

# Journal Index

## Contents of Current Journals

*The Annals of Regional Science*—Volume 33, Number 3, 1999.

**Donaghy, K. P., A. K. Elson and G. J. Knaap.** Optimal Investment in a Tax Increment Financing District.

*Applied Economics*—Volume 31, Number 10, October 1999.

**Lee, G. S.** Housing Cycles and the Period of Production.

*Applied Economics*—Volume 31, Number 12, December 1999.

**Tsoukis, C. A. and A. Alyousha.** Implications of Intertemporal Optimization for House and Land Prices.

*Appraisal Journal*—Volume 68, Number 3, July 2000.

**Benson, E. D., J. Hansen and A. L. Schwartz, Jr.** Water Views and Residential Property Values.

**Dorchester, J. D. Jr.** The Federal Rules of Evidence and Daubert: Evaluating Real Property Valuation Witnesses.

**Haughey, P. and V. Basolo.** The Effect of Dual Local and National Register Historic District Designations on Single-family Housing Prices in New Orleans.

**Kenney, M. T.** Quantifying Business Enterprise Value in Shopping Malls: Current Issues and Future Trends.

**Kummerow, M.** Thinking Statistically about Valuations.

**Laronge, J. A.** Solving the Functional Obsolescence Calculation Question?

**Lusvardi, W. C., J. G. Wright and T. Amspoker.** Appraising Linear Subordinate Easements in Utility Corridors.

**Owens, R. W.** Valuation and the Property Tax.

**Wolverton, M. L.** Self-Perception of the Role of the Appraiser: Objective Opinions or Price Validations?

*Assessment Journal*—Volume 7, Number 1, Jan/Feb 2000.

**Anderson, J. E. and M. F. Griffing.** Measuring Use-Value Assessment Tax Expenditures.

**Gloude-mans, R. J.** An Empirical Evaluation of Central Tendency Measures.

**Stevenson, P.** Why Land Surveyors and GIS Professionals Need Each Other.

**Wu, K.-T. and R. Baker,** Evaluating Assessment Performance using a Composite Index: A Tool for Communication.

*Assessment Journal*—Volume 7, Number 2, March/April 2000.

**Chestek, K. D.** Are Hospitals Purely Public Charities?

**Lansing, M. D.** Utility Valuation Following Deregulation Revisited.

*Assessment Journal*—Volume 7, Number 3, May/June 2000.

**Crissey, J. C. Jr.** The Time Capsule—1086 A. D.: The Domesday Book.

**Dufour, K.** Standards for Historic Preservation and Scenic Views.

- Hays, D. M.** Historic and Scenic Property Exemptions Raise Questions.  
**Jackson, D. B.** Procuring a GIS for Less than Twenty-five Cents per Parcel.  
**Skaff, M. S. and J. G. Murphy.** The Role of GIS Imaging in Assessment Administration.  
**Tomlinson, R. F.** GIS in the New Millennium.

*Canadian Appraiser*—Volume 44, Number 1, Spring 2000.

- Elliott, P. and R. Reed.** The Valuation of Fast Food Outlets: Analysis, Methodology, and Reliability.  
**Frederick, M.** When is Misrepresentation Not Misrepresentation.  
**McKay, S.** The Importance of Disclaimers.  
**Stewart, P.** Real Estate and Bandwidth: Does the Building have the Backbone?  
**Whalley, B.** Mobile Valuing.

*Canadian Appraiser*—Volume 44, Number 3, Fall 2000.

- Enns, D.** Easements and Agricultural Land Values.  
**Grover, M. R.** Expert Witness—Preparing Reports for Court.  
**McConnell, B. E.** Pre-paid Long-term Site Leases.  
**O'Rourke, A.** How to get Higher Fees and Increase Profits.

*Demography*—Volume 37, Number 1, Feb 2000.

- Cameron, L.** The Residency Decision of Elderly Indonesians: A Nested Logit Analysis.

*Econometrica*—Volume 68, Number 2, March 2000.

- Deng, Y., J. M. Quigley and R. Van Order.** Mortgage Terminations, Heterogeneity and the Exercise of Mortgage Options.

*Economic Inquiry*—Volume 38, Number 2, April 2000.

- Balvers, R. J. and L. Szerb.** Precaution and Liquidity in the Demand for Housing.

*Environment and Planning A*—Volume 31, Number 8, August 1999.

- Ghanbari-Parsa, A. R. and R. Moatazed-Keivani.** Development of Real Estate Markets in Central Europe: The Case of Prague, Warsaw, and Budapest.

*Environment and Planning A*—Volume 31, Number 10, October 1999.

- Zhu, J.** The Formation of a Market-oriented Local Property Development Industry in Transitional China: A Shenzhen Case Study.

*Financial Analysts Journal*—Volume 56, Number 1, Jan/Feb 2000.

- Corgel, J. B. and C. Djoganopoulos.** Equity REIT Beta Estimation.

*Financial Management*—Volume 29, Number 2, Summer 2000.

**Friday, H. S., S. D. Howton and S. W. Howton.** Anomalous Evidence on Operating Performance Following Seasoned Equity Offerings: The Case of REITs.

*Housing Policy Debate*—Volume 11, Number 1, 2000.

**Downs, A.** Comment on John T. Metzger's "Planned Abandonment: The Neighborhood Life-Cycle Theory and National Urban Policy."

**Fishman, R.** The American Metropolis at Century's End: Past and Future Influences.

**Freeman, L. and W. Rohe.** Subsidized Housing and Neighborhood Racial Transition: An Empirical Investigation.

**Galster, G. C.** Comment on John T. Metzger's "Planned Abandonment: The Neighborhood Life-Cycle Theory and National Urban Policy."

**McClure, K.** The Low-income Housing Tax Credit as an Aid to Housing Finance: How Well Has It Worked?

**Metzger, J. T.** Planned Abandonment: The Neighborhood Life-Cycle Theory and National Urban Policy.

**Nye, N. and N. J. Glickman.** Working Together: Building Capacity for Community Development.

**Temkin, K.** Comment on John T. Metzger's "Planned Abandonment: The Neighborhood Life-Cycle Theory and National Urban Policy."

**Varady, D. P. and C. C. Walker.** Vouchering Out Distressed Subsidized Developments: Does Moving Lead to Improvements in Housing and Neighborhood Conditions?

*Housing Policy Debate*—Volume 11, Number 2, 2000.

**Dreier, P.** Labor's Love Lost? Rebuilding Unions' Involvement in Federal Housing Policy.

**Hirsch, A. R.** Searching for a "Sound Negro Policy": A Racial Agenda for the Housing Acts of 1949 and 1954.

**Martinez, S. C.** The Housing Act of 1949: Its Place in the Realization of the American Dream of Homeownership.

**Orlebeke, C. J.** The Evolution of Low-income Housing Policy, 1949 to 1999.

**Teaford, J. C.** Urban Renewal and its Aftermath.

**von Hoffman, A.** A Study in Contradictions: The Origins and Legacy of the Housing Act of 1949.

*Journal of Finance*—Volume 55, Number 1, Feb 2000.

**Brown, D. T.** Liquidity and Liquidation: Evidence from Real Estate Investment Trusts.

*Journal of Planning Education and Research*—Volume 18, Number 4, Summer 1999.

**Hackworth, J.** Local Planning and Economic Restructuring: A Synthetic Interpretation of Urban Redevelopment.

**Shoup, D. C.** In Lieu of Required Parking.

*Journal of Portfolio Management*—Volume 25, Number 2, Winter 1999.

**Hudson-Wilson, S. and G. J. Pappadopoulos.** CMBS and the Real Estate Cycle.

*Journal of Property Investment and Finance*—Volume 17, Number 4, 1999.

**Diaz, J. III.** The First Decade of Behavioral Research in the Discipline of Property.

- Hardin, W.** Behavioral Research into Heuristics and Bias as an Academic Pursuit: Lessons from other Disciplines and Implications for Real Estate.
- Howard, T.** Do Valuers have a Greater Tendency to Adjust a Previous Valuation Upwards or Downwards?
- Levy, D. and E. Schuck, Edward.** Does Contingent Reward Reduce Negotiation Anchoring?
- McAllister, P. and H. Tarbert.** Bargaining, Utility and Rents: Analyzing the Effect of Potential Lease Termination on Rent Negotiation Outcomes.
- Parker, D.** A Note on Valuation Accuracy: An Australian Case Study.

*Journal of Property Investment and Finance*—Volume 17, Number 5, 1999.

- Janssen, C. and Z. Yyang.** Estimating the Market Value of a Proposed Townhouse Development.
- Syms, P.** Redeveloping Brownfield Land: The Decision-Making Process.

*Journal of Property Management*—Volume 65, Number 5, Sep/Oct 2000.

- Anderson, K.** Decision-Making: Traps we all Fall Into.
- Asirvatham, S.** Beyond the Distance Barrier: New Technology for E-Training.
- Bland, T. S.** Background Checks: Making a Federal Case.
- Carlson, H. J.** Demystifying Financial Statements.
- Denny, J. P.** The HR Handoff.
- Devine, A.** Get to Know Your Tenants Before You Lose Them.
- Gruen, C.** Real Estate Demands of the New Economy.
- Kaplan, G.** When an Executive Recruiter Calls.
- Mallett, M. H.** More Than Window Shopping.
- McCarthy, J.** Performance Evaluations.
- Nunn, J.** Career Planning Key to Employee Retention.
- Offill, R.** Imaging Innovations: Turning Paper Mountains into Molehills.
- Pekala, N.** Interview: Diane Kristen.
- Powell, G.** Finding Gold.
- Stauffer, J. G.** A Short Primer on Primer and Sealers.
- Steen, R. H. and R. J. MacPherson.** Resolving Construction Disputes out of Court.
- Ziering, B. and W. McIntosh.** Property Size and Risk: Why Bigger is not Always Better.

*Journal of Real Estate Literature*—Volume 7, Number 1, January 1999.

- Chan, N.** Land-Use Rights in Mainland China: Problems and Recommendations for Improvements.
- Dubin, R., R. K. Pace and T. G. Thibodeau.** Spatial Autoregression Techniques for Real Estate Data.
- Kaganova, O. Z.** Russian Home Building in Transition.
- LaCour-Little, M.** Discrimination in Mortgage Lending: A Critical Review of the Literature.

*Journal of Real Estate Literature*—Volume 7, Number 2, July 1999.

- Bogdon, A., J. Follain, J. Goodman and D. Manson.** Research Application of the Multifamily Housing Institute's Apartment Database.
- Seiler, M. J., J. R. Webb and F. C. N. Myer.** Diversification Issues in Real Estate Investment.
- Tay, R. S., C. K. Lau and M. S. Leung.** The Determination of Rent in Shopping Centers: Some Evidence from Hong Kong.
- Thrall, G. I.** Demographic Ring Study Reports with GIS Technology.
- Tse, R. Y. C., Y. H. Chiang and J. Raftery.** Office Property Returns in Shanghai, Guangzhou and Shenzhen.

*Journal of Real Estate Literature*—Volume 8, Number 1, 2000.

**Anderson, R. I., D. Lewis and T. M. Springer.** Operating Efficiencies in Real Estate: A Critical Review of the Literature.

**Belniak, S. and A. I. Schwartz, Jr.** The Nascent Polish Real Estate Market.

**Wilson, P. J., P. G. Du Plessis and J. Pienaar.** Land Claims of Indigenous Peoples—The Impact on Property Values: A Comparative Study on South Africa and Australia.

*Journal of Real Estate Literature*—Volume 8, Number 2, 2000.

**Calabria, M. A.** The Census of Construction Industries Database.

**Gat, D.** Israel's Housing Market Dynamics: A Tale of Two Sectors.

**Guilfoyle, J. P.** The Effect of Property Taxes on Home Value.

**Thrall, G. I.** Data for Commercial Real Estate Stock and Pipeline Analysis: F. W. Dodge and COMPS.COM.

*Journal of Real Estate Portfolio Management*—Volume 5, Number 1, 1999.

