

# **Curriculum Vitae**

## **George S Sirmans**

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### **General Information**

University address: Department of Insurance, Real Estate, and Legal Studies  
College of Business  
ROVETTA - BUILDING A 0314  
Florida State University  
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### **Professional Preparation**

- 1980 Doctor of Philosophy, University Of Georgia. Major: Finance.
- 1975 MBA, Valdosta State College, Valdosta, Georgia. Major: Finance.
- 1974 BBA, Valdosta State College, Valdosta, Georgia. Major: Management.

### **Professional Credential(s)**

- 2005–present Chartered Realty Investor.  
Awarded by the Chartered Realty Investor Society.

### **Professional Experience**

- 2011–present Department Chair, Risk Management/Insurance, Real Estate, and Legal Studies, Florida State University.
- 2000–present FSU Real Estate Center Director of Research, Center for Real Estate Education and Research, Florida State University.
- 1998–present Kenneth G. Bacheller Professor of Real Estate, Department of Insurance, Real Estate, and Legal Studies, Florida State University.
- 1992–present Professor, Risk Management and Insurance, Florida State University.

- 1997–2009      Research Affiliate, Pepper Institute on Aging and Public Policy, Pepper Institute on Aging and Public Policy, Florida State University.
- 1988–1992      Associate Professor, Insurance, Real Estate, Legal Studies, Florida State University.
- 1985–1988      Associate Professor, Department of Finance, Clemson University.
- 1984–1985      Visiting Scholar, Office of Policy and Economic Research, Federal Home Loan Bank Board.
- 1982–1985      Assistant Professor, Department of Finance, Clemson University.
- 1979–1982      Assistant Professor, College of Business, Emory University.

### **Honors, Awards, and Prizes**

- Best Paper on REITs, American Real Estate Society (2004).
- Best Paper Published in the Journal of Real Estate Portfolio Management, American Real Estate Society (2002).
- Best Paper Published in the Journal of Real Estate Portfolio Management, American Real Estate Society (2000).
- Best Paper on Real Estate Brokerage, American Real Estate Society (1998).
- Best Paper Published in the Journal of Real Estate Research, American Real Estate Society (1998).
- Best Paper on REITs, American Real Estate Society (1998).
- Red Pen Award, American Real Estate Society (1998).
- Best Paper on Apartments, American Real Estate Society (1997).
- Best Paper Published in the Journal of Real Estate Portfolio Management, American Real Estate Society (1996).
- Institute of Real Estate Management Manuscript Prize, Institute of Real Estate Management (1991).
- Homer Hoyt Advanced Studies Institute Post Doctoral Award, Homer Hoyt Advanced Studies Institute (1987).
- First Place, AREUEA/Lincoln Land Institute Dissertation Competition, American Real Estate and Urban Economics Association and Lincoln Land Institute (1980).

### **Current Membership in Professional Organizations**

- American Real Estate and Urban Economics Association  
American Real Estate Society  
Financial Management Association  
Southern Finance Association

## **Teaching**

### **Courses Taught**

Real Estate Finance (REE 5205)  
Real Estate Finance (REE 4204)  
Real Estate Finance (REE4204)  
Real Estate Principles (REE 3043)  
Directed Individual Study (REE 4905)  
Real Estate Finance (REE 5205)  
Topics in Real Estate Finance and Appraisal (REE5205)  
Special Topics in Real Estate (REE5935)  
Special Studies in Management (RMI5907)

### **New Course Development**

Real Estate Finance (2010)

### **Doctoral Committee Member**

Harris, L., graduate. (2011).  
Farrell, J., graduate. (2009).  
Boney, V., graduate. (2007).  
Sagers, G., graduate. (2007).  
MacDonald, L., graduate. (2006).  
Price, R. M., graduate. (2006).  
Royle, M. T., graduate. (2006).  
Boyle, R. J., graduate. (2003).  
Lawrence, K., graduate. (2001).  
Geiger, S., graduate. (1998).  
Smith, R., graduate. (1998).  
Swicegood, P., graduate. (1998).  
Brockman, E., graduate. (1997).  
Friday, H. S., graduate. (1996).  
Irwin, J., graduate. (1994).  
L'heureux, R. A., graduate. (1994).  
Marlin, D., graduate. (1994).

### **Doctoral Committee University Representative**

Harris, Paul E, graduate. (2011).

## Research and Original Creative Work

### Publications

#### Refereed Journal Articles

Dumm, R., Sirmans, G. S., Nyce, C., & Smersh, G. (submitted). *The Capitalization of Homeowners' Insurance Premiums in House Prices*. Manuscript submitted for publication, 25 pages.

This paper examines the impact of increases in property insurance rates on house prices.

Sirmans, G. S., Dumm, R., & Smersh, G. (2012). Building Codes, Wind Contours, and House Prices. *Journal of Real Estate Research*, 34(1), 73-98.

This study examines the effects of stricter building codes on house prices in Jacksonville, Florida and finds that consumers are willing to pay a premium for storm mitigation. Coauthors: Randy Dumm, Associate Professor, Florida State University and Greg Smersh, Assistant Professor, University of South Florida.

Sirmans, G. S., & Sirmans, C. S. (2012). Property Tax Initiatives in the United States. *Journal of Housing Research*, 21(1), 1-14.

This study examines the effects of state-initiated property tax limitations on public services. Coauthor: C. Stace Sirmans, Ph.D. student in finance, University of Florida.

Sirmans, G. S., Dumm, R., & Smersh, G. (2011). The Capitalization of Building Codes in House Prices. *Journal of Real Estate Finance and Economics*, 42(1), 30-50.

This study measures the impact of the stronger South Florida Building Code on house prices in Miami and finds that homeowners in the riskiest locations are willing to pay the highest premium for storm mitigation. Coauthors: Randy Dumm, Associate Professor, Florida State University and Greg Smersh, Assistant Professor, University of South Florida.

Sirmans, G. S., & Zietz, E. N. (2011). Real Estate Brokerage Research in the New Millennium. *Journal of Real Estate Literature*, 19(1), 5-40.

This study reviews the research that has examined the current issues facing real estate brokers. Coauthor: Emily N. Zietz, Professor, Middle Tennessee State University.

Sirmans, G. S., MacDonald, L., & Macpherson, D. (2010). A Meta Analysis of Selling Price and Time on the Market. *Journal of Housing Research*, 19(2), 140-152.

This study uses meta analysis to examine the relationship between selling price and time on the market across geographic regions of the U.S. Coauthor: David Macpherson, E.M. Stevens Professor of Economics, Trinity University and Lynn McDonald, Assistant Professor, St. Cloud University.

Sirmans, G. S., & Benefield, J. (2009). The Influence of Contingent Closing Costs on Sales Price. *Journal of Housing Research*, 18(2), 121-142.

This paper finds that contingencies in real estate sales contracts has a negative effect on selling price and time on the market for single-family homes. Coauthor: Justin Benefield, Assistant Professor, College of

Charleston.

Sirmans, G. S., Gatzlaff, D., & Macpherson, D. (2008). The History of Property Tax Capitalization in Real Estate. *Journal of Real Estate Literature*, 16(3), 327-343.

This study examines the extent to which property taxes are capitalized into house prices. Coauthors: Dean Gatzlaff, Mark Bane Professor of Business Administration, Florida State University and David Macpherson, E.M. Stevens Professor of Economics, Trinity University.

Sirmans, G. S., Gatzlaff, D., & Macpherson, D. (2008). Horizontal and Vertical Inequity in Real Property Taxation. *Journal of Real Estate Literature*, 16(2), 167-180.

This study examines the issues concerning horizontal and vertical inequity in property taxes. Coauthors: Dean Gatzlaff, Mark Bane Professor of Business Administration, Florida State University and David Macpherson, E.M. Stevens Professor, Trinity University.

Sirmans, G. S., Zietz, J., & Smersh, G. (2008). The Impact of Inflation on Home Prices and the Valuation of Housing Characteristics Across the Price Distribution. *Journal of Housing Research*, 17(2), 119-137.

