



# Forecast Breakfast

*The Future is Here*

Real Estate Market Projections for 2014

## December 6<sup>th</sup>, 2013

Bellevue Westin, Grand Ballroom

**7:00<sup>am</sup>**

Coffee, Registration & Networking

**7:30 to 9:30<sup>am</sup>**

Program

*Keynote Speaker*

### Dr. Stan Humphries

Chief Economist, Zillow

### Panelists

**Dr. Svenja Gudell**

Director of Economic Research  
Zillow

**Joe McWilliams**

Managing Director  
Real Estate Division, Port of Seattle

**Dave Magee**

Senior Director/Managing Broker  
Cushman & Wakefield

**Matt Rosauer**

Principal  
Pine Street Group

### Panel Moderator

**Dr. Stephen O'Connor**

Director, Runstad Center for Real Estate Studies  
University of Washington



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Keynote Speaker

## Dr. Stan Humphries

Chief Economist, Zillow

Dr. Stan Humphries is the Chief Economist of Zillow Inc. (NASDAQ: Z), the leading real estate information marketplace. Stan joined the company as one of its earliest employees in 2005 and created the Zestimate and its first algorithm. Since that time, Stan has built out the industry-leading economics and analytic team at Zillow. Prior to joining Zillow, Stan spent five years at Expedia where he ran the advanced analytics team. Before Expedia, Stan served as a researcher and faculty member at the University of Virginia, and was previously a Presidential Management Fellow where he served at NASA, the Office of Science and Technology Policy in the Executive Office of the President, and the Technology Administration within the Department of Commerce. Stan has also served in the United States Peace Corps, where he taught high school physics and chemistry in the West African country of Benin. Stan has a Bachelor of Arts from Davidson College, a Master's of Science in Foreign Service from Georgetown University, and a Ph.D. in Government from the University of Virginia.



Panel Moderator

## Dr. Stephen O'Connor

Director, Runstad Center for Real Estate Studies, University of Washington

Dr. O'Connor has a wealth of experience in design, planning and public policy, and began as the new director of the Runstad Center this month. He holds a Ph.D. in urban planning and policy development and a Bachelor of Science degree, both from Rutgers University, and a Masters in landscape architecture from the Graduate School of Design at Harvard University. With more than 30 years of real estate experience in planning, design and development, he has financed and built thousands of housing units, using every form of conventional and subsidized debt and equity instrument. An adjunct professor at Rutgers University since 1992, O'Connor has taught about housing and national housing policy, site planning and real estate development at the undergraduate and graduate levels. As president and CEO of NuHouse Group, his own national real estate consulting firm, O'Connor has worked with both for-profit and nonprofit developers around the country to attract and capture the debt and equity resources necessary for project feasibility. As senior vice president for the Community Development Trust in New York City, he got national attention for sourcing new investments to preserve the affordability of thousands of housing units threatened by their potential conversion to market-rate housing.



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## Panel of Experts



### Dr. Svenja Gudell

Director of Economic Research, Zillow

Dr. Svenja Gudell joined Zillow's industry-leading economics and analytics group as Senior Economist in 2011. As part of this team, Svenja produces real estate data, including home value forecasts, and performs econometric analysis, including foreclosure, negative equity and price to rent research, on more than 160 markets. Prior to joining Zillow, Svenja completed her Ph.D. in Finance from the University of Rochester. Before starting her Ph.D. program, Svenja worked for Analysis Group in Boston and for the Federal Reserve Bank of New York as an Assistant Economist in the International Research Group.



### Joe McWilliams

Managing Director, Real Estate Division, Port of Seattle

Joe McWilliams is the managing director of the Real Estate Division, covering a real estate portfolio that encompasses development sites, central waterfront properties, greenbelts and parks, Bell Harbor Conference Center and Marina, Shilshole Bay Marina, Harbor Island Marina, Fisherman's Terminal, and a variety of office, retail, and industrial properties.

This division assists the airport and seaport divisions to assist with acquiring, disposing of, or otherwise managing their real estate holdings. In addition, the Real Estate Division is responsible for facility management of the port headquarters at Pier 69, fleet management and Seaport Maintenance.



### Dave Magee

Senior Director/Managing Broker, Cushman & Wakefield

Dave Magee has devoted the past 27 years to commercial real estate in the Seattle area, specializing in tenant representation, office leasing and investment sales.

Mr. Magee has been responsible for the successful lease-up of most of the prominent office buildings in the Seattle suburban market. He has significantly contributed to a number of major leases that have been completed in the market including new leases and renewals with Alaska Airlines, King County and The Boeing Company as a member of Boeing's leasing team.



Forecast Breakfast  
**Panel of Experts**



**Matt Rosauer**

Matt Rosauer is a developer with a real estate and construction background. He has spent over 15 years in the real estate and construction industries involved in a wide variety of projects, including as an owner, manager, and developer of commercial and multi-family properties. He is a principal at the Pine Street Group L.L.C., Seattle, and oversees architecture, engineering, and construction.

Rosauer is the project manager for Via6, a 654-unit apartment project at Sixth and Lenora in downtown Seattle. The project has two 24-story towers, 18,000 square feet of retail, and a 435-stall garage. Via6 opened in February of 2013 and is currently 85 percent leased.

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**IREM Forecast Breakfast**

December 6th, 2013 | Bellevue Westin, Grand Ballroom | 7:30-9:30am

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**What question would you like to ask the panel?**

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