

Anjelita Cadena, Ph.D.

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Affiliation

Clinical Assistant Professor of Real Estate, University of South Carolina

Education

Ph.D., University of Texas at San Antonio, 2013.

Business Administration

Emphasis in Finance

Dissertation "Three Essays in Residential Real Estate"

Masters Level Courses, University of Texas Permian Basin, Odessa, TX, 2004-2005.

Accounting, Statistics

MBA, University of Denver, 1995.

Major: Business Administration

Supporting Areas of Emphasis: Corporate Finance

BS, Texas A&M University Kingsville, 1981.

Major: Mathematics

Supporting Areas of Emphasis: Computer Science

Experience

Academia

Clinical Assistant Professor of Real estate, University of South Carolina (Aug 2022 – Present)

Assistant Professor of Real Estate, University of North Texas, Finance, Insurance, Real Estate, Law. (Jun 8, 2015 – Aug 2021).

Assistant Professor of Finance, Our Lady of the Lake University. (Jun 2014 - May 2015).

Lecturer, Teaching Assistant, Research Assistant, University of Texas at San Antonio. (Aug 2008 - Dec 2013).

Professor of Business Studies, Midland College, Midland, TX (Aug 2004 – May 2008)

Entrepreneurship

Cadena Real Estate Services..... Mar 2004 – Present
Owner/Broker; Sales and Office Manager;

Sunset Heating and Air Conditioning.....Apr 2006 – May 2007
Partner/Accounting and Finance
Create and maintain accounting systems.

Ocaso Merchants, Inc. Nov 2000 – Aug 2004
Partner/Accounting and Finance

Corporate

Wells Fargo Home Mortgage, Midland Texas.....Jul 2003 – June 2004
Home Mortgage Consultant (Loan Officer)

Texaco Jan 1982 – Jan 2002
IT Specialist, Texaco
Promoted to various positions of increasing responsibility and a wide range of situations.

Licensures and Certifications

Texas Real Estate Broker License #493733, Texas Real Estate Commission, expires 07/2024

GRI and e-Pro designations; C2EX (Ethics) endorsement from National Association of Realtors

Academic Scholarly

Published Refereed Journal Articles

- Cadena, A., Thomson, T. (2021) **The Value of "Green" in Resale Residential Real Estate: Premium by Year, Neighborhood Value Quintile and Homestead Status.** *Journal of Sustainable Real Estate; December 15, 2021.* (Cadena & Thomson, [The Value of "Green" in Resale Residential Real Estate: Premium by Year, Neighborhood Value Quintile and Homestead Status, 2021](#))
- Cadena, A., Thomson, T. (2021). **The Homestead Premium.** *Journal of Applied Financial Research, Publication in August, 2021.* (Cadena & Thomson, [The Homestead Premium, 2021](#))
- Cadena, A., Rutherford, R. C., Allen, T. (2015). **Effects of Real Estate Brokers' Marketing Strategies: Public Open Houses, Broker Open Houses, MLS Virtual Tours, and MLS Photographs.** *Journal of Real Estate Research.*
- Cadena, A., Thomson, T. (2015). **An Empirical Assessment of the Value of Green in Residential Real Estate.** *The Appraisal Journal.*

Work-in-Progress

Databases

- Foreclosure data from ATTOM with Denton, Collin, Dallas, and Tarrant county property sales data. Data is in SAS; reports in MS Access and SAS. (North Texas database V 2.0)
- Texas Real Estate Licensees with sales performance, demographics, disciplinary, and licensee weekly data changes. (Licensee database V 2.0)
- Bexar County property sales and foreclosure data. (Bexar database V 2.5)

Presentations

- "The Value of 'Green' in Resale Residential Real Estate: Premium by Year, Neighborhood Value Quintile and Homestead Status" Academy of Business Research (ABR) August 2021, Virtual.
- "The Homestead Premium." American Real Estate Society (ARES) 2019 Annual Meeting, Paradise Valley, AZ.
- "The evolution of Multi-Family Properties and their effects on Single-Family property value," American Real Estate Society (ARES) 2018 Annual Meeting, Bonita Bay, FL.
- "The sales agent stigma: Is it earned?" American Real Estate Society (ARES) 2018 Annual Meeting, Bonita Bay, FL.
- "Measuring Effects of Multi-Family Properties within Mixed-Use Developments on Housing Values." American Real Estate Society (ARES) 2017 Annual Meeting, Coronado, CA.
- "The Value of Green in Residential Real Estate by Year, Intensity, Area, and Age," American Real Estate Society (ARES) 2016 Annual Meeting, Denver, CO.
- "House Flipping - What's the Upside? " American Real Estate Society (ARES) 2015 Annual Meeting, Fort Myers, FL with Thomas Thompson, UTSA.

Media Contributions

Articles

- "Ask the Experts: What are the Pitfalls of Buying a Foreclosure," Cardhub.com. (Jun 29, 2016).
- "When Eco isn't Economic," Wall Street Journal. (Apr 29, 2015).