This study measures the impact of inflation across different ranges of house prices. Coauthors: Joachim Zietz, Professor, Middle Tennessee State University and Greg Smersh, Assistant Professor, University of South Florida.

Sirmans, G. S., Zietz, J., & Zietz, E. (2008). Determinants of House Prices: A Quantile Regression Approach. *Journal of Real Estate Finance and Economics*, 37(4), 317-333.

This study uses quantile regression to measure the effect of housing characteristics on house prices across different price ranges. Coauthors: Joachim Zietz, Professor, Middle Tennessee State University and Emily Zietz, Professor, Middle Tennessee State University.

Sirmans, G. S., Dumm, R., & Macpherson, D. (2007). The Title Insurance Industry: Examining a Decade of Growth. *Journal of Insurance Regulation*, 25(4), 23-51.

This study examines the evolution of title insurance. Coauthors: Randy Dumm, Associate Professor, Florida State University and David Macpherson, E.M. Stevens Professor of Economics, Trinity University.

Sirmans, G. S., & Dumm, R. (2006). Title Insurance: An Historical Perspective. *Journal of Real Estate Literature*, 14(3), 291-320.

This study provides a review and analysis of the issues in title insurance. Coauthor: Randy Dumm, Associate Professor, Florida State University.

Sirmans, G. S., Friday, S., & Price, R. (2006). Do Management Changes Matter? An Empirical Investigation of REIT Performance. *Journal of Real Estate Research*, 28(2), 131-148.

This study examines the effect of changes in management structure on REIT returns. Coauthors: Swint Friday, Professor, Texas A&M Corpus Christi and Russell Price, Assistant Professor, Howard University.

Sirmans, G. S., MacDonald, L., Macpherson, D., & Zietz, E. (2006). The Value of Housing Characteristics: A Meta Analysis. *Journal of Real Estate Finance and Economics*, 33,

215-240.

This study examines the effect of various housing characteristics on selling price of single-family homes. Coauthors: Lynn MacDonald, Assistant Professor, St. Cloud University and David Macpherson, E.M. Stevens Professor of Economics, Trinity University.

Sirmans, G. S., Macpherson, D., & Zietz, E. (2005). The Composition of Hedonic Pricing Models. *Journal of Real Estate Literature*, 13(1), 1-44.

This study examines the issues and published literature on hedonic pricing models in housing. Coauthors: David Macpherson, E.M. Stevens Professor of Accounting and Emily Zietz, Professor, Middle Tennessee State University.

Sirmans, G. S., & Zietz, E. (2004). An Exploration of Inner-City Property Markets. *Journal of Real Estate Literature*, 12(3), 323-360.

This study examines and reviews the issues and published literature on inner-city real estate markets. Coauthor: Emily Zietz, Professor, Middle Tennessee State University.

Sirmans, G. S., Benjamin, J., & Zietz, E. (2003). The Environment and Performance Industrial Real Estate. *Journal of Real Estate Literature*, 11(3), 279-324.

This study examines the historical performance of industrial real estate in the U.S. Coauthors: John Benjamin, Professor, American University (Retired) and Emily Zietz, Professor, Middle Tennessee State University.

Sirmans, G. S., & Macpherson, D. (2003). The State of Affordable Housing. *Journal of Real Estate Literature*, 11(2), 131-156.

This study examines the evolution of affordable housing programs and the effect on real estate markets. Coauthor: David Macpherson, E.M. Stevens Professor of Economics, Trinity University.

Sirmans, G. S., Zietz, E., & Friday, S. (2003). The Environment and Performance of Real Estate Investment Trusts. *Journal of Real Estate Portfolio Management*, 9(2), 127-165.

This study examines the historical performance of REITs and trends in REIT returns. Coauthors: Emily Zietz, Professor, Middle Tennessee State University and Swint Friday, Professor, Texas A&M Corpus Christi.

Sirmans, G. S., Conover, C., & Friday, S. (2002). Diversification Benefits from Foreign Real Estate Investments. *Journal of Real Estate Portfolio Management*, 8(1), 17-25.

Sirmans, G. S., Jud, D., & Winkler, D. (2002). The Impact of Information Technology on Real Estate Licensee Income. *Journal of Real Estate Practice and Education*, 5(1), 1-16.

Sirmans, G. S., Benjamin, J., & Zietz, E. (2001). Returns and Risk on Real Estate and Other Investments: More Evidence. *Journal of Real Estate Portfolio Management*, 7(3), 183-214.

Sirmans, G. S., & Macpherson, D. (2001). Affinity Programs and Real Estate Brokerage Industry. *Journal of Real Estate Research*, 22(3), 337-352.

- Sirmans, G. S., & Macpherson, D. (2001). Neighborhood Diversity and House Price Appreciation. *Journal of Real Estate Finance and Economics*, 22(1), 81-97.
- Sirmans, G. S., Benjamin, J., & Chinloy, P. (2000). Housing Vouchers, Tenant Quality, and Apartment Values. *Journal of Real Estate Finance and Economics*, 20(1), 37-48.
- Sirmans, G. S., Benjamin, J., & Jud, D. (2000). What Do We Know About Real Estate Brokerage? *Journal of Real Estate Research*, 20(1/2), 5-30.
- Sirmans, G. S., Benjamin, J., & Jud, D. (2000). Real Estate Brokerage and the Housing Market: An Annotated Bibliography. *Journal of Real Estate Research*, 20(1/2), 217-278.
- Sirmans, G. S., & Swicegood, P. (2000). Determining Real Estate Licensee Income. *Journal of Real Estate Research*, 20(1/2), 189-204.
- Sirmans, G. S., Worzala, E., & Zietz, E. (2000). Risk and Return Perceptions of Institutional Investors. *Journal of Real Estate Portfolio Management*, 6(2), 153-166.
- Sirmans, G. S., Friday, H., & Conover, C. (1999). Ownership Structure and the Value of the Firm: The Case of REITs. *Journal of Real Estate Research*, 17(1/2), 71-90.
- Sirmans, G. S., & Macpherson, D. (1999). Forecasting Seniors Housing Demand in Florida. *Journal of Real Estate Portfolio Management*, 5(3), 259-274.
- Sirmans, G. S., Sirmans, C. F., & Turnbull, G. (1999). Prices, Incentives, and Choice of Management Form. *Regional Science and Urban Economics*, 29, 173-195.
- Sirmans, G. S., & Friday, S. (1998). Board of Director Monitoring and Firm Value in Real Estate Investment Trusts. *Journal of Real Estate Research*, 16(3), 411-428.
- Sirmans, G. S., Friday, S., Kreimer, C., & Beaupre, J. (1998). A Case Study in the Correction of Vertical Inequity in Real Property Taxation. *Assessment Journal*, 5(6), 44-51.
- Sirmans, G. S., & Swicegood, P. (1998). Texas Licensee Income: Who Earns How Much and Why. *Tierra Grande*, 5(1), 8-10.
- Sirmans, G. S., Worzala, E., & Zietz, E. (1998). What's Wrong with Real Estate? *The Real Estate Finance Journal*, 14(3), 14-16.
- Sirmans, G. S., Benjamin, J., & Zietz, E. (1997). Security Measures and the Apartment Market. *Journal of Real Estate Research*, 14(3), 347-358.
- Sirmans, G. S., & Swicegood, P. (1997). Determinants of Real Estate Licensee Income. *Journal of Real Estate Research*, 14(2), 137-153.

