### Kingdom of Saudi Arabia

**King Saud University**

**Riyadh Community College**

**Administrative Sciences Department**

## Course Specification

Real Estate Finance and Investments

AMOR 203

**Revised on MAY 2011**

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| Institution: King Sauid University.  |
| College/Department: El Riyadh Community College, Administrative Science Department.  |

1. **Course Identification and General Information**

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| 1. Course title and code: Real estate Finance and investments (AMOR 203). |
| 2. Credit hours: 3 hrs . |
| 3. Program(s) in which the course is offered: Associate Degree Program |
| 4. Name of faculty member responsible for the course: Dr.Anas Al Qudah  |
| 5. Level/year at which this course is offered: Third Level. |
| 6. Pre-requisites for this course (if any): No. |
| 7. Co-requisites for this course (if any): No. |
| 8. Location if not on main campus: Riyadh Community College. |

1. **Objectives**

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| 1. Summary of the main learning outcomes for students enrolled in the course.* Provide students with the knowledge and skills to equip them for a career in a diverse range of business organisations,
* Develop students’ competence to apply a range of financial and accounting skills to the practice of real estate industry,
* develop the critical and analytical abilities of students in relation to real estate investment,
* develop critical, analytical and problem-based learning and transferable skills to prepare students for graduate employment, and enhance the development of the students’ skills.
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| 2. Briefly describe any plans for developing and improving the course that are being implemented: - More references are incorporated in the course to enrich the students with the real life examples. |

1. **Course Description** (Note: General description in the form to be used for the Bulletin or Handbook should be attached)

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| 1 Topics to be Covered  |
| Topics  | No ofWeeks | Contact hours |
| Course's overview | 1 | 3 |
| Concept and basics of real estate financing investments | 1 | 3 |
| Factors affecting properties investments | 1 | 3 |
| The effect of credit and debt interest on properties prices | 1 | 3 |
| Application exercises & analytical cases | 1 | 3 |
| Evaluating properties values referring to market price and cost | 1 | 3 |
| Revision + Exam (1) | 1 | 3 |
| Real estate banks | 1 | 3 |
| Credit management of real estate  | 1 | 3 |
| Interests factors, Mortgage pricing and evaluation | 1 | 3 |
| Real estate portfolio theory | 1 | 3 |
| Revision + Exam (2) | 1 | 3 |
| Real estate financing | 1 | 3 |
| Calculations of loans  | 1 | 3 |
| Application exercises & analytical cases | 1 | 3 |
| Final Exam. | - | 2 |

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| 2 Course components (total contact hours per semester):  |
| Lecture: 45-48 Hours. | Tutorial: No. | Practical/Fieldwork/Internship: No. | Other: No. |

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| 3. Additional private study/learning hours expected for students per week: No. |

