



MID HUDSON CHAPTER
www.midhudsonai.org

**“NYC Region & Suburbs-Property Types & Highest & Best Use Questions:
Demographic & Economic Shifts Affecting Real Estate Demand”**

Date: September 13, 2017

Location: Hudson Gateway Association of Realtors, 9 Coates Drive, Goshen, New York

Time: 9:00 a.m. – 5:00 p.m.

Registration: 8:30 a.m.

Appraisal Institute members: \$190

Non-members: \$235

Tuition: Includes seminar materials, continental breakfast and afternoon refreshments (Lunch on your own).

Instructor: Susanne M. Curran, MAI, AI-GRS

Seminar Coordinator: Yvette Molinas

Seminar Description: Discussions of:

-Population: Age Shifts, Education Shifts, Static Suburbs vs. Urban Expansion; Now Gen X and Millennial generations, and their Children, are driving demand. Can real estate deliver anticipated “Experiences”?

-Income: Salaries vs. Housing and Transportation Affordability; Purchasing Power; Savings Rates, Dual Income No Kids, Dual Income BMTs- Baby Makes Three

-Housing- New Luxury Supply leaves behind demand sectors, Salaries vs. Affordability, Housing Starts, Housing Costs, Records set in Household Formation and Homeownership Rates, Mortgage Interest Rates Inflate/Deflate Sales, School Districts as a Demand Driver

-Factors Driving the Recent Re-alignment of New York MSAs and CMSAs according to Commuting Patterns, Housing Costs and Job Growth

-Regional Edge Cities

-Employment as the “Big Dog”: the primary Demand Driver

-Trends in Employment Sectors and Major Employers dominated by Gen X/Millennials

-“Under-Demolished” Real Estate: Office, Retail, Schools, Recreation, Others

Continuing Education Credit, Full Attendance: Seven (7) hours of continuing education credit for this program has been approved by the Appraisal Institute and with NYS.

Cancellation Policy: Up to 15 days prior to program start date, **\$25.00 cancellation fee**. 10 – 14 days prior to program start date, **\$50.00 cancellation fee**. Less than 10 days prior to program start date, **forfeit of payment**. All cancellation requests must be submitted in writing. Confirmed students should not assume that cancellation has been granted until a confirmation has been received.

Enrollment: Subject to Online Registration System (OLRS). Return this form for check payment only. Credit card reservations must be made online. Please follow the link to register online: <http://www.myappraisalinstitute.org/education/MidHudson.aspx>. RESERVATION DEADLINE IS **September 11, 2017**.

Disclaimer: This Educational Program (Program) was developed and organized by the Appraisal Institute Chapter offering the Program with the intent of addressing topic(s) of current local interest solely for educational and informational purposes. The Appraisal Institute national organization was not involved in developing or organizing the Program.

The content of this Program, including but not limited to any written materials and presenter comments, does not represent the viewpoint of the Appraisal Institute (defined as including but not limited to, the national organization, its Regions, Chapters, members, candidates, affiliates and staff) unless formally adopted by the national Board of Directors. Further, the Appraisal Institute has not peer-reviewed or approved the content of the Program and does not warrant the accuracy or timeliness of the content of the Program. The content of the Program is subject to court decisions and local, state and federal laws and regulations and any such revisions of such laws and regulations. This Program is presented with the understanding that the Appraisal Institute is not engaged in rendering legal, accounting or other professional advice or services. Nothing in the Program is to be construed as the offering of such advice or services. If expert advice or services are required, attendees and readers are responsible for obtaining such advice or services from appropriate professionals.

Enrollment Form

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To Register/Pay by credit card: www.appraisalinstitute.org/education/MidHudson.aspx

To Register/pay by check: please complete form and return with payment to:

Mid Hudson Chapter, 6 Camelot Dr., Warwick, NY 10990

Please return registration and check by 09/11/17

Name: _____

Address: _____

City/Town: _____ Zip Code: _____

Business Telephone # () _____ Fax # _____

Email _____

*Appraisal Institute member account number: _____

*Appraisal Institute members should provide their acct. # (see upper right section of membership dues invoice)

Appraisal Institute Member: MAI SREA SRPA SRA RM CAND Affil.

I am not a member of the Appraisal Institute

State (s) _____

License/certification # (s) _____

Payment enclosed: _____ \$190 AI _____ \$235.00 nonmember

(Make check payable to: Mid-Hudson Chapter and mail to: 6 Camelot Drive, Warwick, NY 10990)

Confirmation Letter: If you enrolled ON-LINE, you will automatically receive a confirmation when your credit card is used. For check payment, confirmation will be sent 5 days prior to presentation.

For additional information, please contact the Mid-Hudson Chapter at 845-986-4863 or visit our website at www.midhudsonai.org for other educational offerings or to ****REGISTER ONLINE****