

Andrew G. Mueller
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EDUCATION

Colorado State University Ph.D. Economics Fort Collins, CO

- Ph.D. Candidate, expected graduation May 2012

Denver University M.S. Real Estate 2008 Denver, CO

- Real Estate and Construction Management major
- Member Beta Gamma Sigma and Sigma Lambda Chi honors societies

Emory University, Goizueta Business School BBA/BA 2001 Atlanta, GA

- Bachelor of Business Administration (Finance major) and Bachelor of Arts in Environmental Studies
- Member of Phi Eta Sigma Honors Society

Colorado Real Estate Broker

- Associate Broker, Crean Associates.

EXPERIENCE

Environmentally Responsible Real Estate Development Denver, CO & Derry, NH

Founder, Member: April 2004-Present

- 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™ projects in New England
- Oversaw road construction, tree removal, and sub-contractor bidding on multiple development projects
- Promoted state and local planning board approval processes for New England and Colorado projects

PricewaterhouseCoopers LLP Denver, CO

Research Associate: May 2001-January 2003

- Synthesized all investment due diligence, analysis and report writing for student housing development across the US
- Consolidated all thought leadership research for inclusion in "Emerging Trends 2002" publication
- Developed real estate market and submarket cycle modeling and compiled specific market analysis
- Created statistical based valuation model for mass appraisal of large property portfolios
- Conducted student housing field research, survey analysis and designed enrollment, demand, and supply models in 40 college markets
- Conceptualized real estate portfolio valuation, ranking, modeling, and advisory services
- Facilitated expert testimony pre-trial research for use in litigation

Johns Hopkins University Baltimore, MD

Research Assistant: July-August 2000

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

Emory University Namibia, Africa

Field Study and Independent Research: May-June 2000

- Developed research thesis on environmental alternatives to cattle farming
- Produced thesis "Tourism: An Economic Alternative to Cattle Farming in Namibia"

Jones Lang LaSalle London, England

European Investment Research Assistant: May-August 1999

- Designed European-Regional Economic Growth Index forecasting model
- Wrote and edited European country economic overview reports
- Analyzed investment opportunities in European real estate funds

Legg Mason Baltimore, MD

Research Liaison: May-August 1998 and December-January 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

Research Assistant - REIT Research Group: June-August 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

Mueller, A.G. and Mueller, G.R. (2009 forthcoming). Macro Economic Drivers of Development. NAIOP Research Foundation.

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

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

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

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

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.

Mueller, A.G. (2000, August). Tourism: An economic alternative to cattle farming in Namibia. Senior Thesis, Emory University.

EDITORIAL AND REVIEW ACTIVITIES

Associate Editor

Real Estate Value Cycles

Year-End 2001 – January 2003

SELECTED NATIONAL PRESENTATIONS

Mueller, A.G. & Mueller, G.R. (2006, April) The Physical Market Cycle's Affect on Public and Private Real Estate Returns. Paper presented at the annual meeting of the American Real Estate Society, Naples, FL.

Mueller, A.G. & Mueller, G.R. (2003, January) Public and Private Real Estate In a Mixed Asset Portfolio. Paper presented at the annual meeting of the Allied Social Sciences Association, Washington, D.C.