

# 1. Spring 2015 Course Syllabus

**Course Number: BA 464**

**Course Title: Investments (Real Estate)**

**Credit: 4 units (45 hours of lecture + 45 hours of self-study research project)**

**Days and Time: Tue. 12:30pm to 3:15pm**

**Office hours: By appointment**

**Instructor: Albert Loh**

## Course Materials

**Textbook:** Real Estate Finance and Investments, by William Brueggeman and Jeffrey Fisher, 14<sup>th</sup> edition (February 2010). ISBN-10: 0073377333. ISBN-13: 978-0073377339

**Tools:** A handheld calculator (mobile device calculator such as iPhone, Galaxy, etc. will not be allowed). Supplemental materials (such as periodical, article, or case study) will be provided in class.

## Course Description

An in-depth study of real estate investments including the nature of real property, market analysis, construction cycles, mortgage lending, equity investment, metro area growth, urban land use, the effect of credit on demand, equity investment criteria, real property valuation and public policies, as well as current news and market conditions in both the United States and international real estate markets will be covered in the course. A one-unit written research project and its oral presentation are required for the course. Credit: 4 units (45 hours of lecture + 45 hours of self-study research project).

## Learning Objectives

Upon completion of this course, students should have a working knowledge of real estate markets and be able to reason, analyze, and make informed decision based on the fundamental principles of real estate investment, valuation, mortgage finance, and construction financing and be able to reason, analyze, and make informed decisions

## Instructional Methodology

The course will be conducted in the form of lectures and discussions on each topic shown in the class schedule below.

## Course Requirements and Evaluation

While in class, students are expected to conduct themselves in a professional manner. Professionalism includes regular attendance, participation in class discussions, civil conduct, and ethical behavior, etc. If a student is observed coming to class late often, being disrespectful to peers, texting or using mobile devices, or carrying on personal conversations during lecture, the professionalism portion of the grade will be reduced based on a demerit system. The course begins with each student having the full 50 points. Tardiness without valid reasons greater than 1 time will result in 5 points deduction. Behavioral offenses such as texting, using of mobile devices, or engaging in disorderly conduct in spite of reminder or warning will result in 10 points deduction.

Higher education is about learning how to learn. So in acquiring new knowledge, always pay attention to the learning objectives of each chapter or topic. In addition, you will enhance your understanding by solving the chapter problems to be assigned in class. Of course, you are welcome to bring questions to class for discussion by reading ahead of each classroom lecture. Achievement is assured when done repetitively.

Your performance in this course will be evaluated under the following model:

Mid-Term Project: 100 points	A = 361 – 400
Research assignment: 100 points	B = 301 - 360
Final Exam: 150 points	C = 241 - 300
Professionalism: 50 points	D = 201 - 240
Total 400 points	F = < 200

The final exam will be open book using personal notes and include multiple choice questions and problems that are similar to the term assignments. They are designed to test both theory and problem solving. There will be no "extra credit" work during or after the semester.

The key to success in this course is communication and interaction. Thus, we will have to work as a team. First, we will create a positive learning environment where everyone can participate without fear. Second, relevant reading and problem assignments will be presented and discussed in class. When in doubt, ask.

### **Scholastic Dishonesty**

Scholastic dishonesty will not be tolerated. Students who violate rules of academic dishonesty are subject to disciplinary penalties, including failure in the course and/or other actions from the University.

### **Tentative Class Schedule**

Date	Topics
Jan 20	Course introduction and real estate market
Jan 27	Chapters 2 & 3: Mortgage instruments and time value of money
Feb 3	Chapters 7: Single family housing
Feb 10	Chapters 4 & 5: Fixed and adjustable-rate mortgages
Feb 17	Chapters 5 & 6: Additional mortgage analysis
Feb 24	Chapter 6 & 8: Residential financing
Mar 3	Chapter 8 & 9: Income property
<b>Mar 10</b>	<b>Mid-term assignment due</b> & Chapter 10: Appraisal
Mar 24	Chapters 11: Investment analysis
Mar 31	Chapters 12 & 13: Financing alternatives & Risk analysis
Apr 7	Chapters 14 & 15: Disposition and renovation & Corporate real estate
Apr 14	Chapters 16 & 19: Project finance & Secondary mortgage market
Apr 21	Chapter 21: REIT's
Apr 28	<b>Final assignment due</b> & Chapter 22: Investment performance
<b>May 5</b>	<b>Comprehensive Exam</b>

Syllabus reviewed: February 4, 2015