

## **RONALD L. THROUPE, Ph.D.**

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### **PROFESSIONAL QUALIFICATIONS**

7122 Cerney Cricle  
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Cell: (425) 681-6602

Ron Throupe has over 25 years of experience in the real estate & construction industry in various roles. He has been a licensed general contractor and is a certified general appraiser in the states of Washington, Connecticut and Colorado. While employed at major universities Ron serves as a consultant on valuation methods. He has provided expert valuation & consultation services on a full time basis as Director of Operation of Mundy Associates in Seattle. A National real estate economics consulting and valuation firm. The firm is most known as the lead plaintiff experts for the Exxon Valdez case and Hearst property analysis for conservation. Ron has recently been part of the Katrina Hurricane oil spills ligation and Celebrity Cruise line analysis and valuation for settlement.

In January of 2007, Ron joined the Burns School of Real Estate & Construction Management at the University of Denver. He continues to have a private practice focusing on complex real estate and litigation. Some of his recent projects include:

- Litigation support for contaminated property class action lawsuits.
- Expert for litigation of pipelines and asbestos contamination of land.
- Valuation of damages for construction defects litigation.
- Valuation of leasehold and leased fee for Eminent Domain Litigation
- Leasehold and leased fee analysis of Federal Gov't leased Apartment complex, Fairbanks, AK
- Market analysis of multi-phase development projects.
- Landfill affects on local markets and valuation of surrounding properties.
- Valuation of Mold contaminated homes.

Ron has made presentations to the American Real Estate Society annual meetings, the National Hazard Mitigation Conference, the National Council of Real Estate Investment Fiduciaries, and Law Seminars International.

Ron is a member of the research committee of NCREIF (National Council of Real Estate Investment Fiduciaries); Member of CCIM; Appraisal Institute Associate Member; a Fellow of the American Real Estate Society; and a member of the American Real Estate and Urban Economics Association.

Ron lives in Castle Rock, CO with his wife Danielle and three daughters.

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*Ron Throupe, Ph.D.*  
**Burns School of Real Estate & CM**  
**Daniels College of Business**  
2101 S. University Blvd. Ste 389  
Denver, CO 80208  
(303) 871-3748

## Education

Doctor of Philosophy Business 1995	University of Georgia, Terry School of Business, Athens, Georgia Dissertation Title: Portfolio Diversification of Retail Centers Stratified by Center Type, Chair Hugh Nourse
Master of Business 1989	University of Georgia Athens, Georgia Emphasis: Finance/Real Estate, Research assistant for James Kau
Bachelor of Science 1983	University of Connecticut Storrs, Connecticut Emphasis: Civil Engineering
Bachelor of Arts 1983	Fairfield University Fairfield, Connecticut

**Appraisal Institute Courses**      **410, 420, 510, 520, 530, 550**

## University Employment

2007 - Current	University of Denver, Burns School of Real Estate & Construction Management, Denver CO. Assistant Professor
2005-2006	North Seattle Community College Commercial Real Estate Curriculum
2003	University of Illinois at Chicago, Great Cities Institute. Teaching area: Real estate finance, Distance learning and professional programs
1999-2002	Associate & Acting Director: Runstad Center for Real Estate Studies University of Washington (Acting Director: 2001- 2002) Directed daily operations of the center and research activities; Directed graduates students and employees work; Presentations on current topics to the real estate community. Teaching area: Real estate finance, Investments & valuation
1997-1999	Washington State University Interim Director of the Real Estate Program
1995-1999	Assistant Professor, Washington State University. Teaching area: Real estate finance, investments, appraisal

## Industry Employment

1996-present	Throupe & Associates LLC, Real estate economic analysis
2005-2007	Greenfield Advisors (formerly Mundy Associates LLC) Director of Operations
2002-2005	Mundy Associates LLC, Faculty Fellow and Senior Analyst focused on Economic & Market Analysis
1990 to 1992	Owner, Superior Design, Residential construction, Stratford, Connecticut
1985 to 1987	Project and field engineer, Walsh Construction Co., Trumbull, CT, A division of Guy F. Atkinson
1983 to 1985	Junior engineer, Planning Research Corp., Stamford, CT
1977 to 1985	Local #1719 Allied Construction trades, Bridgeport CT

## Selected Presentations

April 2009, Panel member: Distressed Properties with Tom Jackson, Joint Appraisal Institute & American Real Estate Society one day education seminar, Monterey CA.

