

Andrew G. Mueller, Ph.D.

Curriculum Vitae

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Education and Qualifications

2016 Ph.D. Economics	<i>Colorado State University</i>
2012 M.A. Economics	<i>Colorado State University</i>
2008 M.S. Real Estate and Construction Management	<i>University of Denver</i>
2001 B.B.A. Finance and Environmental Studies	<i>Emory University</i>

Teaching

<i>University of Denver</i> Assistant Professor Adjunct Professor	<i>2015-Present</i> Business of the Built Environment Real Estate Capital Markets
<i>Colorado State University</i> Instructor Online Instructor Teaching Assistant	<i>2009-2014</i> History of Economic Institutions and Thought Principles to Macroeconomics History of Economic Institutions and Thought Principles of Microeconomics and Macroeconomics
<i>Regis University</i> Instructor	<i>2013</i> Introduction to the American Economy

Research Interests

General

Sustainability, Real Estate Development, Real Estate Finance, Urban Economics, Regional Economics, Environmental Economics, Behavioral Models, Econometrics, Spatial Econometrics

Specific

Sustainable Urban Design, Choice Modeling, Transportation Behavior, Consumption Behavior, Regional Environmental Competition, Real Estate Market Cycles

Teaching Interests

Sustainability in the Built Environment, Sustainable Real Estate Development, Spatial Econometrics, Real Estate Finance, Regional and Urban Economics, History of Economic Thought, Microeconomics, Macroeconomics

Software Skills

R, PostgreSQL, PostGIS, QGIS, UNIX Shell, LaTeX, MS Office

Experience

Alvarez and Marsal Holdings, LLC

Manager, Global Insight Center, 2014-2016

- Support 2,400 consultants worldwide with primary and secondary research, econometric modeling and report writing.
- Forecast global economic trends to inform divisions about opportunities across industries.
- Support expert witness testimony for real estate litigation.
- Develop models for retail site selection and store optimization.
- Model and forecast corporate bankruptcy risk for identification of prospective clients.

ERRED, LLC

Owner, 2004-2009

- Assembled top down national market and sector allocation strategy research products for Dividend Capital Group, shaping national market strategy for two REIT funds, an industrial REIT, and direct property acquisitions.
- Negotiated complex renovation process for The Galleria at the Denver Performing Arts Center with the City and County of Denver, Denver Mayor's Office, and Denver Parks and Arenas on master leased retail space, acted as construction manager for GPAC, Inc.
- Assisted Equity Services Company in sale of master lease on The Galleria at the Denver Performing Arts Center
- Promoted R&M Devco development of horse stables and surrounding commercial ground in Castle Rock, CO
- Collaborated primary planning for Roosevelt Ridge LLC, a 550 acre, 27 lot subdivision in Gilpin County, CO
- Provided development assistance for QROE Farm Preservation Development on 3 separate 220+ acre residential projects in New England
- Oversaw surveying, land clearing, grading, water diversion, utility installation, road construction, landscaping, lot access, and contractor bidding on multiple development projects
- Promoted state and local planning board approval processes for New England and Colorado projects

PricewaterhouseCoopers LLP

Research Associate, 2001-2003

- Synthesized all investment due diligence, analysis and report writing for over 40 student housing development projects across the U.S.
- Conducted student housing field research, survey analysis and designed enrollment, demand, and supply models in 40 college markets
- Consolidated all thought leadership research for inclusion in Emerging Trends 2002 publication

- Developed commercial real estate market and submarket cycle modeling and compiled specific
- market analysis
- Created statistical based valuation models for mass appraisal of large property portfolios
- Conceptualized real estate portfolio valuation, ranking, modeling, and advisory services for large national real estate investor portfolios
- Facilitated expert testimony pre-trial research for use in litigation

Johns Hopkins University

Research Assistant, summer 2000

- Assisted in data collection and development of market cycle forecasting model
- Automated tasks associated with updating of model

Jones Lang LaSalle

European Investment Research Assistant, summer 1999

- Designed European-Regional Economic Growth Index (E-REGI) forecasting model
- Wrote and edited European country economic overview reports
- Analyzed investment opportunities for European real estate funds

