



REAE 5311 - 001
Real Estate Analysis
Fall 2014
Wednesday 7:00 pm – 9:50 pm, COBA 252

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Office Hours:

Wednesday 5:30 – 6:30 pm
Other times available by appointment

Teaching Assistant

Ms. Divya Bandaru
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- I. Course Description
A foundation for study and research in specialized areas such as real estate finance, real estate investment and counseling, real estate management, real estate development, and property appraising.
- II. Prerequisite
See graduate bulletin
- III. Objectives of the Course
This course provides the student with an understanding of the basic terminology, structure and importance of business finance. At the conclusion of the course the students will be able to:
 1. understand time value of money and compute mortgage calculations using TVM techniques.
 2. understand legal concepts in real estate including property rights, deeds, and leases etc.
 3. understand the real estate market using demand and supply, urban economics, and appraisal.
 4. differentiate between the three real estate appraisal methods.

IV. *Suggested Textbook*

Author: Ling-Archer
Title: Real Estate Principles
Copyright: 2013
Edition: 4
ISBN-13: 9780077502164

Required Calculator:

A financial calculator is required for this course. Texas Instruments BA II Plus is recommended, since I will be teaching by using that model. HP 10-B or equivalent calculators could be used, but students are held accountable on learning how to master them. Financial, non-storing calculators will be the only ones allowed in the exams. Calculators must manipulate irregular cash flows

V. Policies and Procedures

The student is responsible for all material covered and all information disseminated when he/she misses a class or arrives late. This includes additional assignments made during class and practice problem sets distributed in class. In addition to a final examination, two exams will be given (see following section for dates and materials to be included). No make-up exams are given. Any student missing an exam must confer with the professor before or during (not after) the scheduled exam day to determine the consequences of the missed exam.

Research Paper Project: [see Instructor for deadline schedule; -10% per week penalty for late posts!]

This research paper assignment is to pick a real estate related topic that is of particular interest to you and write a paper. The topic could have some local focus (for example, North Texas, Dallas, Fort Worth, Arlington, or your own neighborhood). Reference the blog (<http://realestateprogram.blogspot.com>) for some great examples. Sources of information for your paper may include:

- newspaper articles,
- blogs,
- magazine or journal articles,
- personal interviews,
- Internet sites,
- your text book-as a reference, and
- other sources.

Please list your sources at the end of the paper so they can be verified. Type and proofread your paper before submission. Deductions will be made for grammar and spelling mistakes. Also, your fellow students will be asked about the quality and usefulness of each project submitted. You will also present your project during class time and answer questions.

There will be 2 surprise quizzes throughout the semester each carrying 5% weightage given in the beginning of the class meeting. Every student is REQUIRED to bring a scantron sheet every class to take the quiz.

For grading purposes, the following weights will be assigned:

Exam1	20%
Exam2	20%
Final exam	30%
Quiz (2 quizzes each 5%)	10%
Project	20%

and letter grades apply as follows:

90 – 100	A
80 - 89.9	B
70 - 79 .9	C
60 - 69 .9	D
0 - 59.9	F

Grades will be posted during the semester in Blackboard. For your privacy, NO grades (including exams or final grades) will be posted in a public area and NO grades will be disclosed over the phone or e-mail.

The Instructor has discretion in setting the final cutoff but the average class grade point average will likely fall in the range of 2.8 to 3.2. Please do not contact the Instructor at the end of the semester in an effort to receive special consideration.

Finally, please note:

- Your class grade has nothing to do with the semester you intend to graduate.
- There is no extra credit or make-up work for individual students to improve their grade. All students have the same opportunity as outlined in this syllabus.
- I do not consider your cumulative GPA or grades in other courses when calculating your grade in this course. Your 5311 grade is based on your performance in 5311 only.

NOTE: All cell phones must be turned off and out of sight during class. A student with a visible cell phone or other electronic device other than a stand-alone calculator during an exam will not be allowed to complete the exam and will receive a grade of zero for the exam. Anyone late to class 15 minutes or more (including final exam) will not be allowed to take the exam.

VI. Tentative Schedule

Census Date	09/08/2014
Exam1	09/24/2014
Exam2	10/29/2014
Final Exam	12/10/2014
Project report submission/presentation	11/26/2014

Syllabus Addendum

Attendance: At The University of Texas at Arlington, taking attendance is not required. Rather, each faculty member is free to develop his or her own methods of evaluating students' academic performance, which includes establishing course-specific policies on attendance. As the instructor of this section, I allow students to attend class at their own discretion.

Academic Integrity:

It is the philosophy of The University of Texas at Arlington that academic dishonesty is a completely unacceptable mode of conduct and will not be tolerated in any form. All persons involved in academic dishonesty will be disciplined in accordance with University regulations and procedures. Discipline may include suspension or expulsion from the University.

Americans with Disabilities Act (ADA):

The University of Texas at Arlington is on record as being committed to both the spirit and letter of the federal equal opportunity legislation; reference Public Law 92-112 – The Rehabilitation Act of 1973 as amended. With the passage of federal legislation entitled *Americans with Disabilities Act (ADA)*, pursuant to section 504 of the Rehabilitation Act, there is renewed focus on providing this population with the same opportunities enjoyed by all citizens.

If you require an accommodation based on disability, please meet with me in my office during the first week of the semester to make sure you are appropriately accommodated. You will need to provide authorized documentation through designated administrative channels. Information regarding specific diagnostic criteria and policies for obtaining academic accommodations can be found at www.uta.edu/disability. Also, you may visit the Office for Students with Disabilities in room 102 of University Hall or call them at (817) 272-3364.

Drop Policy:

See University drop policy.

Grade Distributions:

The distribution of grades for the semester will normally adhere to the guidelines of the Department

of Finance and Real Estate. These guidelines are generally based on College of Business Administration averages for similar courses.

Grade Grievances: Any appeal of a grade in this course must follow the procedures and deadlines for grade-related grievances as published in the current University Catalog.

Title IX: The University of Texas at Arlington is committed to upholding U.S. Federal Law “Title IX” such that no member of the UT Arlington community shall, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any education program or activity. For more information, visit www.uta.edu/titleIX.