- Sirmans, G. S., & Benjamin, J. (1996). Mass Transportation, Apartment Rent, and Property Values. *Journal of Real Estate Research*, 12(1), 1-8.
- Sirmans, G. S., Jud, D., & Benjamin, J. (1996). What Do We Know About Apartments and Their Market? *Journal of Real Estate Research*, 11(3), 243-258.
- Sirmans, G. S., Benjamin, J., & Chmielewski, P. (1995). The Legal Liability of Real Estate Appraisers. *The Appraisal Journal*, 58(2), 147-154.
- Sirmans, G. S., Diskin, B., & Friday, S. (1995). Vertical Inequity in the Taxation of Real Property. *National Tax Journal*, 58(1), 71-84.
- Sirmans, G. S., & Ferreira, E. (1995). The Pricing of Housing and Mortgage Services for First-Time Versus Repeat Homebuyers. *Journal of Real Estate Research*, 10(1), 115-127.
- Sirmans, G. S., Norman, E., & Benjamin, J. (1995). The Historical Environment of Real Estate Returns. *Journal of Real Estate Portfolio Management*, 1(1), 1-24.
- Sirmans, G. S., Schniederjans, M., & Hoffman, J. (1995). Using Goal Programming and the Analytic Hierarchy Process in House Selection. *Journal of Real Estate Finance and Economics*, 11(2), 167-176.
- Sirmans, G. S., & Benjamin, J. D. (1994). Apartment Rent: Rent Control and Other Determinants. *Journal of Property Research*, 11(3), 36-44.
- Sirmans, G. S., Gatzlaff, D., & Diskin, B. (1994). The Effect of Anchor Tenant Loss on Shopping Center Rents. *Journal of Real Estate Research*, 9(1), 99-110.
- Sirmans, G. S., Sirmans, C. F., & Benjamin, J. D. (1994). Apartment Rent, Concessions, and Occupancy Rates. *Journal of Real Estate Research*, 9(3), 299-312.
- Sirmans, G. S., Hoffman, J., & Schnieferjans, M. (1992). A Strategic Investment Model for Commercial Property Evaluation. *Real Estate Finance*, 9(1), 70-74.
- Sirmans, G. S., & Sirmans, C. F. (1992). The Effect of Property Manager Designations on Apartment Rent. *Journal of Property Management*, 57(1), 52-53.
- Sirmans, G. S., Sirmans, C. F., & Benjamin, J. D. (1992). Rental Concessions, Effective Rent, and Property Value. *Property Tax Journal*, 11(3), 247-256.
- Sirmans, G. S., & Benjamin, J. D. (1991). Determinants of Market Rent. *Journal of Real Estate Research*, 6(3), 357-379.



- Sirmans, G. S., & Ferreira, E. (1991). Examining the Selection of Convertible Adjustable-Rate Mortgages. *Journal of Real Estate Appraisal and Economics*, 5(3), 21-28.
- Sirmans, G. S., Hoffman, J., & Schniederjans, M. (1991). A Strategic Value Model for International Property Appraisal. *Journal of Real Estate Appraisal and Economics*, 5(1), 41-50.
- Sirmans, G. S., & Sirmans, C. F. (1991). Property Manager Designations and Apartment Rent. *Journal of Real Estate Research*, 7(1), 91-98.
- Sirmans, G. S., & Sirmans, C. F. (1991). Rents, Selling Prices, and Financing Premiums. *Urban Studies*, 28(2), 267-276.
- Sirmans, G. S., & Ferreira, E. (1990). Borrowing and Lending in the Mortgage Markets: The Costs of FRMs, ARMs, and CARMs. *Journal of Real Estate Appraisal and Economics*, 4(4), 8-14.
- Sirmans, G. S., Hoffman, J., & Schniederjans, M. (1990). A Multi-Criteria Model for Corporate Property Evaluation. *Journal of Real Estate Research*, 5(3), 285-300.
- Sirmans, G. S., Sirmans, C. F., & Benjamin, J. D. (1990). Rental Concessions and Property Values. *Journal of Real Estate Research*, 5(1), 141-151.
- Sirmans, G. S., Sirmans, C. F., & Benjamin, J. D. (1990). Examining the Variability of Apartment Rent. *The Real Estate Appraiser and Analyst*, 56(2), 43-48.
- Sirmans, G. S., & Ferreira, E. (1989). Selling Price, Financing Premiums, and Days on the Market. *Journal of Real Estate Finance and Economics*, 2(3), 209-222.
- Sirmans, G. S., & Ferreira, E. (1989). Time on the Market and Financing Premiums. *Journal of Real Estate Appraisal and Economics*, 3(4), 35-44.
- Sirmans, G. S., Sirmans, C. F., & Benjamin, J. D. (1989). Determining Apartment Rent: The Value of Amenities, Services, and External Factors. *Journal of Real Estate Research*, 4(2), 33-43.
- Sirmans, G. S., & Ferreira, E. (1988). Using Ridge Regression in Real Estate Analysis. *The Appraisal Journal*, 56(3), 311-318.
- Sirmans, G. S., & Sirmans, C. F. (1988). Rents, Financing Premiums and Market Extracted Capitalization Rates. *The Real Estate Appraiser and Analyst*, 54(1), 56-60.
- # Sirmans, G. S., & Ferreira, E. (1987). Interest Rate Changes, Transactions Costs and Assumable Loan Value. *Journal of Real Estate Research*, 2(2), 29-41.
- # Sirmans, G. S., & Harris, J. (1987). Discount Points, Effective Yields, and Mortgage

Prepayment. *Journal of Real Estate Research*, 2(2), 97-105.

- # Sirmans, G. S., & Sirmans, C. F. (1987). The Historical Perspective of Real Estate Returns. *Journal of Portfolio Management*, 13(3), 22-31.
- # Sirmans, G. S., Sirmans, C. F., & Smith, S. D. (1987). The Valuation of VA Assumable Loans. *The Appraisal Journal*, 55(1), 138-142.
- # Sirmans, G. S., Sirmans, C. F., & Smith, S. D. (1987). Creative Financing, House Prices, and Property Tax Inequities. *Urban Studies*, 24, 156-165.
- # Sirmans, G. S. (1986). Financing Mix and Real Estate Investment Analysis. *Appraisal Review Journal*, 4(2), 34-40.
- # Sirmans, G. S., & Ferreira, E. (1986). Interest Rate Volatility and Assumable Loan Value in Creative Financing. *The Real Estate Appraiser and Analyst*, 52(1), 41-47.
- # Sirmans, G. S., & Sirmans, C. F. (1986). Financing Premiums and Selling Price of Residential Income Properties. *Property Tax Journal*, 5(4), 175-190.
- # Sirmans, G. S., Sirmans, C. F., & Beasley, B. T. (1986). Income Property Valuation and the Use of Market Extracted Overall Capitalization Rates. *The Real Estate Appraiser and Analyst*, 52(2), 39-45.
- # Sirmans, G. S., Smith, S. D., & Sirmans, C. F. (1986). Valuation of Creative Financing: An Empirical Test of FFVA vs. Cash Equivalence. *Housing Finance Review*, 5(3), 235-246.
- # Sirmans, G. S. (1985). Seller Financing and Selling Price of Single-Family Homes. *Appraisal Review Journal*, 3(1), 26-31.
- # Sirmans, G. S., & Ferreira, E. (1985). The Capitalization of Creative Financing in House Prices in Perfect Capital Markets. *The Appraisal Journal*, 53(3), 371-378.
- # Sirmans, G. S., Sirmans, C. F., & Smith, S. D. (1985). The Issues and Implications of Creative Financing and Real Estate Prices: A Survey. *Property Tax Journal*, 4(4), 383-415.
- # Sirmans, G. S., Sirmans, C. F., & Smith, S. D. (1985). Measuring Inequities in Property Tax Assessments in the Presence of Creative Financing. *Assessment Digest*, 6(2), 33-38.
- # Sirmans, G. S., & Ferreira, E. (1984). Assumable Loan Value in Creative Financing. *Housing Finance Review*, 3(2), 139-148.

