

Doctoral Dissertations

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This section presents summaries/abstracts of dissertations related to a broad cross-section of real estate issues. Areas of interest include, but are not limited to, government policy and planning, real estate business and industry issues, property, contract and transaction types, real estate decision-making processes, market analysis, and related methodological and theoretical issues. If you are aware of any real estate related dissertation(s) that may not appear in standard sources and that you think would be of interest to our readers, please contact the editor at the address above.

Bakimov, Rustam. University of Delaware, 2004. Financial Performance of Banks and Their Lending Responses to Monetary Policy Changes: Evidence from Individual Bank Data.

In the market for credit information differences often arise between borrowers and lenders, making credit more difficult to attain for those borrowers with high information cost. Similar information asymmetries exist between banks and their depositors. This work hypothesizes that a bank's financial strength signals the risk associated with its uninsured liabilities to potential investors, making the supply of its loans more vulnerable to changes in monetary policy. Using quarterly data on individual commercial banks from the fourth quarter of 1987 through the first quarter of 2002, the empirical findings suggest that financially weak banks respond more to monetary policy changes than otherwise financially sound banks. Furthermore, this observed pattern appears to be driven by the behavior of a bank's real estate loan portfolio.

Esparza, Adrian X. University of Arizona, 2004. Spillovers and Local Growth Control in California.

Traditional explanations of suburbanization fail to recognize the role of growth control and management as determinants of metropolitan expansion. In the 1970s, growth control and management emerged as methods for dealing with the high costs expansion but were inconsistently applied. This pattern fueled spillovers, which are defined as the imposition of growth controls that lead to developers seeking out communities with less stringent requirements for development. Using spatial econometric modeling as well as statistical and GIS map-based analyses, an index for spillovers is developed to investigate this phenomenon. The findings of this work indicate: (1) restrictive residential zoning restricts housing starts and (2) growth controls induce spillovers in core metropolitan areas, which diffuse to outlying areas, thereby reinforcing suburbanization.

Chen, Jun. University of Southern California, 2003. Essays on Commercial Real Estate and Commercial Mortgages.

This dissertation consists of three related essays concerning the markets for commercial real estate and commercial mortgages. Essay one investigates commercial rental growth rates. The empirical results of this essay suggest that a momentum effect exists but the degree of rental growth varies significantly across markets. In addition, it appears space market variables are more important than capital market variables in determining implicit equilibrium rents. Essay two examines the default probabilities and loss severities of commercial construction loans. Primarily, this essay features a more realistic and dynamic model of commercial markets. The model consists of three key processes that are serially correlated: vacancy, rent and cap rate. Essay three examines the period between the initial loan delinquency and eventual default. The findings in this essay reveal that lenders make their decision to foreclose on cash flow conditions, while borrowers primarily make default decisions on both their equity position and cash flow conditions in the market.

Golob, Elyse R. Rutgers the State University of New Jersey–New Brunswick, 2003. Generating Spin-Offs from University-Based Research: An Institutional and Entrepreneurial Analysis.

This dissertation examines why some universities may generate relatively fewer high tech spin-offs in their local markets than others. The results indicate that holding a primary objective of revenue generation tends to slow outreach as opposed to those universities that incorporate a local economic development component. In addition, there is strong evidence to suggest that academics, with a pre-existing affiliation with local licensing institution, are more likely to locate in the area than outsiders utilizing similar technology. These academic entrepreneurs also appear to exhibit a distinct locational calculus based on a range of variables including real estate costs, founders' preference and geographical proximity of key firm relationships.

Healy, Thomas J. Nova Southeastern University, 2003. The Impact of Electronic Delivery of Residential Mortgage Originations on Residential Mortgage Prices.