Grants and Sponsored Research

Grant - Research

Cadena, A., "Summer Research Grant Award," Sponsored by G. Brint Ryan College of Business, University of North Texas, \$10,000.00. (Jun 2019 - Apr 2020).

Teaching Experience

Course Development

2021 – Created online versions of a course already taught (Advanced Property Management) in a face-to-face environment using a structured environment with UNT's Center for Learning, Experimentation, Application, and Research (CLEAR) standards, including copyright, trademark, and accessibility compliance. (University of North Texas)

2020 – Create online versions of a course already taught (Property Management) in a face-to-face environment using a structured environment with UNT's Center for Learning, Experimentation, Application, and Research (CLEAR) standards, including copyright, trademark, and accessibility compliance. (University of North Texas)

2018 – Redeveloped REAL 4210, Advanced Property Management, to follow REAL 4200 as initially intended to align the Property Management courses with the Texas Apartment Association's requirements. (University of North Texas)

2005 – Created online versions of Principles of Finance using Blackboard and meeting the VCT (Virtual Colleges of Texas) standards to make it available to students at other colleges. (Midland College)

Courses Taught

University of South Carolina

Introduction to Real Estate and Urban Development, Real Estate Finance

University of North Texas

Personal Finance, Finance, Principles of Real Estate, Real Estate Agency, Property Management, and Advanced Property Management.

Our Lady of the Lake University

Finance Principles, Graduate Corporate Finance and Economics of Global Business Conditions

Midland College:

Principles of Finance, Personal Finance, Business Principles (in-class and online using Blackboard), Business Law I, Introduction to Accounting I, Principles of Accounting II, Introduction to Computerized Accounting (QuickBooks Pro and Peachtree), Business English, Introduction to Word Processing

Awards and Honors

Thank A Teacher Program, UNT CLEAR. (Nov 14, 2017).

Professional Memberships

American Real Estate and Urban Economics Association. (Jan 1, 2016 - Present).

Academy of Business Research. (2014 - Present).

American Real Estate Society. (2011 - Present)

The Ph.D. Project. (2008 - Present).

National Association of Realtors® 2002 - Present

Texas Association of Realtors® 2002 - Present

Greater Denton Wise County Association of Realtors® - Jan 2015-Present

Hispanic Women's Network of Texas. (Jan 2018 – Jun 2021).

Service

University

USC – Faculty Advisor South Carolina Organization of Real Estate

USC – Presentations of Real Estate degree and career opportunities

UNT - Committee Member, COB Ethics Committee, COB Professional Leadership Program. (Sep 2016 - Aug 2018), Communications Liaison for Texas Apartment Association Education Foundation.

UNT FIREL Dept - Committee Member Faculty Search, Doctoral Committee, Scholarship Committee.

UNT - Faculty Mentor, Adelante! Student Leadership Conference, Faculty Advisor Real Estate Club.

Profession

Reviewer, Journal Articles, The Appraisal Journal. (Jul 15, 2019 - Present).

[The PhD Project](#)

Session Planning and Chair, 2023 Annual Conference

Guest Speaker, Hispanic Association of Colleges and Universities (HACU), Chicago, IL (Oct 6, 2019).

Workshop Organizer, Annual Recruitment Seminar, Chicago, Illinois. (Sep 2014 - Nov 2018).

Whitehouse Initiative on Hispanic Excellence in Education (Committee on Hispanic Excellence) – Finance and Economics DSA Representative (Jan 1, 2016 – May 30, 2018)

Finance and Economics Doctoral Student Association (FEDSA) 2008 – present

Coordinator and Panelist, Finance and Economics Doctoral Student Association (FDSA) 2014-present

American Real Estate Society

Session Chair, Bonita Bay, Florida. (Annual Conference, Apr 13, 2018).

Session Chair/Mentor, Doctoral Students Seminar, Planning, and Real Estate Development Models, ARES 2017 Annual Meeting.

Chair, Future Leaders of A0052ES, 2016-17

Co-Chair, Future Leaders of ARES, 2015-16

Greater Denton and Wise County Association of Realtors, Denton, Texas, Finance Committee Member (Jan 1, 2016 – Dec 2020).

Public

Board Member, Hispanic Women's Network of Texas, Denton, Texas. (May 1, 2018 - 2021).

Occasional Contributor, LULAC - Nuestra Voz Publication, DFW, Texas. (Jul 1, 2016 - Dec 31, 2016).

Officer, President/Elect/Past, Denton Affordable Housing Corporation, Denton, TX. (Apr 15, 2016 - Aug 15, 2016).

Diversity Panelist, OCWEN Financial Services Corp, Irving, TX. (Jun 22, 2016 - Jun 23, 2016).

Additional Skills

Languages: English- Fluent; Spanish – Fluent

Office: MS Office (Word, Excel, PowerPoint, and Access) Quicken, QuickBooks, Adobe Acrobat DC, OneNote

Online: Canvas, Prezi, MailChimp, Signup Genius, and Canva

Database and Programming: SAS, R, MS Access, SQL, Fortran