April 2009, Session Chair: Valuing Real Estate Assets During the Financial Crisis, and Beyond, American Real Estate Society annual meeting, Monterey, CA

April 2009, Valuing Real Estate Assets During the Financial Crisis, and Beyond, Panel member with, Thomas Jackson: Texas A & M, Bill White: Principle Real Capital Analytic, Rick Wincott: Director, Price Waterhouse, American Real Estate Society annual meeting, Monterey, CA

April 2009, Session Chair, Valuation of Real Property I, American Real Estate Society annual meetings, Monterey, CA.

April 2009, paper presentation: *The Use of Focus Groups for Real Estate Valuation*, American Real Estate Society annual meeting, Monterey, CA

January 2009, Keynote speaker, Commercial Real Estate & Economic Update, DMCAR, Denver Board of Commercial Realtors, CRE, CCIM, annual education symposium.

November 2008, "Commercial Real Estate Today": Colorado Assoc. of Realtors, Annual convention, Colorado Springs, CO

April 2008, "*Takings Under Eminent Domain: Do All Agencies Pay "Fair Market Value"*" American Real Estate Society Conference, Captiva Island, FL, 2008

April 2008, Session Chair; American Real Estate Society Conference, Capitva Island FI, Valuation II.

April 2008, Discussant; American Real Estate Society Conference, Capitva Island FI, Valuation.

April 2007, "Valuation of Underground Rent" Andy Krause, Ron Throupe, John Kilpatrick, Will Speiss, American Real Estate Society Conference, San Francisco, CA

April 2007, "Automated Valuation Systems and Appraisal Value, Max Kummerow, Ron Throupe, American Real Estate Society Conference, San Francisco, CA

April 2006, "The Affect on Property Values of A Transit Tunnel", American Real Estate Society Conference. Key West FL. Ron Throupe, John Kilpatrick, John Carruthers.

April 2006 Session Chair; American Real Estate Society Conference, Key West FL, Global Markets III, Cross Market Comparison

May 2005 Commercial Real Estate Session Chair: Pacific Northwest Economics Conference, Bellingham, WA

April 2005, "A Meta Analysis of Contaminated Commercial Properties" American Real Estate Society conference, Santa Fe NM.

April 2005 Expert Panel, Experts in Litigation, American Real Estate Society Conference, Santa Fe NM.

March 2005, "Challenges of Approving a Residential Project" Law Seminars International Residential Redevelopment of Contaminated Property conference, Seattle WA.

May 2004, Moderator: "Commercial Real Estate Issues", Pacific Northwest Economics Conference, Tacoma WA.

May 2004, "Flood Prone Housing", National Hazards Mitigation Conference, Seattle, WA.

November 2003, Current Trends in Commercial Real Estate, Appraisal Institute Seattle Chapter.

April 2003, "Market Impact of Housing in a Known Flood Plain" American Real Estate Society, national meeting, Monterey, CA.

April 2003, "Toxic Mold and House Price Effects" American Real Estate Society, national meeting, Monterey, CA.

June 2002, "Pricing Market Impacts on Elevated Homes in Flood Plains" National Hazard Mitigation Conference, Phoenix AZ

April 2002, "Performance of Students in Real Estate Principles" ARES annual meeting, Naples Florida.

May 2001, "Real Estate Portfolios and the Investment Opportunity Set, Seattle WA.

September 2000, UW Real Estate, IREM Education, Seattle WA.

June 1998, Alternative Geographical Regions, U.S. Census Regions, NCREIF spring meeting, Boca Raton, FL.

April 1998, Value Range Marketing: Theory and Evidence, ARES annual meeting, Monterey, CA

June 1996, Low Income Housing Tax Credit, Appraisal Institute's Northwest Chapter.

April 1996, The MAI Designated School Program, Appraisal Institute's Northwest Chapter.

February 1993, NACORE (National Association of Corporate Real Estate Executives) training session, Coral Gables, FL.

June 1993, How to Succeed in Corporate Real Estate, NACORE annual Symposium, Chicago, IL.