It is commonly believed that the introduction of electronic delivery mechanisms will reduce consumer search costs thereby improving consumer welfare. Most mortgages are originated through traditional brick and mortar lenders; however, a growing number of mortgages are being originated solely through electronic distribution channels. This dissertation investigates pricing difference between these two types of lending. Four mortgage products are examined for systematic differences: conventional 15-year, jumbo 15-year, conventional 30-year and jumbo 30-year. Systematic pricing differences hold for three of the four products. Dispersion measures between the two channels were also significant in three of the four examined mortgage products. These mixed results may suggest that retailers are unlikely to surrender consumer surplus without exploring mitigating strategies.

Hegstad, Einar A. Norges Landbrukshogskole (Norway), 2003. On Land Registration, with Focus on the Norwegian System.

The emphasis of this work is land registration and the need for efficient management of title and other property information. The Norwegian system is thoroughly examined. This work argues that the need for information concerning land and its improvements is the driving force behind land registration and information systems. Not surprisingly, factors like the natural environment, socio-economic conditions, land use patterns and property rights systems are of particular importance. Due mainly to the domestic evolution of administrative, legal and property-right systems in rural areas, the Norwegian system has certain peculiarities. Among the peculiarities is a rather weak central professional and political leadership, which has led to domination by local authorities over the cadastral part of the Norwegian system.

Holsonback, Sandra F. Lehigh University, 2003. Initial Public Offerings and Real Estate Investment Trusts.

Perhaps due to tight credit in real estate markets, private real estate companies often form as Real Estate Investment Trusts (REITs) in order to raise capital. REIT initial public offerings (IPO) trade in the same markets and are subject to the same SEC regulations as equity stocks. Interestingly, however, REIT IPOs do not exhibit significant initial day under-pricing, which is common among new equity issues. This study compares the IPOs of four industries: retail, manufacturers of communication equipment, software development and REITs and finds evidence to support the theory of asymmetric information in IPOs, whereby investors are compensated for risk through underpricing. Furthermore, excessive initial day returns of REIT IPOs appear to be influenced by underwriter reputation, percentage of the company sold and offering size.

Glascok, John L. George Washington University, 2004. Momentum Profitability and Dividend Yield Variability in Different Market States: Evidence from REITs.

Real Estate Investment Trust (REIT) momentum returns in varying market states are investigated in this work. A risk-based dividend growth theory is employed for the purpose of analyzing this phenomenon. The results indicate that momentum returns on REITs are: higher during up markets, winners' dividend/price ratios are higher than those of losers and, conditioning on different market states, momentum returns are positively correlated with the difference between winners' and losers' dividend/price ratios. All of these results are consistent with prior research. However, an additional result reveals that REIT momentum returns are lower during bear markets, which is not consistent with the extant literature. Implications from 1992 REIT legislation are also discussed.

Iwatsubo, Kentaro. University of California–Los Angeles, 2003. Bank Lending and Bank–Firm Relationships in Japan.

The first chapter of this dissertation is devoted to investigating the shift in the loan portfolios of Japanese bank towards real estate in the 1990s. This shift occurred in spite of a downturn in Japanese land values. This paradoxical portfolio reallocation appears to be due to the deposit insurance system in place at the time and the implicit bailout guarantee given by the Japanese government. The work identifies a non-linear relationship between bank capital and portfolio risk. Specifically, banks respond to a significant capital loss by increasing their portfolio risk if franchise value is sufficiently low and by decreasing risk if franchise value is sufficiently high. Theoretical predictions of the model are borne out via empirical investigation of Japanese bank data.

Kishore, Rohit. University of Western Sydney, Australia, 2004. The Impact of Size and Value Effects on Listed Property Trust Performance.

This dissertation investigates whether firm size and book-to-market value (BV/MV) effects dominate the property effects in the return generating process for Listed Property Trusts (LPTs) in Australia. LPTs are the Australian equivalent of Real Estate Investment Trusts (REITs) in the United States. The study develops unique specialized indices for LPTs by firm size and BV/MV ratios. This study's findings imply that both firm size and BV/MV significantly impact LPT returns. As such, it appears that property effects in LPT returns are subsumed under the effects of these two factors. Further, these results suggest that LPTs are priced more like shares of stock and less like property.