**Chin, T. C. and G. T. Mills.** An Optimal Control Approach to Market Timing in the Singapore Property Market.

**Downs, D. H. and B. A. Slade.** Characteristics of a Full-Disclosure, Transaction-Based Index of Commercial Real Estate.

**Giliberto, M., F. Hamelink, M. Hoesli and B. MacGregor.** Optimal Diversification within Mixed-asset Portfolios using a Conditional Heteroskedasticity Approach: Evidence from the U.S. and the U.K.

**He, L. T. and R. C. Winder.** Price Causality between Adjacent Housing Markets within a Metropolitan Area: A Case Study.

**Jud, G. D. and D. T. Winkler.** Price Indexes for Commercial and Office Properties: An Application of the Assessed Value Method.

**Kaiser, R. W.** Using Capital Markets' Value Cycles in Allocating to Real Estate vs. Stocks or Bonds.

**Liang, Y., R. Hess, D. Bradford and W. McIntosh.** Return Attribution for Commercial Real Estate Investment Management.

**Stevenson, S. and L. Murray.** An Examination of Inflation Hedging Ability of Irish Real Estate.

*Journal of Real Estate Portfolio Management*—Volume 5, Number 2, 1999.

**Chua, A.** The Role of International Real Estate in Global Mixed-asset Investment Portfolios.

**Gordon, J. N. and T. A. Canter.** International Real Estate Securities: A Test of Capital Markets Integration.

**Graff, R. A.** Changing Leases into Investment-Grade Bonds: Financial Alchemy and Cost Reduction in Real Estate Finance.

**Graff, R. A., A. Harrington and M. S. Young.** Serial Persistence in Disaggregated Australian Real Estate Returns.

**Lu, K. W. and J. P. Mei.** The Return Distributions of Property Shares in Emerging Markets.

**Seiler, M. J., J. R. Webb and F. C. N. Myer.** Are EREITs Real Estate?

**Ziering, B. and W. McIntosh.** Property Size and Risk: Why Bigger is Not Always Better.

**Ziobrowski, A. J., R. W. Caines and B. J. Ziobrowski.** Mixed-asset Portfolio Composition with Long-term Holding Periods and Uncertainty.

*Journal of Real Estate Portfolio Management*—Volume 5, Number 3, 1999.

**Anderson, R. I., D. Lewis and J. R. Webb.** The Efficiency of Nursing Home Chains and the Implications of Non-profit Status.

**Anikeeff, M. A.** Estimating the Demand for Seniors Housing and Home Healthcare.

**Carroll, T. and T. M. Clauretie.** Transitory Effects of Disamenities on Residential Housing Values: The Case of Public and Senior Housing.

- Doctrow, J. L. G. R. Mueller and L. M. Craig.** Survival of the Fittest: Competition, Consolidation and Growth in the Assisted Living Industry.
- Laposa, S. P. and H. N. Singer.** Size, Scope and Performance of the Seniors Housing and Care Industry: A Comparison with the Multifamily and Lodging Sectors.
- Macpherson, D. A. and G. S. Sirmans.** Forecasting Seniors Housing Demand in Florida.
- Mullen, A. J.** A Note on Underwriting and Investing in Senior Living and Long-term Care Properties: Separating the Business from the Real Estate.
- Roulac, S. E. and A. R. Eachempati.** Growth Strategies for Senior Living Companies.
- Tessier, E. and G. R. Mueller.** Trade Area Demand Analysis for Private Pay Assisted Living Facilities.

*Journal of Real Estate Portfolio Management*—Volume 6, Number 1, 2000.

- Cheng, P. and Y. Liang.** Optimal Diversification: Is it Really Worthwhile?
- Graham, C. M. and J. R. Knight.** Cash Flows vs. Earnings in the Valuation of Equity REITs.
- Holmes, A.** Neighborhood Racial Composition and Mortgage Redlining: A Nationwide Analysis.
- Li, Y. and Z.-G. Zhou.** Time-varying Expected Returns and Information in Home Prices.
- Ong, S.-E. and M. Ranasinghe.** Portfolio Variance and Correlation Matrices.
- Ong, S.-E. and Y. Y. Yong.** Real Estate Exposure and Asset Intensity.
- Souza, L. A.** Academic and Applied Real Estate Research: “As Two Worlds Collide” or “As Two Worlds Divide”?
- Tse, R. Y. C. and J. R. Webb.** Public vs. Private Real Estate in Hong Kong.
- Viezer, T. W.** Evaluating “Within Real Estate” Diversification Strategies.

*Journal of Real Estate Portfolio Management*—Volume 6, Number 2, 2000.

- Baen, J. S.** The Effects of Technology on Retail Sales, Commercial Property Values and Percentage Rents.
- Below, S. D., S. R. Stansell and M. Coffin.** Institutional Investment in REIT Common Stocks: An Examination of the Prudent Man Investment Hypothesis.
- Bond, M. T., M. J. Seiler, V. L. Seiler and B. Blake.** Uses of Websites for Effective Real Estate Marketing.
- Brown, R. J., L. H. Li and K. Lusht.** A Note on Intracity Geographic Diversification of Real Estate Portfolios: Evidence from Hong Kong.
- Chatrath, A., Y. Liang and W. McIntosh.** The Asymmetric REIT-Beta Puzzle.
- Miller, N. G.** Retail Leasing in a Web-enabled World.
- Webb, J. R. and R. Y. C. Tse.** Regional Comparison of Office Prices and Rentals in China: Evidence from Shanghai, Guangzhou and Shenzhen.
- Worzala, E., G. S. Sirmans and E. N. Zietz.** Risk and Return Perceptions of Institutional Investors.

*Journal of Real Estate Portfolio Management*—Volume 6, Number 3, July/September 2000.

- Benjamin, J. D., G. D. Jud and D. T. Winkler.** Retail Vacancy Rates: The Influence of National and Local Economic Conditions.
- Friday, H. S. and E. J. Higgins.** The Day of the Week Effect in Real Estate Investment Trusts.
- He, L. T. and J. R. Webb.** Causality in Real Estate Markets: The Case of Hong Kong.
- O’Neal, E. S. and D. E. Page.** Real Estate Mutual Funds: Abnormal Performance and Fund Characteristics.
- Oppenheimer, P. H.** An Investigation of Current Debt Levels of Equity REITs.
- Sing, T. F. and S. E. Ong.** Asset Allocation in a Downside Risk Framework.
- Wilson, P. J., J. Okunev, C. Ellis and D. M. Higgins.** Comparing Univariate Forecasting Techniques in Property Markets.

*Journal of Real Estate Practice and Education*—Volume 1, Number 1, 1998.

- Butler, J. Q., K. L. Guntermann and M. Wolverton.** Integrating the Real Estate Curriculum.

- Epley, D. R.** Reasons to Eliminate the Band-of-Investment Technique for Estimating the Overall Capitalization Rate.
- Hardin, W. G. III and S. A. Aycocock.** Challenges, Risks, and Returns in Single-tenant Retail Development.
- Koelsch, J. P. and A. L. Schwartz, Jr.** Short Stop: A Case Study.
- McLean, D. G. and B. Mundy.** The Addition of Contingent Valuation and Conjoint Analysis to the Required Body of Knowledge for the Estimation of Environmental Damages to Real Property.
- Rabianski, J. S. and R. T. Black.** Real Property Brokerage Education and License Law.
- Winkler, D. T. G. D. Jud.** The Graduated-Payment Mortgage: Solving the Initial Payment Enigma.

*Journal of Real Estate Practice and Education*—Volume 2, Number 1, 1999.

- Achour-Fischer, D.** An Integrated Property Market Model: A Pedagogical Tool.
- Delaney, C. J. and L. M. Dyson.** Oak Park Place: An Investment Opportunity.
- MacGregor, R. C. and D. J. Bunker.** A Comparison of Real Estate Brokers' Computer Training Needs with Other Small Business Sectors: An Australian Perspective.
- Malizia, E. E.** The Garvey Retail Center Case: Redeveloping an Inner-city Site.
- McNulty, J. E.** Secondary Mortgage Market Pedagogy: The Central Role of Prepayments.
- Rabianski, J. S. and R. T. Black.** An International Perspective on the Importance of Real Estate Concepts and Topics.

*Journal of Real Estate Research*—Volume 19, Number 1/2, January—April 2000.

- Danielsen, B. R. and D. M. Harrison.** The Impact of Potential Private Information on REIT Liquidity.
- Ding, C., R. Simons and E. Baku.** The Effect of Residential Investment on Nearby Property Values: Evidence from Cleveland, Ohio.
- Gallagher, M. and A. Mansour.** An Analysis of Hotel Real Estate Market Dynamics.
- Stevenson, S.** International Real Estate Diversification: Empirical Tests Using Hedged Indices.
- Sunderman, M. A., R. W. Sphar, J. W. Birch and R. M. Oster.** Impact of Ranch and Market Factors on an Index of Agricultural Holding Period Returns.
- Thode, S. F.** CMOs, Duration Risk and a New Mortgage.
- Thompson, R. and S. Tsolacos.** Projections in the Industrial Property Market Using a Simultaneous Equation System.
- Young, M. S.** REIT Property-type Sector Integration.
- Zumpano, L. V., H. W. Elder and R. I. Anderson.** The Residential Real Estate Brokerage Industry: An Overview of Past Performance and Future Prospects.

*Journal of Real Estate Research*—Volume 19, Number 3, May/June 2000.

- Benson, E. D. and A. L. Schwartz, Jr.** An Examination of Vertical Equity Over Two Reassessment Cycles.
- Crain, J. L., M. Cudd and C. L. Brown.** The Impact of the Revenue Reconciliation Act of 1993 on the Pricing Structure of Equity REITs.
- Johnson, K. H., R. I. Anderson and J. R. Webb.** The Capitalization of Seller Paid Concessions.
- Smith, B. C.** Applying Models for Vertical Inequity in the Property Tax to a Non-market Value State.
- Smith, S. D., L. R. Woodward and C. T. Schulman.** The Effect of the Tax Reform Act of 1986 and Overbuilt Markets on Commercial Office Property Values.
- Wolverton, M. L. and J. Senteza.** Hedonic Estimates of Regional Constant Quality House Prices.

*Journal of Real Estate Taxation*—Volume 27, Number 4, Summer 2000.

- Brown, P. A. and P. H. Mills.** The Impact of E-commerce on the Real Estate Market and REITs.
- Craig, C. K. and S. M. Luttmann.** Taxation of Timeshares—Acquisition, Use, and Disposition Issues.
- Cuff, T. F.** Tax-free Real Estate Transactions.

**Friedrich, C. W.** Recent Developments.

**Jurinski, J. J.** Letter Ruling Allows Real Estate Ownership to Qualify for Section 6166 Election.

**Lurie, A. D.** Crane's Ghost Not Laid to Rest: Still a Work in Progress, According to Owen.

**Melone, M. A.** IRS Issues Final Regs. on Basis Adjustments on Sale or Exchange of Partnership Interests.

*Journal of the American Planning Association*—Volume 65, Number 3, Summer 1999.

**Robertson, K. A.** Can Small-City Downtowns Remain Viable? A National Study of Development Issues and Strategies.

*Journal of Urban Economics*—Volume 46, Number 2, September 1999.

**Dekle, R. and J. Eaton.** Agglomeration and Land Rents: Evidence from the Prefectures.

*Land Economics*—Volume 75, Number 3, August 1999.

**Watkins, A. R.** Impacts of Land Development Charges.

*Land Economics*—Volume 76, Number 1, February 2000.

**Mahan, B. L., S. Polasky and R. M. Adams.** Valuing Urban Wetlands: A Property Price Approach.

*Land Economics*—Volume 76, Number 2, May 2000.

**Innes, R.** The Economics of Takings and Compensation When Land and Its Public Use Value are in Private Hands.

**Yao, Y.** The Development of the Land Lease Market in Rural China.

*Land Economics*—Volume 76, Number 3, August 2000.

**Lin, T.-C. and A. W. Evans.** The Relationship between the Price of Land and Size of Plot When Plots are Small.

*Real Estate Economics*—Volume 28, Number 1, Spring 2000.