- # Sirmans, G. S., Sirmans, C. F., & Smith, S. D. (1984). Assumption Financing, Cash Equivalency and Comparable Sales Analysis. *The Real Estate Appraiser and Analyst*, 50(3), 55-60.
- # Sirmans, G. S., Sirmans, C. F., & Smith, S. D. (1984). Cash Equivalency Valuation for Creative Financing Methods. *The Appraisal Journal*, 52(3), 420-435.
- # Sirmans, G. S., Sirmans, C. F., & Smith, S. D. (1984). Adjusting Comparable Sales for Assumption Financing. *The Appraisal Journal*, 52(1), 84-93.
- # Sirmans, G. S., & Smith, S. D. (1984). The Shifting of FHA Discount Points: Actual vs. Expectations. *AREUEA Journal*, 12(2), 153-161.
- # Sirmans, G. S., Smith, S. D., & Sirmans, C. F. (1984). The Valuation of Creative Financing in Housing. *Housing Finance Review*, 3(2), 129-138.
- # Sirmans, G. S., Smith, S. D., & Sirmans, C. F. (1984). Consideration of Creative Financing Risks in Mortgage Lending. *Journal of Retail Banking*, 6(3), 37-43.
- # Sirmans, G. S., Smith, S. D., & Sirmans, C. F. (1983). Assumption Financing and Selling Price of Single-Family Homes. *Journal of Financial and Quantitative Analysis*, 18(3), 307-318.

### **Edited Books**

Sirmans, G. S., & Clauretje, T. M. (Eds.). (2010). *Real Estate Finance Theory and Practice, 6th Edition*. Mason, OH: Cengage Learning.

Sirmans, G. S., & Clauretje, T. M. (Eds.). (2002). *Learning Real Estate Finance*. Mason, OH: Cengage Learning.

### **Refereed Monographs**

- # Sirmans, G. S., & White, L. R. (1979). *Financing the Small Business*. University of Georgia Small Business Development Center.

### **Invited Monograph Chapters**

Sirmans, G. S., & Zietz, E. (in press). A Peripheral Analysis of James R. Webb's Real Estate Brokerage Research. In Seiler, M. (Ed.), *ARES Monograph in Memory of James R. Webb* (18 pages). Boston: Kluwer Academic Publishers.

### Refereed Monograph Chapters

- Sirmans, G. S., Gatzlaff, D., & Diskin, B. (1996). Suffering the Loss of an Anchor Tenant. In Benjamin, J. D. (Ed.), *Megatrends in Retail Property* (pp. 261-276). Kluwer Academic Publishers.
- # Sirmans, G. S., Barth, J., McKenzie, J., & Bradley, M. (1987). Stylized Facts About Housing and Construction Activity in the Post-World II Period. In Clapp, J., & Messner, S. (Eds.), *Real Estate Market Analysis: Methods and Applications* (pp. 133-149). New York: Praeger Publisher.
- # Sirmans, G. S., & Kau, J. (1987). The Impact of Inflation on Housing Prices and Housing Starts. In Clapp, J., & Messner, S. (Eds.), *Real Estate Market Analysis: Methods and Applications* (pp. 187-198). New York: Praeger Publisher.
- # Sirmans, G. S. (1982). An Interregional Model of Housing and Mortgage Markets. In Sirmans, C. F. (Ed.), *Research in Real Estate* (pp. 197-234). Greenwich, CT: JAI Press.

### Nonrefereed Journal Articles

- Sirmans, G. S. (1993). The Value of Professional Management Designations. *The Property Line*, 12(3), 9-14.
- Sirmans, G. S. (1990). The Borrower's Dilemma. *Mortgage Banking*, 50(7), 77.
- Sirmans, G. S., & Harris, J. (1988). An Economic Rationale for the Use of Discount Points. *Mortgage Banking*, 49(1), 133-135.
- Sirmans, G. S., McElreath, R., & Cash, S. (1988). How to Analyze Effects of Paying Points in Home Refinancing. *Journal of Financial Planning*, 1(1), 49-52.
- # Sirmans, G. S., Sirmans, C. F., & Smith, S. D. (1986). The Capitalization of Creative Financing in House Prices. *Mortgage Banking*, 46(5), 61-68.
- # Sirmans, G. S. (1985). Negotiating the Rapids of Real Estate Investment. *Outlook*, 1(3), 25-27.
- # Sirmans, G. S., Smith, S. D., & Sirmans, C. F. (1985). Lending Risks and Alternative Loan Types. *Magazine of Bank Administration*, 61(9), 46-53.
- # Sirmans, G. S., Sirmans, C. F., & Beasley, B. T. (1984). An Analysis of Market Extracted Overall Capitalization Rates. *Commercial Investment Journal*, 3(1), 20-23.
- # Sirmans, G. S., Sirmans, C. F., & Smith, S. D. (1984). The Value? A Good Question Regarding Creative Financing. *American Banker*, 14.

- # Sirmans, G. S., Sirmans, C. F., & Smith, S. D. (1983). The Effect of Assumption Financing on Residential Property Values. *Federal Home Loan Bank Board Journal*, 16(7), 22-25.
- # Sirmans, G. S., & Sirmans, C. F. (1982). Financial Statement Analysis for Real Estate Brokerage Management. *Real Estate Perspectives*, 17-21.

### **Nonrefereed Reports**

- # Sirmans, G. S. (1985). *Examining Historical Returns and Risk for Debt and Equity Assets* (Research Working Paper No. 118). Federal Home Loan Bank Board Office of Policy and Economic Research.
- # Sirmans, G. S. (1985). *A Reestimation of a Thrift Institution's Efficient Frontiers* (Research Working Paper No. 120). Federal Home Loan Bank Board Office of Policy and Economic Research.
- # Sirmans, G. S. (1985). *Deriving a Thrift Institution's Efficient Frontiers in Constrained and Unconstrained Environments* (Research Working Paper No. 119). Federal Home Loan Bank Board Office of Policy and Economic Research.

### **Presentations**

#### **Invited Papers at Conferences**

*For invited papers presented at conferences, 46.6% were international, 25.0% were national, 28.4% were regional in scope.*

- Sirmans, G. S., Dumm, R., & Smersh, G. (presented 2011). *An Investigation of the Impact of Insurance Premium Levels on House Prices*. Paper presented at American Real Estate Society 2011 Annual Meeting, Seattle, WA: American Real Estate Society. (International)
- Sirmans, G. S., Dumm, R., & Smersh, G. (presented 2010). *Building Codes, Wind Contours and House Prices*. Paper presented at American Real Estate Society 2010 Annual Meeting, Naples, Florida: American Real Estate Society. (International)
- Sirmans, G. S., Dumm, R., Smersh, G., & Nyce, C. (presented 2010). *Insurance Premiums and House Prices*. Paper presented at American Real Estate Society 2011 Annual Meeting, American Real Estate Society. (International)
- Sirmans, G. S., & Sirmans, C. S. (presented 2010). *Property Tax Initiatives in the United States*. Paper presented at Southern Finance Association 2010 Annual Meeting, Asheville, NC: Southern Finance Association. (Regional)
- Sirmans, G. S., Dumm, R., & Smersh, G. (presented 2009). *Building Codes, Wind Contours,*

*and House Prices*. Paper presented at Southern Finance Association Annual Meeting, Captiva Island, FL: Southern Finance Association. (Regional)

Sirmans, G. S., Dumm, R., & Smersh, G. (presented 2009). *The Capitalization of Building Codes in House Prices*. Paper presented at Western Risk and Insurance Association Annual Meeting, San Francisco, CA: Western Risk and Insurance Association. (Regional)

Sirmans, G. S., Dumm, Randy., & Smersh, G. (presented 2009). *The Capitalization of Building Codes in House Prices*. Paper presented at American Real Estate Society Annual Meeting, Monterey, CA: American Real Estate Society. (National)

Sirmans, G. S., & Boney, V. (presented 2008). *The Introduction of REIT ETFs and Subsequent Changes in Underlying REIT Volatility*. Paper presented at American Real Estate Society Annual Conference, Captiva Island, FL: American Real Estate Society. (International)

Sirmans, G. S., & Boney, V. (presented 2008). *REIT ETFs and the Volatility of REIT Returns*. Paper presented at RERI Conference, Boston, MA: RERI. (National)