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| 4. Development of Learning Outcomes in Domains of Learning For each of the domains of learning shown below indicate:1. A brief summary of the knowledge or skill the course is intended to develop;
2. A description of the teaching strategies to be used in the course to develop that knowledge or skill:
3. The methods of student assessment to be used in the course to evaluate learning outcomes in the domain concerned.
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| **a. Knowledge**  |
| (i) Description of the knowledge to be acquiredOn completion of this programme the successful student will have knowledge and understanding of:1. Current developments and topical issues in the practice of Real estate investment;
2. Theoretical and conceptual grounding in Real estae and its latest development;
3. Critical analysis and evaluation of real estate loans taking into account the relevant quantitative and qualitative issues>
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| (ii) Teaching strategies to be used to develop that knowledgeModules are delivered through a series of lectures to impart knowledge and set the boundaries of syllabus. In addition workshops and seminars are used to discuss current issues and theoretical concepts. Textbooks, journal articles and other relevant materials are recommended to them. In addition, students learn through solving exercises and case studies. |
| (iii) Methods of assessment of knowledge acquiredStudents’ knowledge and understanding is assessed by a range of assessment methods. Unseen examination, essay and report writing plus case studies to demonstrate knowledge and understanding of course outcomes. These assessment methods allow formative feedback to students. |
| **b. Cognitive Skills** |
| (i) Cognitive skills to be developed:On completion of this programme the successful student will be able to:1. critically analyse and interpret financial and non-financial information;
2. critique the relevant and complex theories and issues in the field of loans and real estate finance ;
3. apply the relevant theories and/or theoretical models to practical problems and situations and present informed arguments on strengths and weaknesses of the theories and theoretical models used;
4. Model the major areas of financial decision making use of quantitative information.
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| (ii) Teaching strategies to be used to develop these cognitive skills* Combine the theoretical and practical aspect when explaining the financial concepts.
* Brainstorming method.
* Stimulate students to participate in resolving financial problems.
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| (iii) Methods of assessment of students cognitive skills Students’ cognitive skills are assessed by:a, b and c : a range of methods including group and individual coursework, unseen examination, essay and report writing and case studies. Coursework/case studies are based on real life situations where students are required to use their technical knowledge to make the relevant calculation followed by the application of their academic knowledge to evaluate and systematically analyse their technical findings to form opinions and make decisions.d is assessed by submission report. |
| **c. Interpersonal Skills and Responsibility**  |
| (i) Description of the interpersonal skills and capacity to carry responsibility to be developed -  |
| (ii) Teaching strategies to be used to develop these skills and abilities* Sharing the students into groups and to lead them to collaborate.
* Common research reports.
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| (iii) Methods of assessment of student’s interpersonal skills and capacity to carry responsibility.* Common exercises.
* Discussions about Financial Issues.
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| **d. Communication, Information Technology and Numerical Skills**  |
| (i) Description of the skills to be developed in this domain.How can student evaluate properties?  |
| (ii) Teaching strategies to be used to develop these skills* Use of practical cases to explain theoretical concepts.
* Stimulate students to display their reports in front of their colleagues.
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| (iii) Methods of assessment of students numerical and communication skills * Exercises.
* Common researches.
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| **e. Psychomotor Skills (if applicable)** |
| (i) Description of the psychomotor skills to be developed and the level of performance required: No. |
| (ii) Teaching strategies to be used to develop these skills: No. |
| (iii) Methods of assessment of student’s psychomotor skills: No. |

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| 5. Schedule of Assessment Tasks for Students During the Semester |
| Assessment  | Assessment task (eg. essay, test, group project, examination etc.) | Week due | Proportion of Final Assessment |
| 1 | First monthly exam | 7 | 20 % |
| 2  | Second monthly exam | 12 | 20 % |
| 3 | Quizzes. | Through the Semester | 5 %. |
| 4 | Homework | Through the Semester | 5 % |
| 5 | Final exam | 16-17 | 50 % |

**D. Student Support**

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| 1. Arrangements for availability of faculty for individual student consultations and academic advice: 40 Hours per weak including ( Lectures, office hours, student consultations and academic advice)2. Access to student email and internet access  |

##### Learning Resources

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| 1. Required Text (s): **Real Estate Finance and Investment, Brueggeman and Fisher** |
| 2. Essential References: |
| 3- Recommended Books and Reference Material (Journals, Reports, etc) (Attach List): No. |
| 4-.Electronic Materials, Web Sites etc: No. |
| 5- Other learning material such as computer-based programs/CD, professional standards/regulations: No. |

**F. Facilities Required**

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| 1. Accommodation (Lecture rooms, laboratories, etc.): Classes, Seats depending on number of students on the class. |
| 2. Computing resources: Data shows. |
| 3. Other resources : No. |

**G. Course Evaluation and Improvement Processes**

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| 1 Strategies for Obtaining Student Feedback on Effectiveness of Teaching:- Questionnaires distributed to the students about the way of teaching- The work in focus groups to evaluate the teaching efficiency. |
| 2 Other Strategies for Evaluation of Teaching by the Instructor or by the Department- The periodic review for the reporter/the reporters by the committee of the academic plans and the schedules in the section- Recommendations of visiting professors. |
| Processes for Improvement of Teaching: Through talking into account:- Update sources of the learning accordingly academic recommendations committee of the plans and the schedules in the section and the interior review and the professors the visitors. - Encouraging the use of the new technology- Encouragement operations of the self education- Encouraging the collective and organized discussions. |
| 4. Processes for Verifying Standards of Student Achievement : (eg. check marking by an independent faculty member of a sample of student work, periodic exchange and remarking of a sample of assignments with a faculty member in another institution)- Specialized review of sample from the answers before committee in the section.- The collective review and the correction in the section |
| 5. Describe the planning arrangements for periodically reviewing course effectiveness and planning for improvement. - Periodic review of the course by specialised committee designated by the department- Regular update of the teaching sources.  |