**Buist, H. and T. T. Yang.** Housing Finance in a Stochastic Economy: Contract Pricing and Choice.

**Clayton, J. and G. MacKinnon.** Measuring and Explaining Changes in REIT Liquidity: Moving Beyond the Bid-ask Spread.

**Conover, M. C., H. S. Friday and S. W. Howton.** An Analysis of the Cross Section of Returns for EREITs using a Varying-risk Beta Model.

**Gallo, J. G., L. J. Lockwood and R. C. Rutherford.** Asset Allocation and the Performance of Real Estate Mutual Funds.

**Holland, A. S., S. H. Ott and T. J. Riddiough.** The Role of Uncertainty in Investment: An Examination of Competing Investment Models using Commercial Real Estate Data.

**Mooradian, R. M. and S. X. Yang.** Cancellation Strategies in Commercial Real Estate Leasing.

**Shiller, R. J. and A. N. Weiss.** Moral Hazard in Home Equity Conversion.

*Real Estate Economics*—Volume 28, Number 2, Summer 2000.

- Coulson, N. E. and M.-S. Kim.** Residential Investment, Non-Residential Investment and GDP.
- Elder, H. W., L. V. Zumpano and E. A. Baryla.** Buyer Brokers: Do They Make a Difference? Their Influence on Selling Price and Search Duration.
- Ling, D. C., A. Naranjo and M. Nimalendran.** Estimating Returns on Commercial Real Estate: A New Methodology Using Latent-Variable Models.
- Passmore, W. and R. W. Sparks.** Automated Underwriting and the Profitability of Mortgage Securitization.
- Pavlov, A. D.** Space-Varying Regression Coefficients: A Semi-Parametric Approach Applied to Real Estate Markets.
- Pennington-Cross, A. and J. Nichols.** Credit History and the FHA-Conventional Choice.
- Wheaton, W. C.** Percentage Rent in Retail Leasing: The Alignment of Landlord-Tenant Interests.

*Real Estate Finance*—Volume 17, Number 1, Spring 2000.

- Corgel, J. B.** V Hotels.
- Fisher, J. D. and D. Geltner.** De-lagging the NCREIF Index: Transaction Prices and Reverse-Engineering.
- Fisher, J. D.** Trends in Capitalization Rates from the NCREIF Database: Twenty Years of Sold Properties
- Geltner, D.** Benchmarking Manager Performance with the Private Real Estate Investment Industry.
- Hendershott, P., R. Hendershott and T. Hendershott.** Will the Internet Reduce the Demand for Mall Space?
- Muldavin, S.** Internet Influences on the Real Estate Capital Markets.
- Riddiough, T. J.** Forces Changing Real Estate for at Least a Little While: Market Structure and Growth Prospects of the Conduit-CMBS Market.

*Real Estate Issues*—Volume 24, Number 4, Winter 1999/2000.

- Bowes, P. D.** Counseling in the Public Sector: The Pepsi Center.
- Friedman, J. P.** Defending an Oil Company Against Litigation for Environmental Contamination (A Case Study).
- Kinnard, W. N. Jr. and G. L. Beron.** The Effects of Electricity Market Deregulation on Local Property Tax Assessments and Fiscal Stability.
- McCoy, B. H.** Commercial Real Estate—Global or Local?
- McMahan, J.** The Impact of E-commerce on Real Estate.
- Sivitanides, P. S., J. A. Southard, R. G. Torto and W. C. Wheaton.** Strategic Portfolio Analysis: A New Approach.
- Stanfill, J.** How Brokers Can Counter the Risks of Disintermediation by Embracing and Leveraging Technology Trends.
- Timmons, D. and L. Womack.** Eminent Domain or Domination?

*Real Estate Law Journal*—Volume 28, Number 1, Summer 1999.

- Aalberts, R. J.** From the Editor-in-Chief: Are There Lessons to be Learned from A Civil Action?
- Armentano, J. M.** Zoning and Land Use Planning.
- Bryant, J. A.** United States v. Wilson: A Change in Wetlands and Clean Water Act Jurisprudence?
- Fellows, J. A.** Tax Issues.
- Finn, M. K.** Administrative Enforcement in the Real Estate Profession: A Nationwide Examination of Regulatory Ambushes and Pitfalls.
- Jennings, M. M.** From the Courts.
- McLaren, S. A., T. M. Tennant and P. M. Degnan.** Telecommunications Act of 1996: Developments in the Ongoing Conflict between Service Providers and Local Home Rule in the Facilities Siting Context.
- Oswald, L. J.** From the Environment.

*Real Estate Review*—Volume 30, Number 1, Spring 2000.

**Bowmar, R. H.** Defeating Suretyship Defenses by Reservation of Rights: A Moribund Doctrine?

**Buch, J. and K. Rhoda.** The Financial Modernization Act of 1999 and the United Kingdom's Financial Supermarkets Experience: Implications for U.S. Mortgage Lenders.

**Cline, L. A.** Life Cycle of a Gross-Leased Property.

**Cymrot, A.** Our Current Economy: What's the Real Story?

**Goodman, G. A.** German Investment in U.S. Real Estate—The Acceleration Continues.

**Howard, R. L.** The Effect of Recent Changes in the Tax Laws on the Residential Real Estate Market.

**Schwartz, R. M.** Residual Value Insurance: A Time Bomb for Credit Tenant Loans?

**Silverman, R. A.** Are Conduit "Non-recourse" Loans Really Non-Recourse?

*Regional Science and Urban Economics*—Volume 29, Number 4, July 1999.

**Green, R. K. and K. D. Vandell.** Giving Households Credit: How Changes in the U.S. Tax Code Could Promote Homeownership

*Regional Science and Urban Economics*—Volume 29, Number 5, September 1999.

**Maurel, F. and B. Sedillot.** A Measure of the Geographic Concentration in French Manufacturing Industries.

*Regional Studies*—Volume 34, Number 1, February 2000.

**Feser, E. J. and E. M. Bergman.** National Industry Cluster Templates: A Framework for Applied Regional Cluster Analysis.

*Regional Studies*—Volume 34, Number 2, April 2000.

**Paci, R. and S. Usai.** Technological Enclaves and Industrial Districts: An Analysis of the Regional Distribution of Innovative Activity in Europe.

**Perry, M. and C. Yeoh.** Policy Review Section: Singapore's Overseas Industrial Parks.

**Torre, A. and J.-P. Gilly.** Debates and Surveys: On the Analytical Dimension of Proximity Dynamics.

*Regional Studies*—Volume 34, Number 4, June 2000.

**Murphy, L.** A Profitable Housing Policy? The Privatization of the New Zealand Government's Residential Mortgage Portfolio.

*Review of Regional Studies*—Volume 29, Number 1, Summer 1999.

**Hansen, N.** Endogenous Regional Development: Lessons from Languedoc-Roussillon and Montpellier.

*Review of Regional Studies*—Volume 29, Number 3, Winter 1999.

**Campbell, H. S. Jr.** Professional Sports and Urban Development: A Brief Review of Issues and Studies.

---

*Review of Urban and Regional Development Study*—Volume 12, Number 1, March 2000.

**Tiwari, P. and H. Hasegawa.** Effective Rental Housing Demand in the Tokyo Metropolitan Region.

*Review of Urban and Regional Development Studies*—Volume 12, Number 2, July 2000.

**Ho, W. K. O.** Modeling Speculative Activity in the Hong Kong Residential Property Market.

**Tiwari, P. and H Hasegawa.** House Price Dynamics in Mumbai, 1989–1995.

*Urban Studies*—Volume 36, Number 9, August 1999.

**Henneberry, J.** Convergence and Difference in Regional Office Development Cycles.

**Wang, Y. P. and A. Murie.** Commercial Housing Development in Urban China.

*Urban Studies*—Volume 36, Number 12, November 1999.

**Adair, A., J. Berry, S. McGreal and B. Deddis.** Evaluation of Investor Behavior in Urban Regeneration.

---

# Subject Index

## Classification System

### **000 Theory/Method**

- 010 Hedonic Theory
- 020 Spatial Location Theory
- 030 Empirical Techniques/Methods

### **100 Type of Real Estate**

- 110 Vacant Land
- 120 Housing
- 130 Apartments
- 140 Office Buildings
- 150 Shopping Centers/Retail Space
- 160 Hotels/Motels
- 170 Industrial
- 180 Golf Courses
- 190 Other

### **200 Type of Contract/Transaction**

- 210 Sales Contract
- 220 Mortgages
- 230 Leases
- 240 Listing Contracts
- 250 Options
- 260 Deeds
- 270 Mortgage-Backed Securities
- 280 Other

### **300 Real Estate Business/Industry**

- 310 Appraisal/Valuation /Consulting
- 320 Brokerage
- 330 Development/Homebuilding
- 340 Lending
- 350 Corporate
- 360 Property Management
- 370 Syndications/REITs/Partnerships
- 380 Tax Assessing
- 390 Architecture/Title Insurance/Other

### **400 Type of Decisions**

- 410 Investment/Valuation
- 420 Financing
  - 421 General
  - 422 Pricing
  - 423 Housing Finance
  - 424 Income Property Mortgages
  - 425 Underwriting/Default
  - 426 Refinancing/Prepayment
- 430 Diversification
- 440 Sales-Leaseback
- 450 Renovation
- 460 Exchanges
- 470 Location

### **500 Government Policy/Planning**

- 510 Land Use Controls/Zoning
- 520 Eminent Domain
- 530 Property Taxes
- 540 Income Taxation
- 550 Rent Controls
- 560 Other

### **600 Institutions**

- 610 Federal Credit Agencies
- 620 S&L's
- 630 Banks

### **700 Macro Trends/Market Analysis**

- 710 Demographics/Population
- 720 Cycles
- 730 Economic Base/Input-Output
- 740 Pension Funds

### **800 Real Estate Law**

### **900 Real Estate Education**

## 000 THEORY/METHOD

### 010 Hedonic Theory

**Janssen, C. and Z. Yang.** Estimating the Market Value of a Proposed Townhouse Development, *Journal of Property Investment and Finance*, 1999, 17:5, 501–16.

### 020 Spacial/Location Theory

**Dekle, R. and J. Eaton.** Agglomeration and Land Rents: Evidence from the Prefectures, *Journal of Urban Economics*, 1999, 46:2, 200–14.

**Dubin, R., R. K. Pace and T. G. Thibodeau.** Spatial Autoregression Techniques for Real Estate Data, *Journal of Real Estate Literature*, 1999, 7:1, 79–95.

**Maurel, F. and B. Sedillot.** A Measure of the Geographic Concentration in French Manufacturing Industries, *Regional Science and Urban Economics*, 1999, 29:5, 575–604.

**Paci, R. and S. Usai.** Technological Enclaves and Industrial Districts: An Analysis of the Regional Distribution of Innovative Activity in Europe, *Regional Studies*, 2000, 34:2, 97–114.

**Torre, A. and J.-P. Gilly.** Debates and Surveys: On the Analytical Dimension of Proximity Dynamics, *Regional Studies*, 2000, 34:2, 169–80.

### 030 Empirical Techniques/Methods

**Diaz, J. III.** The First Decade of Behavioral Research in the Discipline of Property, *Journal of Property Investment and Finance*, 1999, 17:4, 326–32.

**Hardin, W. III.** Behavioral Research into Heuristics and Bias as an Academic Pursuit: Lessons from other Disciplines and Implications for Real Estate, *Journal of Property Investment and Finance*, 1999, 17:4, 333–52.

**McAllister, P. and H. Tarbert.** Bargaining, Utility and Rents: Analyzing the Effect of Potential Lease Termination on Rent Negotiation Outcomes, *Journal of Property Investment & Finance*, 1999, 17:4, 353–64.

**Pavlov, A. D.** Space-Varying Regression Coefficients: A Semi-Parametric Approach Applied to Real Estate Markets, *Real Estate Economics*, 2000, 28:2, 249–83.