Legg Mason

Research Liaison, summer 1998 and winter 1999

- Provided link between research analysts and 1,100 stock brokers
- Researched market information for brokers using *Bloomberg* and *FactSet* data terminals, investment banking library, company annual reports, stock recommendations, and internet sources
- Assisted head of Equity Marketing in analysis of broad market data and trends
- Reconciled company client database on MS Access
- Developed database analysis tools for equity performance tracking

Legg Mason

Research Assistant, REIT Research Group, summer 1997

- Collected data used in company reports and stock recommendations
- Compiled data for real estate market cycle research
- Structured spreadsheets and graphs used for Legg Mason REIT Index
- Systematized data collection for Legg Mason REIT Index
- Revised and produced Real Estate Group marketing “pitch books”

Publications

Refereed Journal Articles

Mueller, G. R. and A. G. Mueller (2016). Real Estate Market Cycle Lengths and Magnitudes. *Real Estate Review* 45(3).

Evans, R. D. and A. G. Mueller (2016). Industrial Real Estate Cycles: Markov Chain Applications. *Journal of Real Estate Portfolio Management* 22(1), 75–90. (Awarded 2016 American Real Estate Society Manuscript Prize for Best Office Buildings/Office Parks paper)

Laposa, S. and A. Mueller (2010). Wind Farm Announcements and Rural Home Prices: Maxwell Ranch and Rural Northern Colorado. *The Journal of Sustainable Real Estate* 2(1), 383-402.

Mueller, G. R., V. Boney, and A. G. Mueller (2008). International Real Estate Volatility: A Tactical Investment Strategy. *Journal of Real Estate Portfolio Management* 14(4), 415–423.

Mueller, G. R. and A. G. Mueller (2007). Warehouse Demand and the Path of Goods Movement. *Journal of Real Estate Portfolio Management* 13(1), 45–55.

Mueller, A. G. and G. R. Mueller (2003). Public and Private Real Estate in a Mixed-Asset Portfolio. *Journal of Real Estate Portfolio Management* 9(3), 193–203.

Funded Research

Thibodeau, T. G., B. Lewandowski, G. R. Mueller, and A. G. Mueller (2008). *The Economic Impacts of Commercial Real Estate and Multifamily Construction on the Colorado Economy*. Tech. rep. NAIOP Research Foundation.

National Presentations

Evans, R. D., G. R. Mueller and A. G. Mueller (2016). Forecasting Real Estate Cycle Risks in Portfolios of Office Properties Across Cities. Presented at the Annual Meeting of The American Real Estate Society, Denver, CO.

Mueller, A.G. (2013). Zoning and Walkability in Urban Neighborhoods. Presented at the Annual Meeting of The American Real Estate Society, Kona, HI.

Mueller, G. R. and A. G. Mueller (2006). The Physical Market Cycle's Effect on Public and Private Real Estate Returns. Presented at the Annual Meeting of The American Real Estate Society, Naples, FL.

Mueller, A. G. and G. R. Mueller (2003). Public and Private Real Estate in a Mixed Asset Portfolio. Presented at the Annual Meeting of the Allied Social Sciences Association, Washington, D.C.

Professional Publications

Laposa, S. and Mueller, A.G. (2009). Colorado Front Range Comparative Study and Scorecard: Building Fees and Estimated Approval Timing for 20 Local Governments. Everitt Real Estate Center, Colorado State University.

Mueller, A.G. (Midyear 2002). National Warehouse Market. Real Estate Value Cycles.

Laposa, S.P., and Mueller, A.G. (Midyear 2002). New York and Washington, DC – One Year Later. Real Estate Value Cycles.

Laposa, S.P., and Mueller, A.G. (Midyear 2002). Why Are Real Estate Cycles Different? Real Estate Value Cycles.

Mueller, A.G. (Year-End 2001). National Multifamily Market. Real Estate Value Cycles.

Laposa, S.P., and Mueller, A.G. (Year-End 2001). National Warehouse Market. Real Estate Value Cycles.

Laposa, S.P., and Mueller, A.G. (Year-End 2001). The Tale of Two Cities. Real Estate Value Cycles.