



Course Specifications

Course Title:	Fundamentals of Real Estate Investments
Course Code:	FIN 341
Program:	BSBA (Finance)
Department:	Finance
College:	Business Administration
Institution:	Prince Sattam bin Abdulaziz University, Al-Kharj

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A. Course Identification

1. Credit hours: 3
2. Course type
a. University <input type="checkbox"/> College <input type="checkbox"/> Department <input checked="" type="checkbox"/> Others <input type="checkbox"/>
b. Required <input checked="" type="checkbox"/> Elective <input type="checkbox"/>
3. Level/year at which this course is offered: Fourth year, seventh semester
4. Pre-requisites for this course (if any): FIN 211 and ECON 102
5. Co-requisites for this course (if any): N/A

6. Mode of Instruction (mark all that apply)

No	Mode of Instruction	Contact Hours	Percentage
1	Traditional classroom	48	100
2	Blended		
3	E-learning		
4	Distance learning		
5	Other		

7. Contact Hours (based on academic semester)

No	Activity	Contact Hours
1	Lecture	48
2	Laboratory/Studio	
3	Tutorial	
4	Others (specify)	
	Total	48

B. Course Objectives and Learning Outcomes

1. Course Description

This course describes the basic legal concepts of real estates. It focuses on real estates financing – mortgages and notes and real estates investing – valuation and analysis. In that essence, This course describes different types of mortgages and notes and the pricing of real estates and its different types of investments.

2. Course Main Objective

This course aims to give students an overview of real estates as a part of different financial assets and give them knowledge in valuation and analysis of real estates. Moreover, it seeks to educate students about different types of real estate assets based on equity or debt sides.

3. Course Learning Outcomes

CLOs		Aligned PLOs
1	Knowledge and Understanding	
1.1	Define the concepts of real estates and its different aspects.	
1.2	Outline the mechanism of real estates financing assets.	
1.3	Recognize basics of valuation and investment analysis of real estates.	
2	Skills:	
2.1	Calculate the different real estates equity and debt assets.	
2.2	Evaluate and analyse real estate investment strategies.	
3	Values:	
3.1	Recognize how real estates are working in real life.	
3.2	Know how real estates are priced and valued practically.	

C. Course Content

No	List of Topics	Contact Hours
1	1. Introduction to Real Estates <ul style="list-style-type: none"> • Introduction, • Space Market – Segmentation of Space Markets: The Immobility of Real Estate, Supply, Demand, and Rent in the Space Market and Supply Is “Kinked”, • Asset Market – Major types of capital asset markets and investment products, • Pricing of Real Estate Assets- cap rates- determinants of cap rates. 	12 Hours
2	2. Urban Economics <ul style="list-style-type: none"> • Introduction, • Economic Base and the Growth of Cities and Regions – Definition, Export Base, Location Quotients and SICs, Service Sector and Export Multiplier and classification of Cities by Economic Base. 	8 Hours
3	3. Real Estate and Present Value Mathematics <ul style="list-style-type: none"> • Introduction, • Single-Sum Formulas – Single-Period Discounting and Growing, Single – Sums over Multiple Periods of Time, Simple versus Compound Interest, Effective versus Nominal Rates, • Bond Equivalent and Mortgage Equivalent Interest Rates, Continuously Compound Interest Rates. 	12 Hours
4	4. Measuring Real Estate Investment Performance <ul style="list-style-type: none"> • Definition, • Classification, • Two Fundamental Types of Return Measures • Advantage and Disadvantage of Periodic and Multiperiod 	8 Hours
	5. Real Estate Investment & Analysis <ul style="list-style-type: none"> • Introduction, • Relation between Return Expectations and Property Values in the Assets Markets – Match the Discount Rate of the Risk, Blended IRR, and Unbundling Cash Flows. 	8 Hours

	<ul style="list-style-type: none"> Ratio Valuation Procedures – Relationship of the Cap Rate to the Total Return, Empirical Cap Rates and Markets Values 	
Total		48 Hours