**Wilson, P. J., J. Okunev, C. Ellis and D. M. Higgins.** Comparing Univariate Forecasting Techniques in Property Markets, *Journal of Real Estate Portfolio Management*, 2000, 6:3, 283–306.

## 100 TYPE OF REAL ESTATE

### 120 Housing

**Balvers, R. J. and L. Szerb.** Precaution and Liquidity in the Demand for Housing, *Economic Inquiry*, 2000, 38:2, 289–303.

**Benson, E. D., J. L. Hansen and A. L. Schwartz, Jr.** Water Views and Residential Property Values, *Appraisal Journal*, 2000, 68:3, 260–71.

**Ding, C., R. Simons and E. Baku.** The Effect of Residential Investment on Nearby Property Values: Evidence from Cleveland, Ohio, *Journal of Real Estate Research*, 2000, 19:1/2, 23–48.

**Downs, A.** Comment on John T. Metzger's Planned Abandonment: The Neighborhood Life-Cycle Theory and National Urban Policy, *Housing Policy Debate*, 2000, 11:1, 41–54.

**Fishman, R.** The American Metropolis at Century's End: Past and Future Influences, *Housing Policy Debate*, 2000, 11:1, 199–213.

- Galster, G. C.** Comment on John T. Metzger's "Planned Abandonment: The Neighborhood Life-Cycle Theory and National Urban Policy," *Housing Policy Debate*, 2000, 11:1, 61–66.
- Gat, D.** Israel's Housing Market Dynamics: A Tale of Two Sectors, *Journal of Real Estate Literature*, 2000, 8:2, 131–52.
- Gruen, C.** Real Estate Demands of the New Economy, *Journal of Property Management*, 2000, 65:5, 18–19.
- Haughey, P. and V. Basolo.** The Effect of Dual Local and National Register Historic District Designations on Single-family Housing Prices in New Orleans, *Appraisal Journal*, 2000, 68:3, 283–89.
- He, L. T. and R. C. Winder.** Price Causality Between Adjacent Housing Markets within a Metropolitan Area: A Case Study, *Journal of Real Estate Portfolio Management*, 1999, 5:1, 47–58.
- Kaganova, O. Z.** Russian Home Building in Transition, *Journal of Real Estate Literature*, 1999, 7:1, 65–76.
- Lee, G. S.** Housing Cycles and the Period of Production, *Applied Economics*, 1999, 31:10, 1219–30.
- Metzger, J. T.** Planned Abandonment: The Neighborhood Life-Cycle Theory and National Urban Policy, *Housing Policy Debate*, 2000, 11:1, 7–40.
- Nye, N. and N. J. Glickman.** Working Together: Building Capacity for Community Development, *Housing Policy Debate*, 2000, 11:1, 163–98.
- Temkin, K.** Comment on John T. Metzger's "Planned Abandonment: The Neighborhood Life-Cycle Theory and National Urban Policy," *Housing Policy Debate*, 2000, 11:1, 55–60.
- Tiwari, P. and H. Hasegawa.** House Price Dynamics in Mumbai, 1989-1995, *Review of Urban and Regional Development Studies*, 2000, 12:2, 149–63.
- Wang, Y. P. and A. Murie.** Commercial Housing Development in Urban China, *Urban Studies*, 1999, 36: 9, 1475–94.
- Wolverton, M. L. and J. Senteza.** Hedonic Estimates of Regional Constant Quality House Prices, *Journal of Real Estate Research*, 2000, 19:3, 235–53.

### 130 Apartments

- Bogdon, A. J. Follain, J. Goodman and D. Manson.** Research Application of the Multifamily Housing Institute's Apartment Database, *Journal of Real Estate Literature*, 1999, 7:2, 221–34.
- Tiwari, P. and H. Hasegawa.** Effective Rental Housing Demand in the Tokyo Metropolitan Region, *Review of Urban and Regional Development Study*, 2000, 12:1, 54–73.

### 140 Office Buildings

- Smith, S. D., L. R. Woodward and C. T. Schulman.** The Effect of the Tax Reform Act of 1986 and Overbuilt Markets on Commercial Office Property Values, *Journal of Real Estate Research*, 2000, 19:3, 301–20.
- Tse, R. Y. C., Y. H. Chiang and J. Raftery.** Office Property Returns in Shanghai, Guangzhou, and Shenzhen, *Journal of Real Estate Literature*, 1999, 7:2, 197–208.
- Webb, J. R. and R. Y. C. Tse.** Regional Comparison of Office Prices and Rentals in China: Evidence from Shanghai, Guangzhou and Shenzhen, *Journal of Real Estate Portfolio Management*, 2000, 6:2, 141–51.

### 150 Shopping Centers/Retail Space

- Hendershott, P., R. Hendershott and T. Hendershott.** Will the Internet Reduce the Demand for Mall Space?, *Real Estate Finance*, 2000, 17:1, 41–6.
- Kenney, M. T.** Quantifying Business Enterprise Value in Shopping Malls: Current Issues and Future Trends, *Appraisal Journal*, 2000, 68:3, 307–17.
- Tay, R. S., C. K. Lau and M. S. Leung.** The Determination of Rent in Shopping Centers: Some Evidence from Hong Kong, *Journal of Real Estate Literature*, 1999, 7:2, 183–96.
-

## 160 Hotels/Motels

**Corgel, J. B.** V Hotels, *Real Estate Finance*, 2000, 17:1, 52–61.

**Gallagher, M. and A. Mansour.** An Analysis of Hotel Real Estate Market Dynamics, *Journal of Real Estate Research*, 2000, 19:1/2, 133–64.

## 170 Industrial

**Thompson, R. and S. Tsolacos.** Projections in the Industrial Property Market Using a Simultaneous Equation System, *Journal of Real Estate Research*, 2000, 19:1/2, 165–88.

## 190 Other

**Anderson, R. I., D. Lewis and J. R. Webb.** The Efficiency of Nursing Home Chains and the Implications of Non-profit Status, *Journal of Real Estate Portfolio Management*, 1999, 5:3, 235–45.

**Anikeeff, M. A.** Estimating the Demand for Seniors Housing and Home Health Care, *Journal of Real Estate Portfolio Management*, 1999, 5:3, 247–58.

**Carroll, T. and T. M. Clauretie.** Transitory Effects of Disamenities on Residential Housing Values: The Case of Public and Senior Housing, *Journal of Real Estate Portfolio Management*, 1999, 5:3, 287–97.

**Chestek, K. D.** Are Hospitals Purely Public Charities?, *Assessment Journal*, 2000, 7:2, 24–33.

**Craig, C. K. and S. M. Luttman.** Taxation of Timeshares—Acquisition, Use and Disposition Issues, *Journal of Real Estate Taxation*, 2000, 27:4, 301–23.

**Doctrow, J. L., G. R. Mueller and L. M. Craig, Lauren M.** Survival of the Fittest: Competition, Consolidation and Growth in the Assisted Living Industry, *Journal of Real Estate Portfolio Management*, 1999, 5:3, 225–34.

**Enns, D.** Easements and Agricultural Land Values, *Canadian Appraiser*, 2000, 44:3, 22–25.

**Kinnard, W. N. Jr. and G. L. Beron.** The Effects of Electricity Market Deregulation on Local Property Tax Assessments and Fiscal Stability, *Real Estate Issues*, 1999/2000, 24:4, 17–22.

**Laposa, S. P. and H. N. Singer.** Size, Scope, and Performance of the Seniors Housing and Care Industry: A Comparison with the Multifamily and Lodging Sectors, *Journal of Real Estate Portfolio Management*, 1999, 5:3, 211–24.

**Macpherson, D. A. and G. S. Sirmans.** Forecasting Seniors Housing Demand in Florida, *Journal of Real Estate Portfolio Management*, 1999, 5:3, 259–74.

**Mullen, A. J.** A Note on Underwriting and Investing in Senior Living and Long-term Care Properties: Separating the Business from the Real Estate, *Journal of Real Estate Portfolio Management*, 1999, 5:3, 299–302.

**Roulac, S. E. and A. R. Eachempati.** Growth Strategies for Senior Living Companies, *Journal of Real Estate Portfolio Management*, 1999, 5:3, 203–9.

**Sunderman, M. A., R. W. Sphar, J. W. Birch and R. M. Oster.** Impact of Ranch and Market Factors on an Index of Agricultural Holding Period Returns, *Journal of Real Estate Research*, 2000, 19:1/2, 209–34.

**Tessier, E. and G. R. Mueller.** Trade Area Demand Analysis for Private Pay Assisted Living Facilities, *Journal of Real Estate Portfolio Management*, 1999, 5:3, 275–86.

## 200 TYPE OF CONTRACT/TRANSACTION

### 230 Leases

**Baen, J. S.** The Effects of Technology on Retail Sales, Commercial Property Values, and Percentage Rents, *Journal of Real Estate Portfolio Management*, 2000, 6:2, 185–201.

**Mooradian, R. M. and S. X. Yang.** Cancellation Strategies in Commercial Real Estate Leasing, *Real Estate Economics*, 2000, 28:1, 65–88.

**Wheaton, W. C.** Percentage Rent in Retail Leasing: The Alignment of Landlord-Tenant Interests, *Real Estate Economics*, 2000, 28:2, 185–204.

**Yao, Y.** The Development of the Land Lease Market in Rural China, *Land Economics*, 2000, 76:2, 252–66.

## 270 Mortgage-Backed Securities

**Hudson-Wilson, S. and G. J. Pappadopoulos.** CMBS and the Real Estate Cycle, *Journal of Portfolio Management*, 1999, 25:2, 105–11.

**Passmore, W. and R. W. Sparks.** Automated Underwriting and the Profitability of Mortgage Securitization, *Real Estate Economics*, 2000, 28:2, 285–305.

**Riddiough, T. J.** Forces Changing Real Estate for at Least a Little While: Market Structure and Growth Prospects of the Conduit-CMBS Market, *Real Estate Finance*, 2000, 17:1, 52–61.

**Thode, S. F.** CMOs, Duration Risk and a New Mortgage, *Journal of Real Estate Research*, 2000, 19:1/2, 73–103.

## 280 Other

**Belniak, S. and A. L. Schwartz, Jr.** The Nascent Polish Real Estate Market, *Journal of Real Estate Literature*, 2000, 8:1, 21–33.

## 300 REAL ESTATE BUSINESS/INDUSTRY

### 310 Appraisal/Valuation/Consulting

**Dorchester, J. D. Jr.** The Federal Rules of Evidence and Daubert: Evaluating Real Property Valuation Witnesses, *Appraisal Journal*, 2000, 68:3, 290–306.

**Elliott, P. and R. Reed.** The Valuation of Fast Food Outlets: Analysis, Methodology, and Reliability, *Canadian Appraiser*, 2000, 44:1, 26–32.

**Epley, D. R.** Reasons to Eliminate the Band-of-Investment Technique for Estimating the Overall Capitalization Rate, *Journal of Real Estate Practice and Education*, 1998, 1:1, 39–50.

**Fisher, J. D.** Trends in Capitalization Rates from the NCREIF Database: Twenty Years of Sold Properties, *Real Estate Finance*, 2000, 17:1, 35–40.

**Fisher, J. D. and D. Geltner.** De-lagging the NCREIF Index: Transaction Prices and Reverse-Engineering, *Real Estate Finance*, 2000, 17:1, 7–22.

**Frederick, M.** When is Misrepresentation Not Misrepresentation, *Canadian Appraiser*, 2000, 44:1, 10–11.

**Friedman, J. P.** Defending an Oil Company Against Litigation for Environmental Contamination (A Case Study), *Real Estate Issues*, 1999/2000, 24:4, 33–39.

**Geltner, D.** Benchmarking Manager Performance with the Private Real Estate Investment Industry, *Real Estate Finance*, 2000, 17:1, 23–34.

**Grover, M. R.** Expert Witness—Preparing Reports for Court, *Canadian Appraiser*, 2000, 44:3, 26–31.

**Kummerow, M.** Thinking Statistically About Valuations, *Appraisal Journal*, 2000, 68:3, 318–326.

**Laronge, J. A.** Solving the Functional Obsolescence Calculation Question?, *Appraisal Journal*, 2000, 68:3, 327–339.

**Lusvardi, W. C., J. G. Wright and T. Amspoker.** Appraising Linear Subordinate Easements in Utility Corridors, *Appraisal Journal*, 2000, 68:3, 250–259.

