

Course Title: Real Estate Finance and Analysis FIN 3600

NORTHWOOD UNIVERSITY
WUXI CAMPUS at Jiangnan University
Term: Fall 2015
Department: Finance



Course Title: Real Estate Finance and Analysis **Instructor:**
Professor Dave Jaye

Course #: FIN3600 **Email:** contact me through your class
President or Vice President

Time/Day: FB1&2 – Tuesday 8am to 11.30am and Thursday 8am to 11.30am
FB3& 4 – Tuesday 9.55am to 11.30am and Thursday 1.30pm to 3.05pm

Office Hours By appointment and briefly after class.

Text: Real Estate Principles, 4th edition, David Ling and Wayne Archer, 2013

Course Description:

This course will explore a comprehensive overview of the various types of real estate markets in the United States and how purchases and sales are financed. Students will examine both standard and creative financing/structuring techniques used with residential real estate and income real estate properties. Purchase, sale, lease, and underwriting issues as well as real estate investment analysis techniques will be fully explored. The effects of market and economic conditions on the real estate markets are analyzed.

Prerequisite: FIN 3010 or 3210

Required work and system of grading:

The grade for the course consists of two Midterms 20% each (40%) Final Exam (30%), Individual Paper (10%) Quizzes 10%, Class Participation, Attendance and Assignments (10%).

Class Organization: You may select your own team members of up to four students. You must translate by hand in the book the assigned chapter **Key terms, Test Problems Questions and correct answers** to the Test Problems and **Solutions to concepts** before each class with the page number where you found the answer. I will give you time to translate in the first class. Students can share the translation work. Each team of up to six people must submit to the President the answers to Study Questions by 8pm on the evening before the second class. You should read the Chapter Power Point before Class. **There will not be any presentations.** I will call on individual students to come to the front of class to answer the Study Questions which they have solved. Student need to write the page number where they found the solution. You may use your smart phone for translations only. No chatting when I or another student is talking. Misuse of phone and repeated chatting will be punished. Bring a sheet of paper to write your English name and Chinese Last name to put on your desk each class. Bring a notebook to class dedicated only to this class. All missed classes must be made up by attending another class or a doctor's note or a policeman's note or a project that I choose. Four missed classes and you cannot take the final exam.

Goals and objectives:

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By the end of this course, Northwood University wants students to:

1. Understand the legal considerations in residential and commercial real estate.
2. Be able to analyze the financing of residential real estate as it applies to all mortgages.
3. Apply financing principles to the underwriting and financing of residential real estate.
4. Be proficient in analyzing the full effects of residential real estate financing decisions.
5. Understand commercial property markets.
6. Be proficient at developing a comprehensive valuation of income properties.
7. Apply financing techniques to residential and corporate real estate construction projects.
8. Apply financing concepts to land development projects.
9. Have an in depth understanding of the secondary mortgage market.
10. Have an in depth understanding of the real estate investment trusts.
11. Be proficient at the analysis of real estate investment performance.
12. Understand the role of real estate in investment portfolios.

Class organization and Assignments:

<u>Week beginning</u>	<u>Assignment</u>
August 31	Chapter 1 Class Organization, Introduction of Text, Translate Key Parts of Text Sept 3 National Holiday,
Sept 7	Chapter 1 Team Homework is due 8pm Sept. 7, 2015
Sept 7	Chapter 5 Team Homework is due 8pm Sept. 9, 2015
Sept 14	Chapter 6 Team Homework is due 8pm Sept 14, 2015
Sept 21	Individual Paper is due 8pm Sunday September 20, 2015. Team Homework is due 8pm Sept 21, 2015. This week we will have Golden Week make up classes in the evening from 7pm to 8.30pm in a room to be announced.
Sept 28	Review / Midterm 1 September 30, 2015
October 5	Chinese Holiday Golden Week
Oct 12	Chapter 7 Team Homework is due 8pm October 14, 2015
Oct 19	Chapter 8 Team Homework is due 8pm October 19, 2015
Oct 26	Chapter 12 Team Homework is due 8pm October 26, 2015
Nov 2	Chapter 13 Homework is due 8pm November 2, 2015
Nov 9	Review / Midterm 2 November 11, 2015
Nov 16	Chapter 14 Homework is due Wednesday November 18, 2015
Nov 23	Chapter 21 Team Homework is due 8pm November 25, 2015
Nov 30	Chapter 22 Team Homework is due 8pm December 2, 2015
Dec 7	Chapter 23 Team Homework is due December 9, 2015
Dec 14	Review, Final Exam December 17, 2015

Course Requirements:

1. You should read the assigned materials, translate end of chapter sections and read Power Point before coming to class for a proper understanding and productive participation.
2. Any form of copying (from any source – especially fellow students) will result in a score of zero on that homework or test.
3. Bring a Financial calculator to class.
4. You must earn a score of 60 points to pass this Northwood University Course.

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In addition to this syllabus, please refer to the Northwood University Standard Course Policies sheet. <http://www.northwood.edu/course-descriptions/management-course-descriptions.aspx>