### **Books, Chapters & Monographs**

“Valuation of Impaired Property” Ron Throupe, John A. Kilpatrick, Bill Mundy, and Will Spiess, Chapter 6 in *When Bad Things Happen to Good Property*, Robert Simon, ed., (Washington, DC: National Environmental Law Center, July 2007).

Introduction to Real Estate, Prentice Hall, July, 1995, ISBN # 0-536-58939-9

Commercial Real Estate, Chapter nine, Washington Association of Realtors, licensing education, 1996.

Instructor’s manual for Real Estate Principles, Charles Floyd, and Marcus Allen, Dearborn Financial Publishing, fifth edition, February 1997.

Office Market Conditions quarterly, Runstad Center for Real Estate Studies, University of Washington

R&D/Office Market Update, National Council of Real Estate Investment Fiduciaries, (NCREIF), 1996, 1st Quarter report.

Landlord Tenant Law (with Jack Purdie), Spokesman Review, 1995.

Shopping Center Research: Are All Centers Alike?, Centerview, Fall 1994, pg. 10.

Real Estate Program Update, Centerview, ongoing.

### **Publications**

The Affect on Property Values of A Transit Tunnel”, John Kilpatrick, Ron Throupe, John Carruthers, Journal of Real Estate Research, Fall 2007.

An Exploratory Review of the Effects of Toxic Mold and Real Estate Values. *Appraisal Journal*, Spring 2005, pgs. 156 – 166.

Corporate Value of Low Income Tax Credit Housing, co-author with William Goolsby, Journal of Applied Real Property Analysis, May 2004.

The Future of Real Estate, John Carruthers, John Kilpatrick, Bill Mundy, Ron Throupe, *Real Estate Issues*. *Real Estate Issues*, Spring, 2003

### **Working Papers**

The Event Study and Real Estate Detrimental Conditions, Ron Throupe

The Use of Focus Groups in Valuation and Litigation, Ron Throupe

Eminent Domain: Do all Agencies Pay Fair Market Value?, Ron Throupe, Brain Fullbright

Underground Rents: Ron Throupe, John Kilpatrick, Andrew Kraus, Will Speis

.A Meta Analysis of Contaminated Commercial Properties, Roby Simons, Ron Throupe.

Pricing Market Impacts on Elevated Homes in Flood Plains Ron Throupe & Bob Freitag,  
University of Washington (working paper)

Performance in Principles of Real Estate Courses by Students with Different Specializations,  
Ron Throupe.

The Herfindahl Index and the Real Estate brokerage Industry, Ron Throupe

### **Other Community and Professional Service Activities**

Reviewer: Journal of Real Estate Finance & Economics, 2008, 2009

Reviewer: ARES special issue monograph series, Indigenous People and Real Estate, 2006.

Editorial board, Real Estate Sustainability, Special Monograph Series, ARES

Editorial Board: Journal of Real Estate Sustainability, ARES

Book Reviewer, Dearborn Financial Publishing, Prentice Hall, Richard Irwin.

Reviewer for Real Estate, Jack Corgel, Halbert Smith, and David Ling, Richard Irwin, 3rd  
edition.

Reviewer for Real Estate Principles, Charles Floyd and Marcus Allen, Dearborn Financial, 10th  
edition, May 2007

Reviewer for Real Estate Principles, Charles Floyd and Marcus Allen, Dearborn Financial, 8th  
edition

Reviewer for Real Estate Principles, Charles Floyd and Marcus Allen, Dearborn Financial, 5th  
edition.

Election to "NCREIF", National Council of Real Estate Investment Fiduciaries, February, 1996.

Habitat for Humanity, Donate time to building homes for the poor.

### **Consulting Activities**

Metropolitan Mortgage, Spokane Washington. Advisement on secondary mortgage  
markets, mortgage security issue strategies.

State Farm Insurance, 1997, Stigma classification and theory.

Director of Operations, Greenfield Advisors, Seattle WA

Expert witness: litigation support, 1997- 2009. Valuation of complex real estate issues,  
development rights, market conditions.

### **Professional Memberships (current)**

Appraisal Institute (Associate Member)

American Real Estate Society

American Real Estate and Urban Economics Association

National Council of Real Estate Investment Fiduciaries

CCIM, Associate member

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