**McKay, S.** The Importance of Disclaimers, *Canadian Appraiser*, 2000, 44:1, 8–9.

**McLean, D. and B. Mundy.** The Addition of Contingent Valuation and Conjoint Analysis to the Required Body of Knowledge for the Estimation of Environmental Damages to Real Property, *Journal of Real Estate Practice and Education*, 1998, 1:1, 1–19.

**O Rourke, A.** How to get Higher Fees and Increase Profits, *Canadian Appraiser*, 2000, 44:3, 16–17.

**Stewart, P.** Real Estate and Bandwidth: Does the Building Have the Backbone?, *Canadian Appraiser*, 2000, 44:1, 37–39.

**Whalley, B.** Mobile Valuing, *Canadian Appraiser*, 2000, 44:1, 40–42.

**Wolverton, M. L.** Self-Perception of the Role of the Appraiser: Objective Opinions or Price Validations?, *Appraisal Journal*, 2000, 68:3, 272–282.

### 320 Brokerage

**Anderson, R. I., D. Lewis and T. M. Springer.** Operating Efficiencies in Real Estate: A Critical Review of the Literature, *Journal of Real Estate Literature*, 2000, 8:1, 3–18.

**Bond, M. T., M. J. Seiler, V. L. Seiler and B. Blake.** Uses of Websites for Effective Real Estate Marketing, *Journal of Real Estate Portfolio Management*, 2000, 6:2, 203–210.

**Elder, H. W., L. V. Zumpano and E. A. Barylka.** Buyer Brokers: Do They Make a Difference? Their Influence on Selling Price and Search Duration, *Real Estate Economics*, 2000, 28:2, 337–362.

**MacGregor, R. C. and D. J. Bunker.** A Comparison of Real Estate Brokers' Computer Training Needs with Other Small Business Sectors: An Australian Perspective, *Journal of Real Estate Practice and Education*, 1999, 2:1, 1–12.

**Rabianski, J. S. and R. T. Black.** Real Property Brokerage Education and License Law, *Journal of Real Estate Practice and Education*, 1998, 1:1, 21–37.

**Stanfill, J.** How Brokers Can Counter the Risks of Disintermediation by Embracing and Leveraging Technology Trends, *Real Estate Issues*, 1999/2000, 24:4, 12–16.

**Zumpano, L. V., H. W. Elder and R. I. Anderson.** The Residential Real Estate Brokerage Industry: An Overview of Past Performance and Future Prospects, *Journal of Real Estate Research*, 2000, 19:1/2, 189–207.

### 330 Development/Homebuilding

**McConnell, B. E.** Pre-paid Long-term Site Leases, *Canadian Appraiser*, 2000, 44:3, 32–34.

### 340 Lending

**Bowmar, R. H.** Defeating Suretyship Defenses by Reservation of Rights: A Moribund Doctrine?, *Real Estate Review*, 2000, 30:1, 54–64.

**LaCour-Little, M.** Discrimination in Mortgage Lending: A Critical Review of the Literature, *Journal of Real Estate Literature*, 1999, 7:1, 15–49.

**Muldavin, S.** Internet Influences on the Real Estate Capital Markets, *Real Estate Finance*, 2000, 17:1, 62–67.

**Winkler, D. T. and G. D. Jud.** The Graduated-Payment Mortgage: Solving the Initial Payment Enigma, *Journal of Real Estate Practice and Education*, 1998, 1:1, 67–79.

### 350 Corporate

**Ong, S.-E. and Y. Y. Yong.** Real Estate Exposure and Asset Intensity, *Journal of Real Estate Portfolio Management*, 2000, 6:1, 27–35.

### 360 Property Management

**Anderson, K.** Decision-Making: Traps we all Fall Into, *Journal of Property Management*, 2000, 65:5, 12–14.

**Asirvatham, S.** Beyond the Distance Barrier: New Technology for E-Training, *Journal of Property Management*, 2000, 65:5, 42–48.

- Bland, T. S.** Background Checks: Making a Federal Case, *Journal of Property Management*, 2000, 65:5, 26–31.
- Carlson, H. J.** Demystifying Financial Statements, *Journal of Property Management*, 2000, 65:5, 78–81.
- Denny, J. P.** The HR Handoff, *Journal of Property Management*, 2000, 65:5, 32–35.
- Devine, A.** Get to Know Your Tenants Before You Lose Them, *Journal of Property Management*, 2000, 65:5, 84–90.
- Kaplan, G.** When an Executive Recruiter Calls, *Journal of Property Management*, 2000, 65:5, 50–53.
- Mallett, M. H.** More Than Window Shopping, *Journal of Property Management*, 2000, 65:5, 82–83.
- McCarthy, J.** Performance Evaluations, *Journal of Property Management*, 2000, 65:5, 22–25.
- McMahan, J.** The Impact of E-Commerce on Real Estate, *Real Estate Issues*, 1999/2000, 24:4, 1–11.
- Miller, N. G.** Retail Leasing in a Web-enabled World, *Journal of Real Estate Portfolio Management*, 2000, 6:2, 167–184.
- Nunn, J.** Career Planning Key to Employee Retention, *Journal of Property Management*, 2000, 65:5, 20–21.
- Offill, R.** Imaging Innovations: Turning Paper Mountains into Molehills, *Journal of Property Management*, 2000, 65:5, 72–77.
- Pekala, N.** Interview: Diane Kristen, *Journal of Property Management*, 2000, 65:5, 16–16.
- Powell, G.** Finding Gold, *Journal of Property Management*, 2000, 65:5, 36–40.
- Stauffer, J. G.** A Short Primer on Primer and Sealers, *Journal of Property Management*, 2000, 65:5, 54–57.

### 370 Syndications/REITs/Partnerships

- Below, S. D., S. R. Stansell and M. Coffin.** Institutional Investment in REIT Common Stocks: An Examination of the Prudent Man Investment Hypothesis, *Journal of Real Estate Portfolio Management*, 2000, 6:2, 113–130.
- Brown, P. A. and P. H. Mills.** The Impact of E-commerce on the Real Estate Market and REITs, *Journal of Real Estate Taxation*, 2000, 27:4, 235–256.
- Brown, D. T.** Liquidity and Liquidation: Evidence from Real Estate Investment Trusts, *Journal of Finance*, 2000, 55:1, 469–485.
- Chatrath, A., Y. Liang and W. McIntosh.** The Asymmetric REIT-Beta Puzzle, *Journal of Real Estate Portfolio Management*, 2000, 6:2, 101–111.
- Clayton, J. and G. MacKinnon.** Measuring and Explaining Changes in REIT Liquidity: Moving Beyond the Bid-Ask Spread, *Real Estate Economics*, 2000, 28:1, 89–115.
- Conover, M. C., H. S. Friday and S. S. Howton.** An Analysis of the Cross Section of Returns for EREITs using a Varying-Risk Beta Model, *Real Estate Economics*, 2000, 28:1, 141–163.
- Corgel, J. B. and C. Djogopoulos.** Equity REIT Beta Estimation, *Financial Analysts Journal*, 2000, 56:1, 70–79.
- Crain, J. L., M. Cudd and C. L. Brown.** The Impact of the Revenue Reconciliation Act of 1993 on the Pricing Structure of Equity REITs, *Journal of Real Estate Research*, 2000, 19:3, 275–285.
- Danielsen, B. R. and D. M. Harrison.** The Impact of Potential Private Information on REIT Liquidity, *Journal of Real Estate Research*, 2000, 19:1/2, 49–71.
- Friday, H. S. and E. J. Higgins.** The Day of the Week Effect in Real Estate Investment Trusts, *Journal of Real Estate Portfolio Management*, 2000, 6:3, 273–282.
- Friday, H. S., S. D. Howton and S. W. Howton.** Anomalous Evidence on Operating Performance Following Seasoned Equity Offerings: The Case of REITs, *Financial Management*, 2000, 29:2, 76–87.
- Graham, C. M. and J. R. Knight.** Cash Flows vs. Earnings in the Valuation of Equity REITs, *Journal of Real Estate Portfolio Management*, 2000, 6:1, 17–25.
- Melone, M. A.** IRS Issues Final Regs. on Basis Adjustments on Sale or Exchange of Partnership Interests, *Journal of Real Estate Taxation*, 2000, 27:4, 284–300.
- Oppenheimer, P. H.** An Investigation of Current Debt Levels of Equity REITs, *Journal of Real Estate Portfolio Management*, 2000, 6:3, 225–237.
- Seiler, M. J., J. R. Webb and F. C. N. Myer.** Are EREITs Real Estate?, *Journal of Real Estate Portfolio Management*, 1999, 5:2, 171–181.
-

**Young, M. S.** REIT Property-Type Sector Integration, *Journal of Real Estate Research*, 2000, 19:1/2, 3–21.

### 380 Tax Assessing

**Anderson, J. E. and M. F. Griffing.** Measuring Use-Value Assessment Tax Expenditures, *Assessment Journal*, 2000, 7:1, 35–47.

**Benson, E. D. and A. L. Schwartz, Jr.** An Examination of Vertical Equity Over Two Reassessment Cycles, *Journal of Real Estate Research*, 2000, 19:3, 255–273.

**Crissey, J. C. Jr.** The Time Capsule—1086 A.D.: The Domesday Book, *Assessment Journal*, 2000, 7:3, 43–44.

**Dufour, K.** Standards for Historic Preservation and Scenic Views, *Assessment Journal*, 2000, 7:3, 34–37.

**Gloude-mans, R. J.** An Empirical Evaluation of Central Tendency Measures, *Assessment Journal*, 2000, 7:1, 21–27.

**Hays, D. M.** Historic and Scenic Property Exemptions Raise Questions, *Assessment Journal*, 2000, 7:3, 39–42.

**Jackson, D. B.** Procuring a GIS for Less than Twenty-five Cents per Parcel, *Assessment Journal*, 2000, 7:3, 30–33.

**Lansing, M. D.** Utility Valuation Following Deregulation Revisited, *Assessment Journal*, 2000, 7:2, 35–40.

**Skaff, M. S. and J. G. Murphy.** The Role of GIS Imaging in Assessment Administration, *Assessment Journal*, 2000, 7:3, 23–29.

**Tomlinson, R. F.** GIS in the New Millennium, *Assessment Journal*, 2000, 7:3, 45–46.

**Wu, K.-T. and R. Baker, Jr.** Evaluating Assessment Performance Using a Composite Index: A Tool for Communication, *Assessment Journal*, 2000, 7:1, 29–33.

### 390 Architecture/Title Insurance/Other

**Bowes, P. D.** Counseling in the Public Sector: The Pepsi Center, *Real Estate Issues*, 1999/2000, 24:4, 53–57.

**Cline, L. A.** Life Cycle of a Gross-Leased Property, *Real Estate Review*, 2000, 30:1, 35–46.

**McCoy, B. H.** Commercial Real Estate—Global or Local?, *Real Estate Issues*, 1999/2000, 24:4, 40–43.

**Steen, R. H. and R. J. MacPherson.** Resolving Construction Disputes out of Court, *Journal of Property Management*, 2000, 65:5, 58–60.

**Stevenson, P.** Why Land Surveyors and GIS Professionals Need Each Other, *Assessment Journal*, 2000, 7:1, 49–50.

## 400 TYPE OF DECISION

### 410 Investment/Valuation

**Adair, A., J. Berry, S. McGrea and B. Deddis.** Evaluation of Investor Behavior in Urban Regeneration, *Urban Studies*, 1999, 36:12, 2031–2045.

**Benjamin, J. D., G. D. Jud and D. T. Winkler.** Retail Vacancy Rates: The Influence of National and Local Economic Conditions, *Journal of Real Estate Portfolio Management*, 2000, 6:3, 249–258.