Miller, Brian K. Purdue University, 2003. Factors Influencing the Protection of Open Space and Natural Resources in County Land Use Plans: Opportunities for Extension.

This dissertation presents an evolutionary model based on community age to investigate the differences in planning for nature and biodiversity conservation. Extension programming and the use of science-based decision tools may speed adoption of more sophisticated planning systems, which in turn should aid in avoiding the loss of critical natural resources. Extension programming and informational resources should allow officials and citizens the opportunity to explore how protection of open spaces and natural resources will affect: (1) quality of life of individuals in the county; (2) the appearance of the county; and (3) the resale potential and value of neighboring properties.

Rodino, Robert J. University of Southern California–Los Angeles, 2003. Public–Private Partnerships and Low-Income Area Revitalization in Los Angeles County: Effective Public Policy, Dysfunctional Conflict or Private Sector Rip-Off?

Urban revitalization has increasingly become dependent on public–private partnerships. These partnerships include both formal legal arrangements between local governments, real estate developers and local community organizations, as well as less formal relationships among these three entities. In order to gain a better understanding of relevant theoretical and policy-oriented issues, this work focuses on public-private partnerships in the development of mid-sized shopping centers in low-income areas of Los Angeles, California. The study employs a questionnaire along with four case studies of local mid-sized shopping center to investigate the issues at hand. The results indicate that much of the theoretical literature is inapplicable to mid-sized urban development projects in low-income areas. In addition, it appears that a political process model of these relationships is appropriate in light of the apparent cooperative structure that has developed among local government, real estate developers and community interest groups.

Solomon, Karen J. Northern Illinois University, 2003. Real Estate Professionals' Reasons for Participating in Online Continuing Professional Education.

This work explores real estate professionals' reasoning for employing online continuing education courses. Online continuing education courses are regularly being introduced and are ostensibly designed to meet professional needs and state licensure requirements. However, there is little evidence to guide course designers in the development of these courses. This work adapts an existing instrument, Grotelueschen's Participation Reasons Scale, and uses responses to assess reasons for participation in continuing education courses by real estate professionals. Specifically, exploratory factor and cluster analysis are employed. The results indicate that three subscales (professional service, professional perspective and collegial learning) are significant determinants of licensee choice. Furthermore, there appears to be no difference across gender, age and years of experience in choice.

Sumner, Steven W.* University of California–San Diego, 2003. Bank Equity and the Monetary Transmission Mechanism.

The first chapter of this dissertation examines the behavior of bank equity and bank loans in response to interest rate and interest rate-related shocks. Obviously, these shocks lower real activity, which affects bank equity and loans. This work concentrates on the direct impact of higher interest rates on bank variables, while isolating the indirect impact of increases on these variables through effects on real activity. The results indicate that there is a strong substitution out of real estate loans and into commercial and industrial loans that is not explained by changes in the demand of these loan components caused by changes in real activity.

Wang, Chen. University of Hong Kong, 2003. The Impact of the Internet on Development Strategies of Real Estate Agencies: A Qualitative Study Based on Beijing's Real Estate Agency Industry.

This study investigates the impact, if any, of the Internet and information technologies on the burgeoning real estate agency industry in Beijing, China. The obvious potential for interaction between the information superhighway and professional real estate services suggests that the design and services of real estate agency could be in a period of structural change. A major concern among real estate companies is the substitution of online services for those traditionally delivered personally. However, in spite of general fears concerning redundancy among real estate professional in Beijing, the results of this study suggest that advancements in information technology actually support the building up of competitive advantages for firms. Further, it appears that the Internet acts as a bridge linking up not only customers to suppliers, but also allows real estate agencies to diversify and spin off additional forms of business.

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* Indicates dissertations in which only a chapter or a significant part of the work is devoted to government policy and planning, real estate business and industry issues, property, contract and transaction types, real estate decision-making processes, market analysis, methodological and theoretical issues, or other real estate related issues.
