

JAMES A. GRAASKAMP COLLECTION OF TEACHING MATERIALS

IX. MISCELLANEOUS PROJECTS AND CORRESPONDENCE WITH INDUSTRY

B. Appraisal Research and Reform

1. Correspondence and Articles Re: National Council of Real Estate Investment Fiduciaries (NCREIF) Research Committee
- b. Sample agenda of NCREIF Research Committee, September 12-13, 1983

NCREIF COMMITTEE AGENDA

September 12-13, 1983

- I. Review of NCREIF activities since June 1983 meeting - Bill Wendt
- II. Preliminary report on data base elements
  - A. UW resources
    1. Ingress data base system
    2. Bill Gates and demographics lab
    3. Mini computer networks
    4. WITS research port (2500)
  - B. Geo-coding
    1. County as a common denominator
      - a. Census
      - b. Federal reserve data
      - c. Combination into regional categories of other real estate data services
    2. Hierarchy of cities code
      - a. Population size
      - b. Classification of major basic industries
      - c. Diversification of major basic industries
    3. Intra-city codes such as:
      - a. CBD
      - b. Regional suburban shopping center node
      - c. Satellite community center
      - d. Freeway interchange center
      - e. Airport center
      - f. Free standing
  - C. Property type classifications
    1. Code number to match life insurance institute
    2. Double digit code number for maximum of 9 classes plus 9 sub-categories
    3. Sub-categories would match most appropriate existing data bases like BOMA, ULI shopping centers, hotel classification, etc.

D. Revenue character classifications

1. Single tenant lease characterizations by term, passthrough, index
2. Multi-tenant leases with weighted average, maturity average, percentage of passthrough, average size square footage of lease
3. Operating expenses as a percentage of gross after adjustment for passthroughs
4. Real estate taxes as average dollars per rentable unit before and after passthrough
5. Cash breakeven point including debt service as a percentage of gross revenue

III. Progress on the AREUEA Journal - Mike Miles

- A. The past and the JPM
- B. The potential contributors
- C. Others?

IV. Audit

- A. Permission
- B. Specific requests on procedure
- C. Revised timetable

V. New Business