D. Teaching and Assessment

1. Alignment of Course Learning Outcomes with Teaching Strategies and Assessment Methods

Code	Course Learning Outcomes	Teaching Strategies	Assessment Methods
1.0	Knowledge and Understanding		
1.1	Define the concepts of real estates and its different aspects.	1) Class lectures. 2) Memorization of important concept and techniques. 3) Home assignments. 4) Small group work 5) Presentations by the students.	1) In class short MCQs quizzes 2) Mid-term exams 3) One final examination 4) Assignment.
1.2	Outline the mechanism of real estates financing assets.		
1.3	Recognize basics of valuation and investment analysis of real estates.		
2.0	Skills		
2.1	Calculate the different real estates equity and debt assets.	Cognitive skills are developed through lectures supported by assigning homework, giving chance to students for making presentations and independent learning.	Assessment of cognitive skills occurs in the range of assessment methods employed i.e., examination and course work
2.2	Evaluate and analyse real estate investment strategies.		
3.0	Values		
3.1	Recognize how real estates are working in real life.		Successfully completing Mid Quizzes- HW Study Plan & Final exam
3.2	Know how real estates are priced and valued practically.		

2. Assessment Tasks for Students

#	Assessment task*	Week Due	Percentage of Total Assessment Score
1	Q1	3 th	5
2	Mid Term Examination I	6 th	25
3	Q2	8 th	5
4	Assignment	8 th	10
5	Q3	10 th	5
6	Total		50

*Assessment task (i.e., written test, oral test, oral presentation, group project, essay, etc.)

E. Student Academic Counselling and Support

Arrangements for availability of faculty and teaching staff for individual student consultations and academic advice:

CBAK faculty is available for their students for 6 office hours per week where students can set up appointments. In addition to these office hours, faculty can be contacted through e-mail and telephone. Also, additional time can be made available for individual student consultations and academic advice, etc. upon request by student(s) online through Zoom meeting

F. Learning Resources and Facilities

1. Learning Resources

<p>Textbooks <i>You are not required to buy any of these books</i></p>	Commercial Real Estate Analysis and Investments 3rd Edition by David M. Geltner (Author), Norman G. Miller (Author), Jim Clayton (Author), Piet Eichholtz (Author)
<p>Essential References Materials</p>	Lecture's materials and slides
<p>Electronic Materials</p>	Course related websites
<p>Other Learning Materials</p>	Use of computer in problem solving exercises and Microsoft Excel in financial terms.

2. Facilities Required

Item	Resources
<p>Accommodation (Classrooms, laboratories, demonstration rooms/labs, etc.)</p>	Classrooms
<p>Technology Resources (AV, data show, Smart Board, software, etc.)</p>	Smart Board and software
<p>Other Resources (Specify, e.g. if specific laboratory equipment is required, list requirements or attach a list)</p>	

G. Course Quality Evaluation

Evaluation Areas/Issues	Evaluators	Evaluation Methods
At the end of each academic semester, students' feedback is taken. A survey form entitled; Course Evaluation Survey (CES) provided by NCAA is administered by Quality & Development Unit regularly using the Survey Monkey portal. In the CES,	Students	Questionnaire

Evaluation Areas/Issues	Evaluators	Evaluation Methods
Q.No.5 to Q.No.9 reflects the students' opinion on the effectiveness of teaching. Further, students can also provide their feedback on the effectiveness of teaching using the open-ended questions given at the end of CES.		
A senior faculty from the college/department nominated by DC visits the class and observes at least 2-3 classes during the entire semester. Peer observer provides his feedback on a template provided by Deanship of Development & Quality viz. class observation form for developing the teaching learning process.	HOD and some senior faculty	Peer review form
At the end of each semester, the course instructor self-reflects his experiences during the semester and prepares the course report, which is discussed at the DC/CC for further improvement.	HOD	Quality of CR

Evaluation areas (e.g., Effectiveness of teaching and assessment, Extent of achievement of course learning outcomes, Quality of learning resources, etc.)

Evaluators (Students, Faculty, Program Leaders, Peer Reviewer, Others (specify))

Assessment Methods (Direct, Indirect)

H. Specification Approval Data

Council / Committee	
Reference No.	
Date	September 2022