Sirmans, G. S., Dumm, R., & Smersh, G. (presented 2008). *The Capitalization of Stricter Building Codes in Miami, Florida House Prices*. Paper presented at Federal Reserve Bank First Annual LEARN Conference, New Orleans, LA: Federal Reserve Bank. (Regional)

Sirmans, G. S., MacDonald, L., & Macpherson, D. (presented 2008). *A Meta Analysis of Selling Price and Time on the Market*. Paper presented at Southern Finance Association Annual Meeting, Key West, FL: Southern Finance Association. (Regional)

Sirmans, G. S., Zeitz, J., & Smersh, G. (presented 2008). *Calendar Effects in the Pricing of Residential Real Estate*. Paper presented at American Real Estate Society Annual Meeting, Captiva Island, FL: American Real Estate Society. (International)

Sirmans, G. S., Zeitz, J., Zietz, E., & Smersh, G. (presented 2007). *Using Quantile Regression to Identify the Impact of Inflation and Housing Characteristics on Sale Price*. Paper presented at Southern Finance Association Annual Meeting, Charleston, SC: Southern Finance Association. (Regional)

Sirmans, G. S., Zietz, E., & Zietz, J. (presented 2007). *The Implicit Pricing of Housing Characteristics*. Paper presented at Mid-Year AREUEA Meeting, Washington D.C: AREUEA. (National)

- Sirmans, G. S., Zietz, E., & Zietz, J. (presented 2007). *The Implicit Pricing of Housing Characteristics Using a Quantile Regression Approach*. Paper presented at American Real Estate Society Annual Meeting, San Francisco, CA: American Real Estate Society. (National)
- Sirmans, G. S., & Boney, V. (presented 2006). *Funds Flows In REITs and REIT ETFs*. Paper presented at American Real Estate Society Annual Meeting, Key West, FL: American Real Estate Society. (International)
- Sirmans, G. S., Macpherson, D., & MacDonald, L. (presented 2006). *Selling Price and Time on the Market: A Meta Analysis*. Paper presented at American Real Estate Society Annual Meeting, Key West, FL: American Real Estate Society. (International)
- Sirmans, G. S., & Zietz, E. (presented 2006). *The Effect of Housing Choices on Individual Affluence and the Community*. Paper presented at American Real Estate Society Annual Meeting, Key West, FL: American Real Estate Society. (International)
- Sirmans, G. S., Zietz, E., & Zietz, J. (presented 2006). *Determinants of Housing Prices: Evidence from a Quantile Regression Approach*. Paper presented at Southern Finance Association Annual Meeting, Key West, FL: Southern Finance Association. (Regional)
- Sirmans, G. S., Macpherson, D., MacDonald, L., & Zietz, E. (presented 2005). *The Value of Housing Characteristics Using Meta Regression Analysis*. Paper presented at American Real Estate and Urban Economics Association Mid-Year Meeting, Washington D.C.: American Real Estate and Urban Economics Association. (National)
- Sirmans, G. S., Macpherson, D., MacDonald, L., & Zietz, E. (presented 2005). *The Value of Housing Characteristics: A Meta Analysis*. Paper presented at American Real Estate Society Annual Meeting, Santa Fe, NM: American Real Estate Society. (International)
- Sirmans, G. S., Friday, H. S., & Price, R. M. (presented 2004). *Do Management Changes Matter? An Empirical Investigation of REIT Performance*. Paper presented at American Real Estate Society Annual Meeting, Captiva Island, FL: American Real Estate Society. (International)
- Sirmans, G. S., Macpherson, D., MacDonald, L., & Zietz, E. (presented 2004). *A Meta Analysis of Housing Characteristics*. Paper presented at Southern Finance Association Annual Meeting, Naples, FL: Southern Finance Association. (Regional)
- Sirmans, G. S., & Zietz, E. (presented 2004). *An Exploration of Inner-City Property Markets*. Paper presented at American Real Estate Society Annual Meeting, Captiva Island, FL: American Real Estate Society. (International)

- Sirmans, G. S., Benjamin, J., & Zietz, E. (presented 2003). *Industrial Real Estate*. Paper presented at Southern Finance Association Annual Meeting, Charleston, SC: Southern Finance Association. (Regional)
- Sirmans, G. S., Benjamin, J., & Zietz, E. (presented 2003). *The Environment and Performance of Industrial Real Estate*. Paper presented at American Real Estate Society Annual Meeting, Monterey, CA: American Real Estate Society. (International)
- Sirmans, G. S., & Friday, S. (presented 2002). *The Market Pricing of Agency Costs in REITs*. Paper presented at Eastern Finance Association Annual Meeting, Savannah, GA: Eastern Finance Association. (Regional)
- Sirmans, G. S., Zietz, E., & Friday, S. (presented 2002). *The Historical Perspective of REITs*. Paper presented at American Real Estate Society Annual Meeting, Naples, FL: American Real Estate Society. (International)
- Sirmans, G. S., & Friday, S. (presented 2001). *Agency Costs in REITs*. Paper presented at American Real Estate and Urban Economics Association Annual Meeting, New Orleans, LA: American Real Estate and Urban Economics Association. (National)
- Sirmans, G. S., Jud, D., & Winkler, D. (presented 2001). *The Impact of Information Technology on Real Estate Licensee Income*. Paper presented at American Real Estate Society Annual Meeting, Coeur d'Alene, ID: American Real Estate Society. (International)
- Sirmans, G. S., Zietz, E., & Benjamin, J. (presented 2001). *Returns and Risk on Real Estate and Other Investments*. Paper presented at American Real Estate Society Annual Meeting, Coeur d'Alene, ID: American Real Estate Society. (International)
- Sirmans, G. S., & Benjamin, J. (presented 2000). *Housing Vouchers, Tenant Quality, and Apartment Values*. Paper presented at American Real Estate and Urban Economics Association Annual Meeting, Boston, MA: American Real Estate and Urban Economics Association. (National)
- Sirmans, G. S., & Friday, S. (presented 2000). *Market Pricing of Agency Costs in REITs*. Paper presented at Southern Finance Association Annual Meeting, Key West, FL: Southern Finance Association. (Regional)
- Sirmans, G. S., & Friday, S. (presented 2000). *The Market Pricing of Agency Costs in REITs*. Paper presented at American Real Estate Society Annual Meeting, Santa Barbara, CA: American Real Estate Society. (International)



- Sirmans, G. S., & Friday, S. (presented 1999). *Determining Top Management Compensation in REITs*. Paper presented at American Real Estate and Urban Economics Association Annual Meeting, New York City, NY: American Real Estate and Urban Economics Association. (National)
- Sirmans, G. S., Worzala, E., & Zietz, E. (presented 1999). *Risk and Return Perceptions of Institutional Investors*. Paper presented at Midwest Finance Association Annual Meeting, Chicago, IL: Midwest Finance Association. (Regional)
- Sirmans, G. S., Benjamin, J.D., & Jud, G.D. (presented 1998). *What Do We Know About Real Estate Brokers and Brokerage?* Paper presented at American Real Estate Society Annual Meeting, Monterey, CA: American Real Estate Society. (International)
- Sirmans, G. S., Friday, H. S., & Conover, C. M. (presented 1998). *Ownership Structure and the Value of the Firm*. Paper presented at American Real Estate Society Annual Meeting, Monterey, CA: American Real Estate Society. (International)
- Sirmans, G. S., & Friday, S. (presented 1998). *The Determinants of Top Management Compensation in REITs*. Paper presented at Southern Finance Association Annual Meeting, Charleston, SC: Southern Finance Association. (Regional)
- Sirmans, G. S., Worzala, E., & Zietz, E. (presented 1998). *Risk and Return Perceptions of Institutional Investors*. Paper presented at American Real Estate Society Annual Meeting, Monterey, CA: American Real Estate Society. (International)
- Sirmans, G. S., Worzala, E., & Zietz, E. (presented 1998). *Risk and Return Perceptions of Institutional Investors*. Paper presented at American Risk and Insurance Association Annual Meeting, Chicago, IL: American Risk and Insurance Association. (National)
- Sirmans, G. S., & Benjamin, J. D. (presented 1997). *Section 8 Housing and the Apartment Market*. Paper presented at AREUEA Mid-Year Meeting, Washington D.C: AREUEA. (National)
- Sirmans, G. S., Benjamin, J. D., & Zietz, E. (presented 1997). *Security, the Apartment Market, and Housing Efficiency*. Paper presented at American Real Estate and Urban Economics Association Annual Meeting, Chicago, IL: American Real Estate and Urban Economics Association. (National)
- Sirmans, G. S., & Friday, H. S. (presented 1997). *Ownership Structure and the Value of the Firm: The Case of REITs*. Paper presented at Southern Finance Association Annual Meeting, Baltimore, MD: Southern Finance Association. (Regional)