**Brown, R. J., L. H. Li and K. Lusht.** A Note on Intracity Geographic Diversification of Real Estate Portfolios: Evidence from Hong Kong, *Journal of Real Estate Portfolio Management*, 2000, 6:2, 131–140.

**Calabria, M. A.** The Census of Construction Industries Database, *Journal of Real Estate Literature*, 2000, 8:2, 163–173.

**Cheng, P. and Y. Liang.** Optimal Diversification: Is It Really Worthwhile?, *Journal of Real Estate Portfolio Management*, 2000, 6:1, 7–16.

**Chin, T. C. and G. T. Mills.** An Optimal Control Approach to Market Timing in the Singapore Property Market, *Journal of Real Estate Portfolio Management*, 1999, 5:1, 83–94.

- Chua, A.** The Role of International Real Estate in Global Mixed-Asset Investment Portfolios, *Journal of Real Estate Portfolio Management*, 1999, 5:2, 129–137.
- Coulson, N. E. and M.-S. Kim.** Residential Investment, Non-residential Investment and GDP, *Real Estate Economics*, 2000, 28:2, 233–247.
- Downs, D. H. and B. A. Slade.** Characteristics of a Full-Disclosure, Transaction-Based Index of Commercial Real Estate, *Journal of Real Estate Portfolio Management*, 1999, 5:1, 95–104.
- Fellows, J. A.** Tax Issues, *Real Estate Law Journal*, 1999, 28:1, 64–74.
- Gallo, J. G., L. J. Lockwood and R. C. Rutherford C.** Asset Allocation and the Performance of Real Estate Mutual Funds, *Real Estate Economics*, 2000, 28:1, 165–184.
- Giliberto, M., F. Hamelink, M. Hoesli and B. MacGregor.** Optimal Diversification within Mixed-Asset Portfolios Using a Conditional Heteroskedasticity Approach: Evidence from the U.S. and the U.K., *Journal of Real Estate Portfolio Management*, 1999, 5:1, 31–45.
- Goodman, G. A.** German Investment in U.S. Real Estate—The Acceleration Continues, *Real Estate Review*, 2000, 30:1, 20–22.
- Gordon, J. N. and T. A. Canter.** International Real Estate Securities: A Test of Capital Markets Integration, *Journal of Real Estate Portfolio Management*, 1999, 5:2, 161–170.
- Graff, R. A.** Changing Leases into Investment-Grade Bonds: Financial Alchemy and Cost Reduction in Real Estate Finance, *Journal of Real Estate Portfolio Management*, 1999, 5:2, 183–194.
- Graff, R. A., A. Harrington and M. S. Young.** Serial Persistence in Disaggregated Australian Real Estate Returns, *Journal of Real Estate Portfolio Management*, 1999, 5:2, 113–127.
- He, L. T. and J. R. Webb.** Causality in Real Estate Markets: The Case of Hong Kong, *Journal of Real Estate Portfolio Management*, 2000, 6:3, 259–271.
- Ho, W. K. O.** Modeling Speculative Activity in the Hong Kong Residential Property Market, *Review of Urban and Regional Development Studies*, 2000, 12:2, 137–148.
- Holland, A. S., S. H. Ott and T. J. Riddiough.** The Role of Uncertainty in Investment: An Examination of Competing Investment Models Using Commercial Real Estate Data, *Real Estate Economics*, 2000, 28:1, 33–64.
- Howard, T.** Do Valuers have a Greater Tendency to Adjust a Previous Valuation Upwards or Downwards?, *Journal of Property Investment and Finance*, 1999, 17:4, 365–373.
- Jud, G. D. and D. T. Winkler.** Price Indexes for Commercial and Office Properties: An Application of the Assessed Value Method, *Journal of Real Estate Portfolio Management*, 1999, 5:1, 71–81.
- Kaiser, R. W.** Using Capital Markets' Value Cycles in Allocating to Real Estate vs. Stocks or Bonds, *Journal of Real Estate Portfolio Management*, 1999, 5:1, 1–22.
- Levy, D. and E. Schuck.** Does Contingent Reward Reduce Negotiation Anchoring?, *Journal of Property Investment and Finance*, 1999, 17:4, 380–400.
- Li, Y. and Z.-G. Zhou.** Time-Varying Expected Returns and Information in Home Prices, *Journal of Real Estate Portfolio Management*, 2000, 6:1, 61–74.
- Liang, Y., R. Hess, D. Bradford and W. McIntosh.** Return Attribution for Commercial Real Estate Investment Management, *Journal of Real Estate Portfolio Management*, 1999, 5:1, 23–30.
- Lin, T.-C. and A. W. Evans.** The Relationship Between the Price of Land and Size of Plot When Plots Are Small, *Land Economics*, 2000, 76:3, 386–394.
- Ling, D. C., A. Naranjo and M. Nimalendran.** Estimating Returns on Commercial Real Estate: A New Methodology Using Latent-Variable Models, *Real Estate Economics*, 2000, 8:2, 205–231.
- Lu, K. W. and J. P. Mei.** The Return Distributions of Property Shares in Emerging Markets, *Journal of Real Estate Portfolio Management*, 1999, 5:2, 145–160.
- Mahan, B. L., S. Polasky and R. M. Adams.** Valuing Urban Wetlands: A Property Price Approach, *Land Economics*, 2000, 76:1, 100–113.
- O'Neal, E. S. and D. E. Page.** Real Estate Mutual Funds: Abnormal Performance and Fund Characteristics, *Journal of Real Estate Portfolio Management*, 2000, 6:3, 239–247.
- Ong, S.-E. and M. Ranasinghe.** Portfolio Variance and Correlation Matrices, *Journal of Real Estate Portfolio Management*, 2000, 6:1, 1–6.
- Parker, D.** A Note on Valuation Accuracy: An Australian Case Study, *Journal of Property Investment and Finance*, 1999, 17:4, 401–411.
- Sing, T. F. and S. E. Ong.** Asset Allocation in a Downside Risk Framework, *Journal of Real Estate Portfolio Management*, 2000, 6:3, 213–223.
-

- Sivitanides, P. S., J. A. Southard, R. G. Torto and W. C. Wheaton.** Strategic Portfolio Analysis: A New Approach, *Real Estate Issues*, 1999/2000, 24:4, 23–32.
- Stevenson, S. and L. Murray.** An Examination of Inflation Hedging Ability of Irish Real Estate, *Journal of Real Estate Portfolio Management*, 1999, 5:1, 59–69.
- Syms, P.** Redeveloping Brownfield Land: The Decision-Making Process, *Journal of Property Investment and Finance*, 1999, 17:5, 481–500.
- Thrall, G. I.** Data for Commercial Real Estate Stock and Pipeline Analysis: F. W. Dodge and COMPS.COM, *Journal of Real Estate Literature*, 2000, 8:2, 155–159.
- Tse, R. Y. C. and J. R. Webb.** Public versus Private Real Estate in Hong Kong, *Journal of Real Estate Portfolio Management*, 2000, 6:1, 53–60.
- Tsoukis, C. and A. Alyousha.** Implications of Intertemporal Optimization for House and Land Prices, *Applied Economics*, 1999, 31:12, 1565–1571.
- Viezer, T. W.** Evaluating “Within Real Estate” Diversification Strategies, *Journal of Real Estate Portfolio Management*, 2000, 6:1, 75–95.
- Wilson, P. J., P. G. Du Plessis and J. Pienaar.** Land Claims of Indigenous Peoples—The Impact on Property Values: A Comparative Study on South Africa and Australia, *Journal of Real Estate Literature*, 2000, 8:1, 35–56.
- Worzala, E., G. S. Sirmans and E. M. Zietz.** Risk and Return Perceptions of Institutional Investors, *Journal of Real Estate Portfolio Management*, 2000, 6:2, 153–166.
- Ziering, B. and W. McIntosh.** Property Size and Risk: Why Bigger is Not Always Better, *Journal of Real Estate Portfolio Management*, 1999, 5:2, 105–112.
- Ziering, B. and W. McIntosh.** Property Size and Risk: Why Bigger is not Always Better, *Journal of Property Management*, 2000, 65:5, 62–70.
- Ziobrowski, A. J., R. W. Caines and B. J. Ziobrowski.** Mixed-Asset Portfolio Composition with Long-term Holding Periods and Uncertainty, *Journal of Real Estate Portfolio Management*, 1999, 5:2, 139–144.

## 421 General

- Buch, J. and K. Rhoda.** The Financial Modernization Act of 1999 and the United Kingdom’s Financial Supermarkets Experience: Implications for U.S. Mortgage Lenders, *Real Estate Review*, 2000, 30:1, 23–27.
- Schwartz, R. M.** Residual Value Insurance: A Time Bomb for Credit Tenant Loans?, *Real Estate Review*, 2000, 30:1, 31–34.
- Silverman, R. A.** Are Conduit “Non-Recourse” Loans Really Non-Recourse?, *Real Estate Review*, 2000, 30:1, 28–30.

## 423 Housing Finance

- Buist, H. and T. T. Yang.** Housing Finance in a Stochastic Economy: Contract Pricing and Choice, *Real Estate Economics*, 2000, 28:1, 117–139.
- Green, R. K. and K. D. Vandell.** Giving Households Credit: How Changes in the U.S. Tax Code Could Promote Homeownership, *Regional Science and Urban Economics*, 1999, 29:4, 419–444.
- Holmes, A.** Neighborhood Racial Composition and Mortgage Redlining: A Nationwide Analysis, *Journal of Real Estate Portfolio Management*, 2000, 6:1, 37–51.
- Johnson, K. H., R. I. Anderson and J. R. Webb.** The Capitalization of Seller Paid Concessions, *Journal of Real Estate Research*, 2000, 19:3, 287–300.
- Pennington-Cross, A. and J. Nichols.** Credit History and the FHA-Conventional Choice, *Real Estate Economics*, 2000, 28:2, 307–336.
- Shiller, R. J. and A. N. Weiss.** Moral Hazard in Home Equity Conversion, *Real Estate Economics*, 2000, 28:1, 1–31.

---

## 426 Refinancing/Prepayment

**Deng, Y., J. M. Quigley and R. Van Order.** Mortgage Terminations, Heterogeneity and the Exercise of Mortgage Options, *Econometrica*, 2000, 68:2, 275–307.

## 430 Diversification

**Seiler, M. J., J. R. Webb and F. C. N. Myer.** Diversification Issues in Real Estate Investment, *Journal of Real Estate Literature*, 1999, 7:2, 163–179.

**Stevenson, S.** International Real Estate Diversification: Empirical Tests Using Hedged Indices, *Journal of Real Estate Research*, 2000, 19:1/2, 105–131.

## 460 Exchanges

**Cuff, T. F.** Tax-free Real Estate Transactions, *Journal of Real Estate Taxation*, 2000, 27:4, 324–328.

## 500 GOVERNMENT POLICY/PLANNING

### 510 Land Use Controls/Zoning

**Armentano, J. M.** Zoning and Land Use Planning, *Real Estate Law Journal*, 1999, 28:1, 82–92.

**Feser, E. J. and E. M. Bergman.** National Industry Cluster Templates: A Framework for Applied Regional Cluster Analysis, *Regional Studies*, 2000, 34:1, 1–19.

**Watkins, A. R.** Impacts of Land Development Charges, *Land Economics*, 1999, 75:3, 415–424.

### 520 Eminent Domain

**Innes, R.** The Economics of Takings and Compensation When Land and Its Public Use Value Are in Private Hands, *Land Economics*, 2000, 76:2, 195–212.

**Timmons, D. and L. Womack.** Eminent Domain or Domination?, *Real Estate Issues*, 1999/2000, 24:4, 44–52.

### 530 Property Taxes

**Donaghy, K. P., A. K. Elson and G. J. Knaap.** Optimal Investment in a Tax Increment Financing District, *The Annals of Regional Science*, 1999, 33:3, 305–326.

**Guilfoyle, J. P.** The Effect of Property Taxes on Home Value, *Journal of Real Estate Literature*, 2000, 8: 2, 111–127.

