Trusts  
**Sowden, Webb; Young, Michael S.** The Impact of Real Estate Investment Manager Mergers  
**Warren, Charles B.** Valuing the Property of Non-Real Estate Companies

**Review of Financial Studies** — Volume 8, Number 3; Fall 1995

- Stanton, Richard.** Rational Prepayment and the Valuation of Mortgage-Backed Securities

**The Journal of Real Estate Research** — Volume 11, Number 2; 1996

- De Wit, Dirk P.M.** Real Estate Portfolio Management Practices of Pension Funds and Insurance Companies in the Netherlands: A Survey  
**Eichholtz, Piet M. a.** The Stability of the Covariances of International Property Share Returns  
**Geurts, Tom G.; Jaffe, Austin J.** Risk and Real Estate Investment: An International Perspective  
**Hakfoort, Jacco; Lie, Robert.** Office Space Per Worker: Evidence from Four European Markets  
**Newell, Graeme; Webb, James.** Assessing Risk for International Real Estate Investments  
**Worzala, Elaine; Bernasek, Alexandra.** European Economic Integration and Commercial Real Estate Markets: An Analysis of Trends in Market Determinants  
**Ziobrowski, Alan J.; McAlum, Harry; Ziobrowski, Brigitte J.** Taxes and Foreign Real Estate Investment

**The Journal of Real Estate Finance and Economics** — Volume 12, Number 2; March 1996

- Booth, G. Geoffrey; Glascock, John L.; Sarkar, Salil K.** A Re-Examination of Corporate Sell-Offs of Real Estate Assets  
**Eichholtz, Piet M.A.; Hartzell, David J.** Property Shares, Appraisals and the Stock Market: An International Perspective  
**He, Ling T.; Myer, F.C. Neil; Webb, James R.** The Sensitivity of Bank Stock Returns to Real Estate  
**Kuo, Chion-long.** Serial Correlation and Seasonality in the Real Estate Market  
**Lenon, Mary Jane; Chattopadhyay, Sajal K.; Heffley, Dennis R.** Zoning and Fiscal Interdependencies  
**Yang, T.L. Tyler; Maris, Brian A.** Mortgage Prepayment with an Uncertain Holding Period

**The Journal of Real Estate Finance and Economics** — Volume 13, Number 1; July 1996

- Avery, Robert B.; Beeson, Patricia E.; Sniderman, Mark S.** Posted Rates and Mortgage Lending Activity  
**Calem, Paul S.** Mortgage Credit Availability in Low-and Moderate-Income Minority Neighborhoods: Are Information Externalities Critical?  
**Cho, Man; Megbolugbe, Isaac F.** An Empirical Analysis of Property Appraisal and Mortgage Redlining  
**Hunter, William C.; Walker, Mary Beth.** The Cultural Affinity Hypothesis and Mortgage Lending Decisions  
**Nakamura, Leonard I.; Lang, William W.** New Directions in Information and Screening in Real Estate Finance  
**Passmore, Wayne; Sparks, Roger.** Putting the Squeeze on the Market for Lemons: Government-Sponsored Mortgage Securitization

**The Journal of Real Estate Finance and Economics** — Volume 13, Number 2; September 1996

- Ambrose, Brent W.; Capone, Jr., Charles A.** Cost-Benefit Analysis of Single-Family Foreclosure Alternatives  
**Carroll, Thomas M.; Claurette, Terrence M.; Jensen, Jeff; Waddoups, Margaret.** The Economic Impact of a Transient Hazard on Property Values: The 1988 PEPCON Explosion in Henderson, Nevada  
**Graff, Richard A.; Young, Michael S.** Real Estate Return Correlations: Real-World Limitations on Relationships Inferred from NCREIF Data  
**Phillips, Richard A.; Rosenblatt, Eric; VanderHoff, James H.** The Probability of Fixed- and Adjustable-Rate Mortgage Termination  
**Zumpano, Leonard V.; Elder, Harold W.; Baryla, Edward A.** Buying a House and the Decision to Use a Real Estate Broker

**Urban Studies** — Volume 32, Number 8; October 1995

- Olmo, Jorge Chica.** Spatial Estimation of Housing Prices and Locational Rents

**Urban Geography** — Volume 16, Number 5; July 1–August 15 1995

- Edgington, David W.** Locational Preferences of Japanese Real Estate Investors in North America

**Urban Geography** — Volume 16, Number 7; October 1–November 15 1995

- Yao, Shimou; Liu, Ta.** The Evolution of Urban Spatial Structure in the Open Area of Southeastern Coastal China

**Urban Geography** — Volume 16, Number 8; November 16–December 31 1995

- Fujii, Tadashi; Hartshorn, Truman Asa.** The Changing Metropolitan Structure of Atlanta, Georgia: Locations of Functions and Regional Structures in a Multinucleated Urban Area

**Urban Studies** — Volume 32, Number 7; August 1995

- Büchel, Sandra; Hoesli, Martin.** A Hedonic Analysis of Rent and Rental Revenue in the Subsidised and Unsubsidized Housing Sectors in Geneva  
**Cheshire, Paul.** A New Phase of Urban Development in Western Europe? The Evidence for the 1980s

**Urban Studies** — Volume 32, Number 8; October 1995

- Emmi, Philip C.; Magnusson, Lena.** Further Evidence on the Accuracy of Residential Vacancy Chain Models  
**Parr, John B.** Alternative Approaches to Market-Area Structure in the Urban System  
**Renaud, Bertrand.** The Real Estate Economy and the Design of Russian Housing Reforms, Part 1

**Urban Studies** — Volume 32, Number 9; November 1995

- Clark, Eric.** The Rent Gap Re-examined  
**Gottlieb, Paul D.** Residential Amenities, Firm Location, and Economic Development  
**McCann, Philip.** Journey and Transactions Frequency: An Alternative Explanation of Rent-Gradient Convexity  
**Renaud, Bertrand.** The Real Estate Economy and the Design of Russian Housing Reforms, Part 2

**Urban Studies** — Volume 32, Number 10; December 1995

- Maclennan, Duncan; Bannister, Jon.** Housing Research: Making the Connections  
**Musil, Jiří.** The Czech Housing System in the Middle of Transition  
**Paris, Chris.** Demographic Aspects of Social Change: Implications for Strategic Housing Policy  
**Stegman, Micheal.** Recent U.S. Urban Change and Policy Initiatives