- Sirmans, G. S., & Friday, H. S. (presented 1997). *Board of Director Monitoring and Firm Value in Real Estate Investment Trusts*. Paper presented at Southern Finance Association Annual Meeting, New Orleans, LA: Southern Finance Association. (Regional)
- Sirmans, G. S., & Swicegood, P. (presented 1997). *Determinants of Income for Real Estate Licensees*. Paper presented at American Real Estate Society Annual Meeting, Lake Tahoe, CA: American Real Estate Society. (International)
- Sirmans, G. S., Zietz, E., & Benjamin, J. (presented 1997). *Security and the Apartment Market*. Paper presented at American Real Estate Society Annual Meeting, Sarasota, FL: American Real Estate Society. (International)
- Sirmans, G. S., Norman, E., & Worzala, E. (presented 1996). *Asset Allocation Decisions of Large Insurance Companies for Mixed-Asset and Real Estate-Only Portfolios*. Paper presented at American Real Estate Society Annual Meeting, Lake Tahoe, CA: American Real Estate Society. (International)
- Sirmans, G. S., Benjamin, J. D., & Norman, E. J. (presented 1995). *The Historical Environment of Real Estate Returns*. Paper presented at American Real Estate Society Annual Meeting, Hilton Head, SC: American Real Estate Society. (International)
- Sirmans, G. S., Friday, S., & Kreimer, C. (presented 1995). *Vertical Inequity in the Taxation of Real Property*. Paper presented at Southern Finance Association Annual Meeting, Key West, FL: Southern Finance Association. (Regional)
- Sirmans, G. S., & Benjamin, J. D. (presented 1994). *The Effect of Anchor Tenant Loss on Shopping Center Rents*. Paper presented at American Real Estate Society Annual Meeting, Santa Barbara, CA: American Real Estate Society. (International)
- Sirmans, G. S., & Benjamin, J. D. (presented 1994). *Urban Mobility, Apartment Rents, and Property Values*. Paper presented at American Real Estate Society Annual Meeting, Santa Barbara, CA: American Real Estate Society. (International)
- Sirmans, G. S., Norman, E., & Friday, S. (presented 1994). *A Look at Gains to Acquiring Firm Shareholders in Mergers Between Two REITs*. Paper presented at Mid-South Academy of Economics and Finance Annual Meeting, Nashville, TN: Mid-South Academy of Economics and Finance. (Regional)
- Sirmans, G. S., & Ferreira, E. J. (presented 1993). *The Prices of Housing and Mortgage Service for First-Time Repeat Homebuyers*. Paper presented at Academy of Financial Services Annual Meeting, Denver, CO: Academy of Financial Services. (National)
- Sirmans, G. S., & Ferreira, E. J. (presented 1993). *Examining the Cost of Housing and Mortgage Transaction for First-Time versus Repeat Homebuyers*. Paper presented at American Real Estate Society Annual Meeting, Key West, FL: American Real Estate

Society. (International)

Sirmans, G. S., & Ferreira, E. J. (presented 1992). *An Examination of Housing Market Transaction for First-Time Homebuyers*. Paper presented at American Real Estate Society Annual Meeting, San Diego, CA: American Real Estate Society. (International)

Sirmans, G. S., & Sirmans, C. F. (presented 1992). *Property Management and Apartment Rent*. Paper presented at American Real Estate and Urban Economics Association Annual Meeting, New Orleans, LA: American Real Estate and Urban Economics Association. (National)

Sirmans, G. S., & Benjamin, J. D. (presented 1991). *Determinants of Market Rent*. Paper presented at American Real Estate Society Annual Meeting, Sarasota, FL: American Real Estate Society. (International)

Sirmans, G. S., & Sirmans, C. F. (presented 1991). *Property Manager Designations and Apartment Rent*. Paper presented at American Real Estate Society Annual Meeting, Sarasota, FL: American Real Estate Society. (International)

Sirmans, G. S., & Ferreira, E. J. (presented 1990). *Borrowing and Lending in the Mortgage Market: The Costs of FRMs, ARMs, and CARMs*. Paper presented at American Real Estate Society Annual Meeting, Lake Tahoe, NV: American Real Estate Society. (International)

Sirmans, G. S., Sirmans, C. F., & Benjamin, J. D. (presented 1990). *The Effect of Concessions on Apartment Rent*. Paper presented at American Real Estate Society Annual Meeting, Lake Tahoe, NV: American Real Estate Society. (International)

Sirmans, G. S., & Harris, J. M. (presented 1989). *Residential Mortgage Qualifying Rules: An Empirical Test of Effectiveness*. Paper presented at American Real Estate Society Annual Meeting, Arlington, VA: American Real Estate Society. (International)

Sirmans, G. S., Sirmans, C. F., & Benjamin, J. D. (presented 1989). *Apartment Rent, Concessions, and Occupancy Rates*. Paper presented at American Real Estate Society Annual Meeting, Arlington, VA: American Real Estate Society. (International)

Sirmans, G. S., & Ferreira, E. J. (presented 1988). *Using Ridge Regression in Real Estate Analysis*. Paper presented at American Real Estate Society Annual Meeting, San Francisco, CA: American Real Estate Society. (International)

Sirmans, G. S., & Ferreira, E. J. (presented 1988). *Selling Price, Financing Premiums, and Days on the Market*. Paper presented at AREUEA Annual Meeting, New York City, NY: AREUEA. (National)

Sirmans, G. S., & Ferreira, E. J. (presented 1988). *Interest Rate Changes, Transaction Costs, and Assumable Loan Value*. Paper presented at American Real Estate Society Annual

Meeting, San Fransisco, CA: American Real Estate Society. (International)

Sirmans, G. S., & Ferreira, E. J. (presented 1988). *Financing premiums and Days on the Market: An Analysis of Liquidity Tradeoffs*. Paper presented at Eastern Finance Association Annual Meeting, Jacksonville, FL: Eastern Finance Association. (Regional)

Sirmans, G. S., & Harris, J. M. (presented 1988). *Discount Points, Effective Yields, and Mortgage Prepayment*. Paper presented at Eastern Finance Association Annual Meeting, Jacksonville, FL: Eastern Finance Association. (Regional)

Sirmans, G. S., Sirmans, C. F., & Benjamin, J. D. (presented 1988). *Examining the Variability of Apartment Rent: An Empirical Analysis of the Value of Services and Amenities*. Paper presented at Financial Management Association Annual Meeting, New Orleans, LA: Financial Management Association. (International)

# Sirmans, G. S., McElreath, R. B., & Cash, C. S. (presented 1987). *An Analysis of Paying Points When Refinancing a Home Under a Recent IRS Ruling*. Paper presented at Academy of Financial Services Annual Meeting, Chicago, IL: Academy of Financial Services. (National)

# Sirmans, G. S., & Sirmans, C. F. (presented 1987). *Rents, Selling Prices, and Financing Premiums: An Analysis of Income-Producing Properties*. Paper presented at Financial Management Association Annual Meeting, Las Vegas, NV: Financial Management Association. (International)

# Sirmans, G. S., & Ferreira, E. J. (presented 1986). *Interest Rate Changes, Transaction Costs, and Assumable Loan Value*. Paper presented at Southern Finance Association Annual Meeting, Miami, FL: Southern Finance Association. (Regional)

