

ACADEMIC RESEARCH (PUBLISHED)

“Factors Affecting Residential Property Development Patterns,” with Marc Smith, University of Florida, and Arthur Schwartz, Department of Finance, University of South Florida, *Journal of Real Estate Research*, Volume 25, Number 1 (2003)

“Environmental Determinants of Housing Prices: The Impact of Flood Zone Status,” with David M. Harrison, University of Vermont, and Arthur Schwartz, Department of Finance, University of South Florida, *Journal of Real Estate Research*, Volume 21, Number 1/2 (2001)

“Accessibility Changes and Urban House Price Appreciation: A Constrained Optimization Approach to Determining Distance Effects,” with Marc Smith, Kansas State University, *Journal of Housing Economics*, Volume 9, Number 3 (2000)

“Canadian/U.S. Exchange Rates and Nonresident Investors: Their Influence on Residential Property Values,” with Earl Benson, Department of Finance, Marketing, and Decision Sciences, and Julie Hansen, Department of Economics, Western Washington University, and Arthur Schwartz, Department of Finance, University of South Florida, *Journal of Real Estate Research*, Volume 18, Number 3, (1999)

“Pricing Residential Amenities: The Value of a View,” with Earl Benson, Department of Finance, Marketing, and Decision Sciences, and Julie Hansen, Department of Economics, Western Washington University, and Arthur Schwartz, Department of Finance, University of South Florida, *Journal of Real Estate Finance and Economics*, Volume 16, Number 1, (1998)

“The Influence of Canadian Investment on U.S. Residential Property Values,” with Earl Benson, Department of Finance, Marketing, and Decision Sciences, and Julie Hansen, Department of Economics, Western Washington University, and Arthur Schwartz, Department of Finance, University of South Florida, *Journal of Real Estate Research*, Volume 13, Number 3, (1997)

“Retail Site Selection Using GIS: An Introduction to Methods, Models, and Data Sources,” with David Ling, Department of Finance, Insurance, and Real Estate, University of Florida, *Megatrends in Retail Property*, ed. John Benjamin, Volume 3, (1996)

ACADEMIC RESEARCH (WORK IN PROGRESS)

“Modeling Spatial Variation in the Price of Housing: An Investigation of Alternative Methodologies,” in preparation for submission to *Real Estate Economics*

“Measuring Externality Effects on Waterfront Properties,” with Sid Rosenberg, University of North Florida, in preparation for submission to *Journal of Housing Research*

“The Implicit Pricing of Housing Characteristics: A Quantile Regression Analysis,” with Stacy Sirmans, Florida State University, and Joachim & Emily Zietz, Middle Tennessee State University

“The Role of Short Interest and Dividend Yield in Price Formation,” with Burt Porter, Iowa State University, and Bart Danielsen, DePaul University

INVOLVEMENT IN CONTINUING EDUCATION

CCIM Institute

The CCIM Institute confers the CCIM designation and is an affiliate of the National Association of REALTORS® (NAR). Dr. Smersh revised and rewrote the following real estate courses from 1996 to 1999:

CI 102 - Market Analysis for Commercial Investment Real Estate

Rewrote course to incorporate the addition of technological resources, and the introduction of interactive activities and case studies; as well as custom designed Excel®-based worksheets, internet resources, and mapping software.

CI 103 - User Decision Analysis for Commercial Investment Real Estate

Rewrote course to incorporate the addition of comparative lease analysis techniques, such as leasing vs. owning and building vs. buying, and applying the transaction management process to investor and user representation.

CI 104 - Investment Analysis for Commercial Investment Real Estate

Rewrote course to incorporate the acquisition, ownership and disposition of commercial investment properties, including investment strategies, financing options, disposition strategies, tax issues, and investment concepts such as expected value based on probabilities.

Florida Real Estate Commission

The Florida Real Estate Commission (FREC) maintains and issues real estate licenses in the State of Florida, and oversees the continuing education requirement for licensees. Dr. Smersh wrote the following real estate broker continuing education course components in 2006:

Market Analysis for Real Estate (3 credit hours)

Wrote course that focuses on the location aspects of real estate and how supply and demand factors impact real estate markets, providing insight into site feasibility, market dynamics and market pricing, as well as an in-depth perspective into the market analysis process as it applies to real world decision-making processes.

Technology for Real Estate (3 credit hours)

Wrote course that discusses the latest technology available for real estate analysis and sales, with a primary focus on Internet resources such as Excel®-based worksheets, marketing resources, mortgage calculators, and mapping software.

REPRESENTATIVE PROFESSIONAL ACTIVITIES

- “Market and Impact Study for Proposed Lowe’s,” *City of Alachua, Florida*, 2007 (for Upham Engineering, Inc. and Lowe's Companies, Inc.)
- “Tower Road and 24th Avenue: Land Use Study for Comprehensive Plan Amendment,” *Board of County Commissioners, Alachua County, Florida*, 2006 (for Cotton Fletcher)
- “Commercial Land Use Study for Comprehensive Plan Amendment,” *City of Alachua, Florida*, 2006 (for ADG Commercial, Inc.)
- “Residential Market Study for Comprehensive Plan Amendment,” *City of Alachua, Florida*, 2006 (for Preservation Partners, Inc.)
- “Commercial Land Use Study for Comprehensive Plan Amendment,” *City of Alachua, Florida*, 2006 (for WACO Investment, Inc.)
- “62nd Street and 24th Avenue: Comprehensive Plan Amendment: Mixed Use Study,” *City of Gainesville, Florida*, 2006 (for Cotton Fletcher)
- “Jonesville Activity Center: Comprehensive Plan Amendment,” *Board of County Commissioners, Alachua County, Florida*, 2005 (for Cotton Fletcher)
- “Ocala Industrial Development Along I-75: Feasibility Study,” *City of Ocala, Florida*, 2003 (for Bronfman & Associates)
- “City of Alachua: Feasibility Study,” *City of Alachua, Florida*, 2001 (for Jim Shaw & Associates)
- “Economic Repercussions of Proposed Measures to Reduce Residential Density in Collier County: The Likely Impacts of Growth Containment and Density Reduction,” *Naples Board of Realtors*, 1998
- “Jonesville Activity Center: Population and Land Use Study,” *Board of County Commissioners, Alachua County, Florida*, 1997 (for Phil Hawley)
- “Parker Road and 24th Avenue: Population and Land Use Study,” *Board of County Commissioners, Alachua County, Florida*, 1997 (for Buffington & Associates)
- “Tower Road and 24th Avenue: Population and Land Use Study,” *Board of County Commissioners, Alachua County, Florida*, 1997 (for Buffington & Associates)
- “Archer/Tower Road Activity Center: Population and Land Use Study,” *Board of County Commissioners, Alachua County, Florida*, 1997 (for Buffington & Associates)