

Happy Holidays to all of our clients and friends!

Issue 2-5, December, 2006

2006 has been a terrifically busy and successful year for Greenfield, and particularly for our clients. You may have noticed that "The Greenfield Advisor" has been absent these past few months, not from lack of anything to say but simply because we've been so very busy! We hope all of our readers have enjoyed 2006 as much as we have, and are looking forward to a prosperous and exciting 2007.

Between now and the next issue, this newsletter will be converting to an announcement-only elist. Having more than one thousand subscribers has made the current mail system bulk and prone to being filtered by anti-spam programs.

One last reminder – one of the big things that kept us so very busy in 2006 was moving our headquarters. Phone, fax, and e-mail still remain the same, but our new mailing address and physical location is:

**Suite 650
2601 Fourth Avenue
Seattle, Washington 98121**

Greenfield in the press!

2006 was a prolific year for Greenfield authors. For example:

- "Valuation of Brownfields" by John A. Kilpatrick, appears as Chapter 29 in Lexis-Nexis Matthew Bender's four-volume **Brownfield Law and Practice**
- "Valuation of Contaminated Properties" by John A. Kilpatrick, Ron Throupe, Bill Mundy, and Will Spiess, appears as Chapter 6 in **When Bad Things Happen to Good Properties**, published by the [Environmental Law Institute](#), Washington, DC (Prof. Robert Simons, editor)
- **Environmental Valuation**, by John Carruthers and Bill Mundy, is a new textbook published by [Ashgate](#).
- "Real Estate Research Implications of Hurricane Katrina" by John A. Kilpatrick and Sophia Dermisi (Roosevelt University, currently visiting at Harvard) appears as the lead-off article in a special edition of the **Journal of Real Estate Literature** devoted to the aftermath of Katrina
- "Protocols for Valuation" by Max Kummerow, appears in the current edition of **The Appraisal Journal**
- "Application of Repeat Sales Analysis to Determine the Impact of a Contamination Event" by John A. Kilpatrick has been accepted for publication in a forthcoming issue of **The Journal of Housing Research**, based on research by Dr. Kilpatrick on housing prices in a contaminated neighborhood in California
- "The Impact of Transit Corridors on Residential Property Values" by John A. Kilpatrick, Ron Throupe, John Carruthers, and Andy Krause has been accepted for publication in a forthcoming issue of **The Journal of Real Estate Research**, and is based on research done by Greenfield Advisors on transit corridors in and near Seattle.
- "Redevelopment Brings Conservationists, Developers Together" by John A. Kilpatrick and Nina Marshtein SCS Engineers) appeared in the Charleston (SC) **Business Journal** in March, 2006
- "Highlights from 'Valuation of Brownfields'" by John A. Kilpatrick appeared in the November issue of the American Bar Association's **Section on Environmental Transactions and Brownfields Newsletter**

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Questions or comments? E-mail us at info@greenfieldadvisors.com or call Greenfield Advisors at 800-755-0966 and ask for *Client Services*.

Greenfield – a “Best Workplace”

Greenfield has been named on of the [Best Workplaces for Commuters](#) by the U.S. Environmental Protection Agency! These designations go out to workplaces that support transportation choices that are friendly to the environment. Greenfield actively encourage staff to take alternative transportation by providing bus passes, installing a shower, locker, and changing room at its headquarters for those who cycle to work, and by providing a flex-car alternative to personal or business autos for business travel during the day.

Many thanks to Lisa Mc Sherry, Greenfield’s Director of Administration, and all of her admin team for taking the lead in this important work! Our designation was also mentioned in an October 8, 2006, article in Seattle’s **Post-Intelligencer** newspaper.

Upcoming Conferences: Eminent Domain, Real Estate Societies

Greenfield will be featured at the 4th Annual Eminent Domain Conference in Las Vegas on April 19-20, 2007. Dr. John Kilpatrick is one of the featured speakers, presenting “The Impact of Litigation on Property’s Market Value: Consistency in Valuation” on the afternoon of the 20th. Dr. Kilpatrick is one of the nation’s leading experts on appraisal standards and methodology. For more information on the conference, please click to visit the [Eminent Domain Institute’s web site](#).

Dr. Max Kummerow will speak at the 13th annual meeting of the [Pacific Rim Real Estate Society](#) in Fremantle, Western Australia, in January, 2007. Dr. Kummerow is a former professor at Curtin University which is sponsoring this meeting. He will present a summary of Greenfield’s work in brownfield and contaminated property, with a focus on the seminal contributions to the appraisal field by members of the firm.

Several members of Greenfield plan to make presentations at the upcoming [American Real Estate Society](#) meetings in San Francisco in April, 2007, including Drs. John Kilpatrick, Ron Throupe, and Max Kummerow. Planned presentations include “Real Investments of the Rich and Famous”, “Consistency in Eminent Domain Appraisals”, “Underground Rents as a Measure of Damages”, and “Valuing Multiple Contemporaneous Events: The Case of the Murphy Oil Spill”.

Upcoming White Papers

For quite some time, Greenfield has provided .pdf’s of many of our key published papers on our [web site](#). Beginning in early 2007, we will begin presenting selected private White Papers on the web site as well. These are working papers or “thinking pieces” generated internally by Greenfield, usually for a particular project or set of projects. Obviously, privately developed papers, or those with confidential information, will continue to remain private. However, shortly after the first of the year, we will feature a “white papers” section with current, cutting edge thinking on key real estate analysis topics.

Our first white papers will include *Valuing Brownfields*, *Lessons from the Murphy Oil Spill*, and *Real Estate Investment of the Super-Rich*. Many of our white papers turn into presentations or published articles. We invite readers and friends of Greenfield to submit ideas for future white papers, and we’re always looking for partnering opportunities with academics or other practitioners on topics of interest. For more information, please call or e-mail us and ask for [Client Services](#).

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