# Sirmans, G. S., & Sirmans, C. F. (presented 1986). *The Issues and Implications of Creative Financing and House Prices*. Paper presented at International Association of Assessing Officers' Sixth Annual Legal Seminar, Chicago, IL: International Association of Assessing Officers. (National)

# Sirmans, G. S., & Sirmans, C. F. (presented 1986). *Financing Premiums and Selling Price of Residential Income Property*. Paper presented at American Real Estate Society Annual Meeting, La Jolla, CA: American Real Estate Society. (International)

# Sirmans, G. S., Sirmans, C. F., & Smith, S. D. (presented 1986). *The Capitalization of Creative Financing in House Prices*. Paper presented at Southwest Finance Association Annual Meeting, Dallas, TX: Southwest Finance Association. (Regional)

- # Sirmans, G. S., Sirmans, C. F., & Smith, S. D. (presented 1986). *The Capitalization of Creative Financing in House Prices*. Paper presented at Second Financial Congress Annual Meeting, Chicago, IL: Second Financial Congress. (Regional)
- # Sirmans, G. S., Sirmans, C. F., & Smith, S. D. (presented 1985). *The Issues and Implications of Creative Financing and House Prices: A Survey*. Paper presented at International Association of Assessing Officers' Spring Technical Seminar, Chicago, IL: International Association of Assessing Officers. (National)
- # Sirmans, G. S., Sirmans, C. F., & Smith, S. D. (presented 1985). *Cash Value vs. Financed Value- A Current Look at Residential Appraisal Issues*. Paper presented at American Institute of Real Estate Appraisers' Central Atlantic Regional Appraisal Conference, Baltimore, MD: American Institute of Real Estate Appraisers. (Regional)
- # Sirmans, G. S., Smith, S. D., & Sirmans, C. F. (presented 1985). *Valuation of Creative Financing: An Empirical Test of FFVA vs. Cash Equivalence*. Paper presented at Financial Management Association Annual Meeting, Denver, CO: Financial Management Association. (National)
- # Sirmans, G. S., & Ferreira, E. J. (presented 1984). *Interest Rate Volatility and Assumable Loan Value in Creative Financing*. Paper presented at Southern Finance Association Annual Meeting, New Orleans, LA: Southern Finance Association. (Regional)
- # Sirmans, G. S., Sirmans, C. F., & Smith, S. D. (presented 1984). *Property Tax Inequities, Creative Financing, and House Prices*. Paper presented at Financial Management Association Annual Meeting, New York City, NY: Financial Management Association. (International)
- # Sirmans, G. S., Smith, S. D., & Sirmans, C. F. (presented 1983). *The Valuation of Creative Financing in Housing*. Paper presented at American Real Estate and Urban Economics Association Annual Meeting, Washington D.C: American Real Estate and Urban Economics Association. (National)
- # Sirmans, G. S., & Smith, S. D. (presented 1982). *The Shifting of FHA Discount Points: Actual vs. Expectations*. Paper presented at American Real Estate and Urban Economics Association Mid-Year Meeting, Washington D.C: American Real Estate and Urban Economics Association. (National)
- # Sirmans, G. S., Smith, S.D., & Sirmans, C.F. (presented 1982). *Determining the Market Value of Assumable Home Loans*. Paper presented at American Real Estate and Urban Economics Association Mid-Year Meeting, Washington D.C: American Real Estate and Urban Economics Association. (National)

- # Sirmans, G. S., Smith, S.D., & Sirmans, C.F. (presented 1982). *Assumption Financing and Selling Prices of Single-Family Homes*. Paper presented at Eastern Finance Association Annual Meeting, Williamsburg, VA: Eastern Finance Association. (Regional)
- # Sirmans, G. S., & Kau, J. B. (presented 1981). *Interest Rates, Inflation, and Specification Bias*. Paper presented at Financial Management Association Annual Meeting, Boston, MA: Financial Management Association. (International)
- # Sirmans, G. S., Kau, J. B., & Keenan, D. (presented 1980). *The Relationship Between Real Interest Rates and Housing*. Paper presented at Financial Management Association Annual Meeting, New Orleans, LA: Financial Management Association. (International)
- # Sirmans, G. S., Kau, J. B., & Keenan, D. (presented 1980). *Interest Rates and Housing*. Paper presented at American Real Estate and Urban Economics Association Annual Meeting, Washington D.C: American Real Estate and Urban Economics Association. (National)

## **Contracts and Grants**

### **Contracts and Grants Funded**

- Sirmans, G. S., & Macpherson, D. A. (Aug 2011 - Dec 2011). *Forecasting the Demand for Housing in the United States*. Funded by National Association of Realtors. Total award \$14,000.
- Sirmans, G. S., Dumm, R., & Nyce, C. (Mar 2010 - Mar 2011). *Changes in Homeowners' Insurance Premiums and House Prices*. Funded by FSU Catastrophic Storm Risk Management Center. Total award \$21,000.
- Sirmans, G. S., & Dumm, R. (2010 - 2010). *Price Variation in Waterfront Housing: Water Classification and Externality Effects*. Funded by FSU College of Business. Total award \$6,000.
- Sirmans, G. S. (2009 - 2009). *The Influence of Contingent Closing Costs on Sale Price, Time on the Market, and Probability of Sale*. Funded by FSU College of Business. Total award \$12,000.
- Sirmans, G. S., & Dumm, R. (Sep 2008 - Apr 2009). *Changes in Building Codes and the Effect on Residential Property Values in Jacksonville, Florida*. Funded by FSU Catastrophic Storm Risk Management Center. Total award \$21,000.
- Sirmans, G. S., & Dumm, R. (2008 - 2008). *The Capitalization of Stricter Building Codes in Miami House Prices*. Funded by FSU Catastrophic Storm Risk Management Center. Total award \$21,000.
- Sirmans, G. S., & Macpherson, D. A. (2008 - 2008). *The Effect of Union Recognition*

*Procedure on Private Sector Unionization in the United States.* Funded by U. S. Chamber of Commerce. Total award \$20,000.

Sirmans, G. S., & Boney, V. (May 2007 - Apr 2008). *REIT ETFs and the Volatility of REIT Returns.* Funded by Real Estate Research Institute. Total award \$9,000.

Sirmans, G. S., Gatzlaff, D., & Macpherson, D. (Dec 2006 - Sep 2007). *Analytical Services Relating to Property Taxation.* Funded by Florida Legislature Office of Economic and Demographic Research. Total award \$500,000.

Sirmans, G. S. (Sep 2005 - Feb 2006). *An Examination of Title Insurance Regulation, Pricing, and Cost Structures.* Funded by Florida Office of Insurance Regulation. Total award \$9,000.

Sirmans, G. S., & Macpherson, D. (Jul 2004 - Mar 2005). *The Value of Housing Characteristics: A Meta Analysis.* Funded by National Association of Realtors. Total award \$25,000.

Sirmans, G. S., & Macpherson, D. (2003 - 2003). *The Value of Housing Characteristics.* Funded by National Association of Realtors. Total award \$30,000.

Sirmans, G. S., Macpherson, D., & Gatzlaff, D. (2002 - 2002). *Predicting Housing Cost Burdens in Florida Using Statewide and Sub-State Analysis.* Funded by University of Florida Shimberg Center. Total award \$27,500.

Sirmans, G. S., & Macpherson, D. (2000 - 2000). *The Status of Minority Homeownership in South Carolina.* Funded by University of South Carolina Center for Applied Real Estate Education and Research. Total award \$10,000.

Sirmans, G. S., & Macpherson, D. (2000 - 2000). *Affinity Programs Within the Florida Real Estate Brokerage Industry.* Funded by Florida Real Estate Commission. Total award \$18,980.

Sirmans, G. S., & Macpherson, D. (1999 - 1999). *Forecasting the Demand for Housing in South Carolina.* Funded by University of South Carolina Center for Applied Real Estate Education and Research. Total award \$10,000.