**Owens, R. W.** Valuation and the Property Tax, *Appraisal Journal*, 2000, 68:3, 340–350.

**Smith, B. C.** Applying Models for Vertical Inequity in the Property Tax to a Non-Market Value State, *Journal of Real Estate Research*, 2000, 19:3, 321–344.

### 540 Income Taxation

**Friedrich, C. W.** Recent Developments, *Journal of Real Estate Taxation*, 2000, 27:4, 329–331.

**Howard, R. L.** The Effect of Recent Changes in the Tax Laws on the Residential Real Estate Market, *Real Estate Review*, 2000, 30:1, 47–53.

---

**Lurie, A. D.** Crane's Ghost Not Laid to Rest: Still a Work in Progress, According to Owen, *Journal of Real Estate Taxation*, 2000, 27:4, 257–274.

## 560 Other

**Aalberts, R. J.** From the Editor-in-Chief: Are There Lessons to be Learned from a Civil Action?, *Real Estate Law Journal*, 1999, 28:1, 3–5.

**Chan, N.** Land-Use Rights in Mainland China: Problems and Recommendations for Improvements, *Journal of Real Estate Literature*, 1999, 7:1, 53–63.

**Dreier, P.** Labor's Love Lost? Rebuilding Unions' Involvement in Federal Housing Policy, *Housing Policy Debate*, 2000, 11:2, 327–392.

**Freeman, L. and W. Rohe.** Subsidized Housing and Neighborhood Racial Transition: An Empirical Investigation, *Housing Policy Debate*, 2000, 11:1, 67–89.

**Hackworth, J.** Local Planning and Economic Restructuring: A Synthetic Interpretation of Urban Redevelopment, *Journal of Planning Education and Research*, 1999, 18:4, 293–306.

**Hirsch, A. R.** Searching for a "Sound Negro Policy": A Racial Agenda for the Housing Acts of 1949 and 1954, *Housing Policy Debate*, 2000, 11:2, 393–441.

**Jurinski, J. J.** Letter Ruling Allows Real Estate Ownership to Qualify for Section 6166 Election, *Journal of Real Estate Taxation*, 2000, 27:4, 275–283.

**Martinez, S. C.** The Housing Act of 1949: Its Place in the Realization of the American Dream of Homeownership, *Housing Policy Debate*, 2000, 11:2, 467–487.

**McClure, K.** The Low-Income Housing Tax Credit as an Aid to Housing Finance: How Well Has It Worked?, *Housing Policy Debate*, 2000, 11:1, 91–114.

**Murphy, L.** A Profitable Housing Policy? The Privatization of the New Zealand Government's Residential Mortgage Portfolio, *Regional Studies*, 2000, 34:4, 395–399.

**Orlebeke, C. J.** The Evolution of Low-Income Housing Policy, 1949 to 1999, *Housing Policy Debate*, 2000, 11:2, 489–520.

**Oswald, L. J.** From the Environment, *Real Estate Law Journal*, 1999, 28:1, 75–81.

**Perry, M. and C. Yeoh.** Policy Review Section: Singapore's Overseas Industrial Parks, *Regional Studies*, 2000, 34:2, 199–206.

**Robertson, K. A.** Can Small-City Downtowns Remain Viable?: A National Study of Development Issues and Strategies, *Journal of the American Planning Association*, 1999, 65:3, 270–283.

**Shoup, D. C.** In Lieu of Required Parking, *Journal of Planning Education and Research*, 1999, 18:4, 307–320.

**Teaford, J. C.** Urban Renewal and Its Aftermath, *Housing Policy Debate*, 2000, 11:2, 443–465.

**Varady, D. P. and C. C. Walker.** Vouchering Out Distressed Subsidized Developments: Does Moving Lead to Improvements in Housing and Neighborhood Conditions?, *Housing Policy Debate*, 2000, 11:1, 115–162.

**von Hoffman, A.** A Study in Contradictions: The Origins and Legacy of the Housing Act of 1949, *Housing Policy Debate*, 2000, 11:2, 299–326.

## 700 MACRO TRENDS/MARKET ANALYSIS

### 710 Demographics / Population

**Cameron, L.** The Residency Decision of Elderly Indonesians: A Nested Logit Analysis, *Demography*, 2000, 37:1, 17–27.

**Thrall, G. I.** Demographic Ring Study Reports with GIS Technology, *Journal of Real Estate Literature*, 1999, 7:2, 211–217.

## 720 Cycles

**Ghanbari-Parsa, A. R. and R. Moatazed-Keivani.** Development of Real Estate Markets in Central Europe: The Case of Prague, Warsaw, and Budapest, *Environment and Planning A*, 1999, 31:8, 1383–1399.

**Henneberry, J.** Convergence and Difference in Regional Office Development Cycles, *Urban Studies*, 1999, 36:9, 1439–1465.

**Zhu, J.** The Formation of a Market-Oriented Local Property Development Industry in Transitional China: A Shenzhen Case Study, *Environment and Planning A*, 1999, 31:10, 1839–1856.

## 730 Economic Base/Input-Output

**Campbell, H. S. Jr.** Professional Sports and Urban Development: A Brief Review of Issues and Studies, *Review of Regional Studies*, 1999, 29:3, 272–292.

**Cymrot, A.** Our Current Economy: What's the Real Story?, *Real Estate Review*, 2000, 30:1, 15–19.

**Hansen, N.** Endogenous Regional Development: Lessons From Languedoc-Roussillon and Montpellier, *Review of Regional Studies*, 1999, 29:1, 91–104.

## 800 REAL ESTATE LAW

**Bryant, J. A.** United States v. Wilson: A Change in Wetlands and Clean Water Act Jurisprudence?, *Real Estate Law Journal*, 1999, 28:1, 37–55.

**Finn, M. K.** Administrative Enforcement in the Real Estate Profession: A Nationwide Examination of Regulatory Ambushes and Pitfalls, *Real Estate Law Journal*, 1999, 28:1, 7–24.

**Jennings, M. M.** From the Courts, *Real Estate Law Journal*, 1999, 28:1, 56–63.

**McLaren, S. A., T. M. Tennant and P. M. Degnan.** Telecommunications Act of 1996: Developments in the Ongoing Conflict Between Service Providers and Local Home Rule in the Facilities Siting Context, *Real Estate Law Journal*, 1999, 28:1, 25–36.

## 900 REAL ESTATE EDUCATION

**Achour-Fischer, D.** An Integrated Property Market Model: A Pedagogical Tool, *Journal of Real Estate Practice and Education*, 1999, 2:1, 33–43.

**Butler, J. Q., K. L. Guntermann and M. Wolverson.** Integrating the Real Estate Curriculum, *Journal of Real Estate Practice and Education*, 1998, 1:1, 51–66.

**Delaney, C. J. and L. M. Dyson.** Oak Park Place: An Investment Opportunity, *Journal of Real Estate Practice and Education*, 1999, 2:1, 121–128.

**Hardin, W. G. III and S. A. Aycok.** Challenges, Risks, and Returns in Single-Tenant Retail Development, *Journal of Real Estate Practice and Education*, 1998, 1:1, 81–91.

**Koelsch, J. P. and A. L. Schwartz, L. Jr.** Short Stop: A Case Study, *Journal of Real Estate Practice and Education*, 1998, 1:1, 93–99.

**Malizia, E. E.** The Garvey Retail Center Case: Redeveloping an Inner-City Site, *Journal of Real Estate Practice and Education*, 1999, 2:1, 63–120.

**McNulty, J. E.** Secondary Mortgage Market Pedagogy: The Central Role of Prepayments, *Journal of Real Estate Practice and Education*, 1999, 2:1, 45–61.

**Rabianski, J. S. and R. T. Black.** An International Perspective on the Importance of Real Estate Concepts and Topics, *Journal of Real Estate Practice and Education*, 1999, 2:1, 13–32.

**Souza, L. A.** Academic and Applied Real Estate Research: “As Two Worlds Collide” or “As Two Worlds Divide”?, *Journal of Real Estate Portfolio Management*, 2000, 6:1, 97–100.

# Author Index

- Aalberts, Robert J., 560  
Achour-Fischer, Dominique, 900  
Adair, Alastair, 410  
Adams, Richard M., 410  
Alyousha, Ahmed, 410  
Amspoker, Todd, 310  
Anderson, John E., 380  
Anderson, Karen, 360  
Anderson, Randy I., 190, 320, 320, 423  
Anikeeff, Michael A., 190  
Armentano, John M., 510  
Asirvatham, Sandy, 360  
Aycock, S. Alan, 900
- Baen, John S., 230  
Baker, Richard Jr., 380  
Baku, Esmail, 120  
Balvers, Ronald J., 120  
Baryla, Edward A., 320  
Basolo, Victoria, 120  
Belniak, Stanislaw, 280  
Below, Scott D., 370  
Benjamin, John D., 410  
Benson, Earl D., 120, 380  
Bergman, Edward M., 510  
Beron, Gail L., 190  
Berry, Jim, 410  
Birch, John W., 190  
Black, Roy T., 320, 900  
Blake, Ben, 320  
Bland, Timothy S., 360  
Bogdon, Amy, 130  
Bond, Michael T., 320  
Bowes, Peter D., 390  
Bowmar, Robert H., 340  
Bradford, David, 410  
Brown, Christopher L., 370  
Brown, David T., 370  
Brown, P. Anthony, 370  
Brown, Rogers J., 410  
Bryant, James A., 800  
Buch, Joshua, 421  
Buist, Henry, 423  
Bunker, Deborah J., 320  
Butler, Jay Q., 900
- Caines, Royce W., 410  
Calabria, Mark A., 410  
Cameron, Lisa, 710  
Campbell, Jr., Harrison S., 730  
Canter, Todd A., 410  
Carlson, Harold J., 360  
Carroll, Thomas, 190
- Chan, Nelson, 560  
Chatrath, Arjun, 370  
Cheng, Ping, 410  
Chestek, Kenneth D., 190  
Chiang, Y.H., 140  
Chin, Tech Chai, 410  
Chua, Adrian, 410  
Claurette, Terrance M., 190  
Clayton, Jim, 370  
Cline, Leonard A., 390  
Coffin, Mark, 370  
Conover, Mitchell C., 370  
Corgel, John B., 160, 370  
Coulson, N. Edward, 410  
Craig, Caroline K., 190  
Craig, Lauren M., 190  
Crain, John L., 370  
Crissey, John C. Jr., 380  
Cudd, Mike, 370  
Cuff, Terence Floyd, 460  
Cymrot, Allen, 730
- Danielsen, Bartley R., 370  
Deddis, Bill, 410  
Degnan, Peter M., 800  
Dekle, Robert, 020  
Delaney, Charles J., 900  
Deng, Yongheng, 426  
Denny, Joseph P., 360  
Devine, Alice, 360  
Diaz III, Julian, 030  
Ding, Chengri, 120  
Djoganopoulos, Chris, 370  
Doctrow, Jerry L., 190  
Donaghy, K. P., 530  
Dorchester, John D. Jr., 310  
Downs, Anthony, 120  
Downs, David H., 410  
Dreier, Peter, 560  
Du Plessis, Piet G., 410  
Dubin, Robin, 020  
Dufour, Kate, 380  
Dyson, L. M., 900
- Eachempati, Aditya R., 190  
Eaton, Jonathan, 020  
Elder, Harold W., 320, 320  
Elliott, Peter, 310  
Ellis, Craig, 030  
Elson, A. K., 530  
Enns, David, 190  
Epley, Donald R., 310  
Evans, Alan W., 410

