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FOR IMMEDIATE RELEASE

WX HOSTS SOLD-OUT BREAKFAST FEATURING ROBERT WHITE JR. ON REAL ESTATE MARKET OUTLOOK

WX New York Women Executives in Real Estate (WX) hosted Robert M. White Jr., CRE, Founder and President of **Real Capital Analytics**, for a first look at his year-end 2018 statistics and presentation on his 2019 real estate market forecast. The sold-out breakfast of over 100 Members, Scholars and invited guests was held at **The Harvard Club** in **New York City** on **Tuesday, January 15, 2019**.

White's presentation examined the key points of influence from the past year, analyzed market trends, and discussed how these factors will shape the real estate environment in the coming year.

A Year in Review

White noted that the most active U.S. markets for 2018 included Manhattan, Los Angeles, Chicago, Dallas and Atlanta. NYC Boroughs experienced the highest positive increase in activity year over year at 63% with Manhattan alone realizing a positive 50% increase, totaling \$34,619 million. The market had more volume in the third quarter vs. fourth quarter due to increased volatility and increased in cap rates. Overall asset prices have continued to rise with apartment properties seeing the steepest and most steady increase.

Positive Outlook for 2019

In his forecast, White highlighted that U.S. Corporate Real Estate remains attractive globally with Manhattan and San Francisco recording some of the highest global office yields amongst Hong Kong, Singapore and Central London. White also reported that private and institutional demand remains strong as transaction activity makes a shift to refinance. Despite a slowdown in the rate of change, White concluded that the market is more solid than it was going into last year. White also discussed the potential impact of Opportunity Zones to spur development in identified areas. Recognizing this will vary greatly by the size of the market, he recommends acting fast to gain the early advantage in these areas.

About the Speaker:

Robert M. White, Jr., CRE, Founder and President, Real Capital Analytics Inc.

Robert M. White, Jr., CRE, is the founder and president of Real Capital Analytics Inc., an international research firm that publishes the Capital Trends Monthly. Real Capital Analytics provides real time data concerning the capital markets for commercial real estate and the values of commercial properties. The

firm maintains offices in New York City, San Jose (CA), and London. It has approximately 800 clients, including the industry's leading brokerage firms, institutional advisors, REITs, developers, foreign investors and banks.

Mr. White is a noted authority on real estate capital markets with credits in the Wall Street Journal, Barron's, The Economist, Forbes, New York Times, Financial Times, among others. In addition, he was named one of National Real Estate Investor Magazine's "Ten to Watch" in 2005, Institutional Investor's "20 Rising Stars of Real Estate" in 2006, and Real Estate Forum's "10 CEOs to Watch" in 2007. Previously, Mr. White spent 14 years in the real estate investment banking and brokerage industry and has orchestrated billions of dollars worth of commercial sales, acquisitions, and recapitalizations. He was formerly a managing director and principal of Granite Partners LLC and spent nine years with Eastdil Realty in New York and London.

Mr. White is a Counselor of Real Estate, a Fellow of the Royal Institution of Chartered Surveyors and a Fellow of the Homer Hoyt Institute. He is on the Board of Directors of the Pension Real Estate Association also a member of numerous industry organizations and a supporter of academic studies. Mr. White is a graduate of the McIntire School of Commerce at the University of Virginia.

About WX New York Women Executives in Real Estate

WX New York Women Executives in Real Estate is an association of executive-level women actively engaged in the commercial real estate industry in New York. The mission of WX is to promote the advancement of women in commercial real estate; to enhance public perception about the role of women in the industry; and to promote the highest standards of professionalism, ethics and integrity in the field. Through educational seminars, breakfasts with industry leaders, mentoring programs, scholarships, and special events, WX provides members with a forum for visibility and exchange, spotlights the accomplishments of individual women in the industry, and paves the way for the next generation of women in the field. For more information, please visit www.wxnyre.com.