
Introduction

The twelve research papers contained in this volume of the *Journal* are the best papers presented at the 1998 ARES Annual Meeting in the categories indicated. ARES wishes to enthusiastically thank all the gracious manuscript prize sponsors (\$1,000 each) and all the reviewers whose names are shown below (alphabetically). After being chosen as the manuscript prize winner, the papers are then reviewed again by at least two reviewers. They are then revised (sometimes more than once) to meet the reviewers comments before publication.

Competition has become intense in recent years, with the growth of the ARES Annual Meeting. Given the number of prizes, less than 10% of the program can potentially win a manuscript prize, and this depends on topic and quality.

John Benjamin, American University
Peter Colwell, University of Illinois
Mark Dotzour, Texas A&M University
Don Epley, Washington State University
Richard Graft, Electrum Partners (two papers)
Dick Hoyt, University of Nevada–Las Vegas
Youguo Liang, Prudential Real Estate Investors
Chris Manning, Loyola Marymount University
Norm Miller, University of Cincinnati
Joseph Pagliari, Jr., Citadel Realty
Rick Peiser, Harvard University
Stephen E. Roulac, The Roulac Group
Ron Rutherford, University of Texas–San Antonio
Atef Skarkawy, Texas A&M University
Leon Shilton, Fordham University
G. Stacy Sirmans, Florida State University
Tom Springer, Florida Atlantic University
Grant Thrall, University of Florida
Ko Wang, California State University–Fullerton
James R. Webb, Cleveland State University (two papers)
Tyler Yang, PricewaterhouseCoopers
Michael Young, RREEF (two papers)

Glenn R. Mueller
ARES Immediate Past President
Legg Mason Wood Walker