- Fellows, James A., 410  
Feser, Edward J., 510  
Finn, Mary Kay, 800  
Fisher, Jeffrey D., 310, 310  
Fishman, Robert, 120  
Follain, James, 130  
Frederick, Mark, 310  
Freeman, Lance, 560  
Friday, H. Swint, 370, 370, 370  
Friedman, Jack P., 310  
Friedrich, Craig W., 540
- Gallagher, Mark, 160  
Gallo, John G., 410  
Galster, George C., 120  
Gat, Daniel, 120  
Geltner, David, 310, 310  
Ghanbari-Parsa, A. R., 720  
Giliberto, Michael, 410  
Gilly, Jean-Pierre, 020  
Glickman, Norman J., 120  
Gloude-mans, Robert J., 380  
Goodman, Gary A., 410  
Goodman, Jack, 130  
Gordon, Jacques N., 410  
Graff, Richard A., 410, 410  
Graham, Carol M., 370  
Green, R. K. , 423  
Griffing, Marlon F., 380  
Grover, Michael R., 310  
Gruen, Claude, 120  
Guilfoyle, Jeffrey P., 530  
Guntermann, Karl L., 900
- Hackworth, Jason, 560  
Hamelink, Foort, 410  
Hansen, Julia L., 120  
Hansen, Niles, 730  
Hardin, William G. III, 030, 900  
Harrington, Adrian, 410  
Harrison, David M., 370  
Hasegawa, Hiroshi, 120, 130  
Haughey, Patrick, 120  
Hays, Donna Moore, 380  
He, Ling T., 120, 410  
Hendershott, Patric, 150  
Hendershott, Robert, 150  
Hendershott, Terrence, 150  
Henneberry, John, 720  
Hess, Robert, 410  
Higgins, David M., 030  
Higgins, Eric J., 370  
Hirsch, Arnold R., 560  
Ho, Winky K. O., 410  
Hoesli, Martin, 410
- Holland, A. Steven, 410  
Holmes, Andrew, 423  
Howard, Robert L., 540  
Howard, Timothy, 410  
Howton, Shawn D., 370  
Howton, Shelly W., 370, 370  
Hudson-Wilson, Susan, 270
- Innes, Robert, 520
- Jackson, David B., 380  
Janssen, Christian, 010  
Jennings, Marianne M., 800  
Johnson, Ken H., 423  
Jud, G. Donald, 340, 410, 410  
Jurinski, James J., 560
- Kaganova, Olga Z., 120  
Kaiser, Ronald W., 410  
Kaplan, Gary, 360  
Kenney, Mark T., 150  
Kim, Myeong-Soo, 410  
Kinnard, William N. Jr., 190  
Knaap, G. J., 530  
Knight, John R., 370  
Koelsch, James P., 900  
Kummerow, Max, 310
- LaCour-Little, Michael, 340  
Lansing, Mark D., 380  
Laposa, Steven P., 190  
Laronge, Joseph A., 310  
Lau, Clement K., 150  
Lee, Gabriel S., 120  
Leung, Marie S., 150  
Levy, Deborah, 410  
Lewis, Danielle, 190, 320  
Li, Ling Hin, 410  
Li, Yuming, 410  
Liang, Youguo, 370, 410, 410  
Lin, Tzu-Chin, 410  
Ling, David C., 410  
Lockwood, Larry J., 410  
Lu, Kevin W., 410  
Lurie, Alvin D., 540  
Lusht, Kenneth, 410  
Lusvardi, Wayne C., 310  
Luttman, Suzanne M., 190
- MacGregor, Bryan, 410  
MacGregor, Robert C., 320  
MacKinnon, Greg, 370  
MacPherson, David A., 190  
MacPherson, Robert J., 390  
Mahan, Brent L., 410

- Malizia, Emil E., 900  
Mallett, Michael H., 360  
Manson, Don, 130  
Mansour, Asieh, 160  
Martinez, Sylvia C., 560  
Maurel, F., 020  
McAllister, Patrick, 030  
McCarthy, Julia, 360  
McClure, Kirk, 560  
McConnell, Brian E., 330  
McCoy, Bowen H., 390  
McGreal, Stanley, 410  
McIntosh, Willard, 370, 410, 410, 410  
McKay, Susan, 310  
McLaren, Scott A., 800  
McLean, David G., 310  
McMahan, John, 360  
McNulty, James E., 900  
Mei, Jianping P., 410  
Melone, Matthew A., 370  
Metzger, John T., 120  
Miller, Norman G., 360  
Mills, Geoffrey T., 410  
Mills, Patricia H., 370  
Moatazed-Keivani, R., 720  
Mooradian, Robert M., 230  
Mueller, Glenn R., 190, 190  
Muldavin, Scott, 340  
Mullen, Anthony J., 190  
Mundy, Bill, 310  
Murie, Alan, 120  
Murphy, Joseph G., 380  
Murphy, Laurence, 560  
Murray, Louis, 410  
Myer, F. C. Neil, 370, 430
- Naranjo, Andy, 410  
Nichols, Joseph, 423  
Nimalendran, M., 410  
Nunn, John, 360  
Nye, Nancy, 120
- Offill, Randy, 360  
Okunev, John, 030  
O'Neal, Edward S., 410  
Ong, Seow Eng, 350, 410, 410  
Oppenheimer, Peter H., 370  
Orlebeke, Charles J., 560  
O'Rourke, Ann, 310  
Oster, Russell M., 190  
Oswald, Lynda J., 560  
Ott, Steven H., 410  
Owens, Robert W., 530
- Pace, R. Kelley, 020  
Paci, Raffaele, 020  
Page, Daniel E., 410  
Pappadopoulos, George J., 270  
Parker, David, 410  
Passmore, Wayne, 270  
Pavlov, Andrey D., 030  
Pekala, Nancy, 360  
Pennington-Cross, Anthony, 423  
Perry, Martin, 560  
Pienaar, Juanita, 410  
Polasky, Stephen, 410  
Powell, Gene, 360
- Quigley, John M., 426
- Rabianski, Joseph S., 320, 900  
Raftery, John, 140  
Ranasinghe, Malik, 410  
Reed, Richard, 310  
Rhoda, Kenneth, 421  
Riddiough, Timothy J., 270, 410  
Robertson, Kent A., 560  
Rohe, William, 560  
Roulac, Stephen E., 190  
Rutherford, Ronald C., 410
- Schuck, Edward, 410  
Schulman, Craig T., 140  
Schwartz, Arthur L. Jr., 120, 280, 380, 900  
Schwartz, Robert M., 421  
Sedillot, B., 020  
Seiler, Michael J., 320, 370, 430  
Seiler, Vicky L., 320  
Senteza, Jimmy, 120  
Shiller, Robert J., 423  
Shoup, Donald C., 560  
Silverman, Robert A., 421  
Simons, Robert, 410  
Sing, Tien Foo, 410  
Singer, Harvey N., 190  
Sirmans, G. Stacy, 190, 410  
Sivitanides, Petros S., 410  
Skaff, Michael S., 380  
Slade, Barrett A., 410  
Smith, Brent C., 530  
Smith, Stanley D., 140  
Southard, Jon A., 410  
Souza, Lawrence A., 900  
Sparks, Roger W., 270  
Sphar, Ronald W., 190  
Springer, Thomas M., 320  
Stanfill, John, 320  
Stansell, Stanley R., 370  
Stauffer, John G., 360  
Steen, Richard H., 390
-

- Stevenson, Phil, 390  
Stevenson, Simon, 410, 430  
Stewart, Paul, 310  
Sunderman, Mark A., 190  
Syms, Paul, 410  
Szerb, Laszlo, 120
- Tarbert, Heather, 030  
Tay, Richard S., 150  
Teaford, Jon C., 560  
Temkin, Kenneth, 120  
Tennant, T. Michael, 800  
Tessier, Eleanor, 190  
Thibodeau, Thomas G., 020  
Thode, Stephen F., 270  
Thompson, Robert, 170  
Thrall, Grant Ian, 410, 710  
Timmons, Douglas, 520  
Tiwari, Piyush, 120, 130  
Tomlinson, Roger F., 380  
Torre, Andre, 020  
Torto, Raymond G., 410  
Tse, Raymond Y.C., 140, 140, 410  
Tsolacos, Sotiris, 170  
Tsoukis, Christopher, 410
- Usai, Stefano, 020
- Vandell, K. D., 423  
Van Order, Robert, 426  
Varady, David P., 560  
Viezer, Timothy W., 410  
von Hoffman, Alexander, 560
- Walker, Carole C., 560  
Wang, Ya Ping, 120  
Watkins, Andrew R., 510  
Webb, James R., 140, 190, 370, 410, 410, 423, 430  
Weiss, Allan N., 423  
Whalley, Brett, 310  
Wheaton, William C., 230, 410  
Wilson, Patrick J., 030, 410  
Winder, Robert C., 120  
Winkler, Daniel T., 340, 410, 410  
Wolverton, Marvin L., 120, 310  
Wolverton, Mimi, 900  
Womack, Lara, 520  
Woodward, Larry R., 140  
Worzala, Elaine, 410  
Wright, John G., 310  
Wu, Ke-tsai, 380
- Yang, Shiawee X., 230  
Yang, Tyler T., 423  
Yang, Zan, 010  
Yao, Yang, 230  
Yeoh, Caroline, 560  
Yong, Yan Yi, 350  
Young, Michael S., 410, 370
- Zhou, Zhong-guo, 410  
Zhu, J., 720  
Ziering, Barry, 410, 410  
Zietz, Emily N., 410  
Ziobrowski, Brigitte J., 410  
Ziobrowski, Alan J., 410  
Zumpano, Leonard V., 320, 320

# Journals Surveyed

American Economic Review  
Annals of Regional Science  
Applied Economics  
Appraisal Journal  
Assessment Journal  
Brookings Papers on Economic Activity  
Canadian Journal of Economics  
Canadian Journal of Regional Science  
Decision Sciences  
Demography  
Econometrica  
Economia  
Economic Geography  
Economic Inquiry  
Economic Journal  
Environment and Planning  
European Economic Review  
Financial Services Review  
Geographical Analysis  
Growth and Change  
Harvard Business Review  
Housing Policy Debate  
International Economic Review  
International Journal of Urban & Regional  
Research  
International Real Estate Journal  
International Regional Science Review  
Journal of Accounting Research  
Journal of Applied Corporate Finance  
Journal of Applied Econometrics  
Journal of Banking and Finance  
Journal of Business  
Journal of Business  
Journal of Business Finance and Accounting  
Journal of Econometrics  
Journal of Economic Literature  
Journal of Economic Theory  
Journal of Economics and Business  
Journal of Empirical Finance  
Journal of Environmental Economics and  
Management  
Journal of Finance  
Journal of Financial and Quantitative Analysis  
Journal of Financial Economics  
Journal of Financial Intermediation  
Journal of Financial Research  
Journal of Financial Services Research  
Journal of Fixed Income  
Journal of Futures Markets  
Journal of Housing Economics  
Journal of Housing Research  
Journal of Industrial Economics  
Journal of International Economics  
Journal of International Money and Finance  
Journal of Land Use & Environmental Law  
Journal of Law and Economics  
Journal of Legal Studies  
Journal of Mathematical Economics  
Journal of Money, Credit and Banking  
Journal of Political Economy  
Journal of Portfolio Management  
Journal of Property Finance  
Journal of Property Investment and Finance  
Journal of Property Management  
Journal of Property Research  
Journal of Property Valuation & Investment  
Journal of Public Economics  
Journal of Real Estate Finance and Economics  
Journal of Real Estate Literature  
Journal of Real Estate Portfolio Management  
Journal of Real Estate Practice and Education  
Journal of Real Estate Research  
Journal of Real Estate Taxation  
Journal of Risk and Insurance  
Journal of Risk and Uncertainty  
Journal of the American Statistical Association  
Journal of Urban Economics  
Land Economics  
Land Use Policy  
Management Science  
National Tax Journal  
Papers in Regional Science  
Public Choice  
Public Finance Quarterly  
Quarterly Journal of Economics  
Quarterly Review of Economics and Business  
Rand Journal of Economics  
Real Estate Economics  
Real Estate Finance  
Real Estate Issues  
Real Estate Law Journal  
Real Estate Review  
Regional Science and Urban Economics  
Regional Studies  
Review of Economic Studies  
Review of Economics and Statistics  
Review of Financial Studies  
Review of Quantitative Finance and Accounting  
Review of Regional Studies  
Review of Urban & Regional Development Studies  
Scottish Journal of Political Economy  
The Canadian Appraiser