



COASTAL CAROLINA  
UNIVERSITY.

Grant Center for  
Real Estate and Economics

## May 2021 Newsletter



Building  
opportunities  
through  
education.

### CCU Real Estate Club

This year, members of CCU Real Estate Club met weekly via Zoom. The Grant Center for Real Estate and Economics congratulates these students for adapting very well under these circumstances. We are looking forward to coming back together (hopefully in-person) in the fall semester.

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Congratulations,  
Coastal Carolina University  
Class of 2021!

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# Real Estate Market Analysis seminar

On April 13, the Coastal Real Estate Club hosted a Real Estate Market Analysis seminar/guest lecture. Students and members of the community had the opportunity to hear from experts about the state of the commercial real estate market. The event started with introductory remarks from Sourav Batabyal, Ph.D., assistant professor of economics at Coastal Carolina University. Tony Grant spoke on the topic *Negotiating Commercial Leases: How Commercial Leases Could Change in a Post-COVID World*. Rox Pollard Jr. spoke on the topic *Retail Commercial Real Estate: Where Do Retailing and Retail Properties Go from Here?*

## About Tony Grant



Tony Grant has spent a lifetime in the real estate profession. He founded Grant & Partners, a London-based commercial real estate company. Under Grant's leadership, the firm grew to be a large, multimillion-dollar firm. He went on to lead several internationally successful firms and serve as World President of FIABCI (the International Real Estate Federation). Grant is now lifetime Honorary World President of the organization.

Grant has been a fellow of RICS (Royal Institution of Chartered Surveyors), chairman of RICS USA, and chairman of RICS Americas.

The Grant Center for Real Estate and Economics at Coastal Carolina University was launched in January 2016 through a major gift from Grant and his wife, Carrie, who reside in Murrells Inlet.

## About Rox W. Pollard Jr.



Rox W. Pollard Jr. is the vice president and director of the Retail Services Team for Colliers International | South Carolina, where he specializes in the sale, leasing, and

## New partnership with FIABCI

Coastal Carolina University is proud to announce a new partnership with FIABCI (the International Real Estate Federation). We are sponsoring the federation's Real Estate Days virtual event June 1-3, 2021.

The topic of the event is *Digital Transformation and the Legacy of the Global Outbreak in Real Estate*.

The program will feature keynote speech by Andrew Baum, professor of practice at Saïd Business School, University of Oxford, and also includes high-level presentations, panel discussions, and a workshop.

Please visit the website [here](#) for the complete schedule.

Click Here for the  
Zoom Link!

## Grant Center director discusses increased cost of living in local community

Robert Salvino, Ph.D., director of the Grant Center, spoke with local media this month about increased cost of rent in the Myrtle Beach community.

According to data from apartmentlife.com, the average cost of rent increased 8.4% in comparison to a year ago. While the percentage increase in the cost of rent leads the nation, Myrtle Beach still maintains a lower than national average rent cost for a two bedroom apartment. Salvino points to the lack of increase in income as a major contributing factor to the issue with the rise in rent.

"It is true to say that it is more expensive, as a share of your income in Myrtle Beach, to afford your rent," Salvino said. "The income level is where we have the most room to grow. That's where we'll solve a lot of problems."

Salvino also points to education and increasing the value of oneself in a current company role as factors that will improve income and decrease the issue of rising cost of rent.

Check out the  
Report Here!

he specializes in the sale, leasing, and development consultation of retail properties across the state.

Originally from Greenville, S.C., Pollard graduated from the University of South Carolina in 1983 with a bachelor's degree in business marketing and management.

Pollard has served the Central Carolina REALTORS® Association in many ways over the years, including being its commercial chair. He is active in the International Council of Shopping Centers, previously serving as the state operations chair. He has served on the Colliers International U.S. Retail Services group as its national chairman and has received several awards and recognitions in commercial real estate.