Sirmans, G. S., & Macpherson, D. (Nov 1998 - Jun 1999). *Forecasting the Demand for Housing in Florida.* Funded by Florida Real Estate Commission. Total award \$21,903.

Sirmans, G. S., & Macpherson, D. (1998 - 1998). *Forecasting Seniors Housing Demand in Florida.* Funded by Florida Real Estate Commission. Total award \$16,638.

- Sirmans, G. S., & Macpherson, D. (Dec 1997 - Jun 1998). *Neighborhood Diversity and House Price Appreciation in Orlando and Tampa, Florida*. Funded by Florida Real Estate Commission. Total award \$18,472.
- Sirmans, G. S., & Gatzlaff, D. (1997 - 1997). *Updating the Broker's Pre-Licensing Course Syllabus*. Funded by Florida Real Estate Commission. Total award \$11,634.
- Sirmans, G. S., & Macpherson, D. (1997 - 1997). *Minority Homeownership in Florida*. Funded by Florida Real Estate Commission. Total award \$17,898.
- Sirmans, G. S. (1996 - 1996). *Correcting Vertical Inequity in the Taxation of Residential Property: An Analysis of Leon County, Florida*. Funded by Florida Real Estate Commission. Total award \$2,500.
- Sirmans, G. S., & Macpherson, D. (1996 - 1996). *Forecasting the Number of Florida Real Estate Licensees*. Funded by Florida Real Estate Commission. Total award \$22,702.
- Sirmans, G. S. (1995 - 1995). *Profiling Florida Real Estate Licensees: Determinants of Realtor Income*. Funded by Florida Real Estate Commission. Total award \$22,979.
- Sirmans, G. S. (1994 - 1994). *Licensing Requirements, Enforcement Effort, and Complaints Against Florida Real Estate Agents*. Funded by Florida Real Estate Commission. Total award \$15,750.
- Sirmans, G. S., & Diskin, B. (1993 - 1993). *Property Tax Inequities: An Examination of Major Florida Metropolitan Areas*. Funded by Florida Real Estate Commission. Total award \$25,127.
- Sirmans, G. S., & Diskin, B. (1991 - 1991). *Fairness in Property Tax Assessment: An Examination of Property Tax Inequities*. Funded by Florida Real Estate Commission. Total award \$22,000.
- Sirmans, G. S. (Jul 1988 - Sep 1989). *Thrift Charter Enhancement and the Marketing of Products and Services by Thrifts: An Analysis of Alternative Mortgage Instruments*. Funded by Federal Home Loan Bank Board Office of Policy and Economic Research. Total award \$25,000.



## **Reviews of My Research and Original Creative Work by Other Authors**

### **Reviews Appearing in Journals**

Jin, Jung, & Yu, Eden. (2011). World Ranking of Real Estate Research: Recent Changes in School Competitiveness and Research Institutions. *Journal of Real Estate Finance and Economics*, 42:2, 229-246.

In a world-wide ranking of real estate research productivity, G.S. Sirmans ranked #20.

Dombrow, J., & Turnbull, G. (2002). Individual and Institutions Publishing Research in Real Estate: 1989-1998. *Journal of Real Estate Literature*, 10:1, 45-92.

In a study of eight top real estate journals, G. S. Sirmans ranked #8 in unweighted appearances for research productivity over the period 1989-1998.

Clauretje, T., & Daneshuary, N. (1993). A Note on the Ranking of Real Estate Authors: Where Else Do They Publish and Who Cares? *Journal of Real Estate Research*, 8:3, 445-453.

In a study of the top three real estate academic journals, G. S. Sirmans ranked #7 in research productivity.

## **Service**

### **Florida State University**

#### **FSU University Committees**

Member, FSU Distance Learning Committee (2011–2014).

Member, FSU Council on Research and Creativity (2003–2013).

Member, FSU Undergraduate Policy Committee (2000–2006).

Member, FSU Undergraduate Professional Relations and Welfare Committee (2000–2003).

Member, FSU Property Survey Committee (2000–2012).

Member, FSU Faculty Senate (1999–2005).

Member, FSU University Libraries Committee (1999–2001).

#### **FSU College Committees**

Member, FSU College of Business Executive Committee (2011–present).

Member, FSU College of Business Masters Policy Committee (2001–2011).

Member, FSU College of Business Research Grant Committee (1998).

Member, FSU College of Business Scholarship Committee (1997–1998).

Member, FSU College of Business Promotion and Tenure Committee (1997–1998).

Member, FSU College of Business Committee to Review Compression/Inversion Model (1995).

### **FSU Department Committees**

Member, FSU Departmental Promotion and Tenure Committee (2001–2008).

Member, FSU Real Estate Networking Conference Steering Committee (1998–present).

Chairperson, FSU Departmental Promotion and Tenure Committee (1997–1998).

Member, FSU Departmental Committee to Review Teaching Incentive Award Folders (1994).

Faculty Advisor, FSU Real Estate Society (1989–2000).

Member, Departmental REE Curriculum Committee (1988–present).

## **The Profession**

### **Editor for Refereed Journals**

*Journal of Real Estate Literature* (1991–2001).

Editor for Book Reviews.

### **Guest Editing for Refereed Journals**

Sirmans, G. S., & Gatzlaff, D. (Eds.). (2011). Government Intervention and Its Effect on Real Estate Markets [Special Issue]. *Journal of Real Estate Finance and Economics*.

### **Editorial Board Membership(s)**

*Journal of Housing Research* (2010–2015).

Reviewed one paper for JHR in 2011.

*Journal of Real Estate Literature* (2010–2015).

*Journal of Real Estate Finance and Economics* (2005–2011).

*Seniors Housing and Care Journal* (2000–2014).

*Journal of Real Estate Research* (1988–2013).

# *American Real Estate and Urban Economics Association Journal* (1987–1992).

### **Guest Reviewer for Refereed Journals**

*Land Economics* (2011).

*Journal of Real Estate Finance and Economics* (2011).

*Journal of Real Estate Research* (2011).

*Journal of Real Estate Research* (2011).

*Journal of Real Estate Research* (2011).

*Journal of Housing Research* (2011).

*Cityscape* (2010).

*International Journal of Hospitality Management* (2009).

*Contemporary Economic Policy* (2009).

*Journal of Housing Economics* (2009).

*Real Estate Economics* (2008).

*Housing Studies* (2008).

*Urban Studies* (2005–2009).

*Land Economics* (2000–2010).

### **Service to Professional Associations**

Program Chair, Leads to President of the organization in 2014, American Real Estate Society (2011–2012).

Member, 2012 Program Committee, Financial Management Association (2011–2012).

Member, Board of Directors, American Real Estate Society (2009–2010).

Member, Board of Directors, Southern Finance Association (2007–2009).

Member, Program Committee, Southern Finance Association (2004).

Member, Board of Directors, Academy of Financial Services (1998–2000).

Member, Program Committee, Financial Management Association (1992–1993).

# Member, Academic Liaison Subcommittee of the SRA/SRRA Admissions Committee, Society of Real Estate Appraisers (1985–1990).

### **Service to Other Universities**

# Chairperson, Departmental Promotion and Tenure Committee, *Clemson University* (1986–1988).

# Chairperson, Departmental Faculty Recruiting Committee, *Clemson University* (1986–1987).

# Member, Search Committee for Position of Department Head, *Clemson University* (1983).

# Member, Departmental Curriculum Committee, *Clemson University* (1983–1987).

# Member, Department Advisory Committee, *Clemson University* (1983–1988).

# Member, Library Advisory Committee, *Clemson University* (1982–1986).

### **The Community**

Chair, Board of Directors, FSU Credit Union (2010–2013).

Member, Supervisory Committee, FSU Credit Union (2009–2010).

Member, Scout Troop Committee, Boy Scouts of America (2006–2011).

Member, Board of Directors, FSU Credit Union (1999–2008).

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# Professional activities that occurred prior to my employment at FSU.