

COURSE PLAN

BACHELOR OF SCIENCE IN BUSINESS ADMINISTRATION (BSBA)

SEMESTER SIX

FUNDAMENTALS OF REAL ESTATE INVESTMENT

COURSE CODE – FIN 341

PREPARED BY

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**Course Plan/
Scheme of Work**

Programme	BSBA in Finance
Course Code	FIN 341
Course Title	Fundamentals of Real Estate Investment
Year	Three
Semester	Seventh
Learning Outcomes	<ul style="list-style-type: none"> • Knowledge about real estate markets • Understand the urban economics • Awareness about real estate investment analysis • Acquire knowledge on real estate and present value mathematics • Knowledge on measuring real estate investment performance

References:

ADavid M . Geltner, Norman G. Miller, “Commercial Real Estate” International Student Edition, 2007.

Session	Concept / Topic to Teach	Session Objectives	Resources	Remarks
1	1. INTRODUCTION TO REAL ESTATE Introduction to the Real Estate management	Introducing the subject to the students and Understanding	Chapter-1,page-3 Study material	
2	Space Market-Segmentation of space markets	Understanding space market its segments	Chapter-1,page-4, Study Material, PPT	
3	Immobility of Real Estate,	Understanding immobility of Real Estate	Chapter-1,page-4,5 Study Material, PPT	
4	Supply demand and Rent in the space market	Understanding supply demand and rent in the space market	Chapter-1page-5,6 Study Material, PPT	
5	Is Supply Kinked?	Understanding Kinked Supply Curve	Chapter-1,page-6,7 Study Material, PPT	

Session	Concept / Topic to Teach	Session Objectives	Resources	Remarks
6	Discussions	Review of the topics covered	Study material	
7	2. URBAN ECONOMICS Introduction	Understanding Urban Economics	Chapter-3.page.48 Study material.PPT	
8	Economic Base and Growth of cities and regions	Understanding the definition of economic base	Chapter-3.page.48 Study material.PPT	
9	Definition of Economic Base and Export Base	Understanding the definition of economic base	Chapter-3.page.49 Study material.PPT	
10	Location Quotients and SICS, Service Sector and Multiplier	Understanding location Quotients and SICS	Chapter-3.page.49 Study material.49	
11	Classification of Cities by Economic Base	Understanding Classification	Chapter-3.page Study material.52	
12	Assignment & Discussions	Review of the topics covered		
Mid-Term Exam-I (Flexible)				
13	3. REAL ESTATE INVESTMENT & ANALYSIS Introduction	Introducing the topic	Chapter-10.page.202 Study material	
14	Relation between Return expectations.	Understanding relation between return and expectation	Chapter-10.page.202,203 study material	
15	Match the Discount Rate to the Risk	Understanding intralease and interlease discount rates.	Chapter.10 page.204 205,206 Study material	
16	Blended IRR	Understanding blended IRR:A single discount Rate.	Chapter.10 page.206 Study material	
17	Unbundling Cash Flows	Understanding Unbundling cash flows	Chapter.10 page.207 Study material	
18	Ratio Valuation Procedures- Relationship of the Cap Rate to the total return.	Understanding Ratio Valuation procedures	Chapter.10 page.208 Study material	
19	Empirical Cap rates and market values	Explaining Empirical Cap rates and Market values	Chapter.10.page.210 211.Study material	
20	Discussion and Practical Problems	Solving Practical Problems	Providing Study material	
21	Assignments and Review	Review of the topic covered		
Mid-Term Exam-II (Flexible)				
22	4. REAL ESTATE AND PRESENT VALUE	Introducing and Explaining present	Chapter.8 page.150 Study material	

Session	Concept / Topic to Teach	Session Objectives	Resources	Remarks
	MATHEMATICS Introduction	Value mathematics		
23	Single-Sum Formulas-Single-Period Discounting and growing	Explaining single sum formulas	Chapter.8 page.150 Study Material	
24	Single-Sums over Multiple Periods of Time	Explaining single sums over multiple period of time	Chapter.8 page.151 Study Material	
25	Simple versus Compound interest	Explaining Simple versus Compound Interest	Chapter.8 page.152,153 study material	
26	Effective versus Nominal Rates	Understanding effective verses Nominal Rates	Chapter.8 page 153 Study material	
27	Bond Equivalent and Mortgage Equivalent Rates	Understanding Bond Equivalent and Mortgage	Chapter.8.page.154 Study material	
28	Continuously Compound Interest Rates	Understanding Compound Interest Rates	Chapter.8.page155 Study material	
29	Practical Problems	Discussions about problems	Study material	
30	Assignment and review	Discussion and review		
31	5. MEASURING REAL ESTATE INVESTMENT PERFORMANCE: The concept of returns and definition	Understanding real estate investment performance	Chapter.9.page173 Study material	
32	Classification	Understanding classification	Chapter.9.page173,174 Study material	
33	Two Fundamental Return Measures	Explaining two fundamental return measures	Chapter9.174,175 Study material	
34	Advantage and Disadvantage of periodic and Multiperiod Return Measures	Explaining advantages and disadvantage of periodic and multiperiod return measures	Chapter9.page175,176 Study material	
35	Practical Problems	Discussion of practical problems	Study material	
36	Assignment and review	Discussion and review		
Final-Exam (Flexible)				