Pollard is very active in the community, having served in various capacities with Heathwood Hall Episcopal School board of trustees, American Cancer Society, Columbia Sertoma Club, Leadership Columbia, and the Richland County Public Library board of trustees. Other positions include assistant scoutmaster in the Boy Scouts of America, Sunday school teacher, and past stewardship committee chair at Trinity Episcopal Cathedral.

**Check out our website later this month to watch each talk!**

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## **Grant Center professor interviewed about international impact of COVID-19**

Grant Center assistant professor Sourav Batabyal, Ph.D., was recently interviewed by WPDE's Donovan Harris about the effect of COVID-19 on the people of India.

The country is going through a difficult period with a prolonged spike in COVID-19 cases. Batabyal was interviewed to give his perspective of the pandemic, as someone who is from India and still has family in the country.

Check out the Article Here!

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### **Around the University: Teal Alley**



Recently, students from the Edwards College of Humanities and Fine Arts completed a beautification project by painting a mural in downtown Conway's shopping district.

The area, dubbed Teal Alley, is a great addition to our community. The alley is filled with Teal pride. The paintings are absolutely magnificent, and the teal turf is a nice touch as well.

Stop by Teal Alley next time you are in Conway. It is located at 1020 Third Ave.

Well done, fellow Chanticleers!

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# Grant Center to host educational commercial real estate speaker series

The Commercial Real Estate Professional Speaker Series is a virtual opportunity for students and interested parties to learn from industry leaders about what they did to survive the COVID-19 pandemic, and what it means for the future of the real estate market.

The first seminar will be hosted on May 26 at 6 p.m. via Zoom. The speaker will be John Orr of Carolina Retail Experts. Orr will be giving a talk on the topic of *Retail Commercial Real Estate in a Post-COVID World*.

## About John Orr



John Orr is the president and broker-in-charge at the Charleston headquarters of Carolina Retail Experts. He has successfully completed over 5 million square feet of retail transactions, including leases, acquisitions, dispositions, and build-to-suit development. He specializes in the creation of value by executing retail commercial real estate strategies for property owners, retailers, and investors throughout the Southeast. Additionally, Orr provides special asset management and disposition for the courts, financial institutions, individual developers, and investors.

During his 30-year real estate career, Orr has managed all aspects and processes of the development cycle, including: site selection, contract and lease negotiation, due diligence, entitlement, design, financing, construction, property and asset management, and disposition.

@JohnOrrCCIM is a pioneer in #CRE. His activity and engagement on various social media platforms have led to national recognition and speaking engagements. Follow Orr for insights and ask any #CRESocial questions you may have.

Orr's other passion is education. He earned his CCIM designation over 20 years ago and is on a mission to create a smarter commercial real estate community. His South Carolina CCIM chapter service includes a seat on the board of directors, election to the executive offices, and service as chapter president for 2019.

## Colliers International releases annual emerging economies report

Colliers International recently released its 10 Emerging U.S. Industrial Markets to Watch in 2021 report, which analyzes the markets best poised to benefit from growth in depth. It provides the area's population and labor demographics, discusses logistics advantages, and offers Colliers' perspective on what makes these markets tick. The report also forecasts industrial fundamentals for the coming year.

Notably, our neighbor to the south, Savannah, Ga., ranked on the list. The city's explosive population growth and fast-growing port were noted as major contributing factors to its continued success.

[Check out the Report Here!](#)

Follow us on social media

@GrantCenterCCU.



Additionally, Orr serves at the CCIM Institute level in various capacities, including as a member of the strategic planning committee. He was recently elected to a three-year board of directors term.

**Follow us on social media for information about the speakers!**

**Facebook:** Grant Center for Real Estate and Economics

**Twitter:** @GrantCenterCCU

**Instagram:** @grantcenterccu

Contact Cobi Williams at 843-349-2052 or [cswilli5@coastal.edu](mailto:cswilli5@coastal.edu) for questions about the series.



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