Table of Contents

Foreword	4
Letter from the Editors	5
Between We Buy Houses and We Buy Wholesale By: Cori R. Harvey	12
The Value of Flexibility: A Finance Application of Options to Real Estate By: Hamid Pezeshkian, Sina Lashgari, and Duane Stiller	26
2014 Industry Leader Award: Jorge M. Pérez	38
New York City's Annual Income and Expenses Statement Filing Requirement: A Land Mine for the Unwary Purchaser or Owner of Real Property By: Ryan A. McCaffrey and Albert D. Lichy	46
Collaborate or Compete: How Do Landlords Respond to the Rise in Coworking? By: Rebecca Green	52
Using REITs to Invest in Utility Scale Solar Projects By: Brian McKinley	60
CASE STUDY - Boca Bay: The Impact of Insurance Availability on Residential Property Values By: Dr. H. Shelton Weeks, Dr. Steve P. Fraser, and Dr. J. Howard Finch	71
Cornell/SelectLeaders Job Barometer	82
Case Competition Highlights	84