



# Course Specification

— (Bachelor)

Course Title: **Fundamental of Real Estate Investment**

Course Code: **FIN 304**

Program: **BSC. Finance**

Department: **Department of Economics and Finance**

College: **College of Business Administration**

Institution: **University of Ha'il**

Version: **Version Three**

Last Revision Date: 05 October 2023



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## A. General information about the course:

### 1. Course Identification

#### 1. Credit hours: (3Hrs )

#### 2. Course type

- A. ☐ University ☐ College ☒ Department ☐ Track ☐ Others
- B. ☒ Required ☐ Elective

#### 3. Level/year at which this course is offered: (5<sup>th</sup>)/ Third Year.

#### 4. Course general Description:

**This course deals with one of the areas of finance, namely the real estate investment. It presents the overview for making professional real estate investment decisions and discusses the patterns that they influence long term investment risk and return.**

#### 5. Pre-requirements for this course (if any):

**ECN 102**

#### 6. Co-requirements for this course (if any):

**None**

#### 7. Course Main Objective(s):

**The main objective of this course is to familiarize students with the tools needed to analyze real estate investment projects.**

### 2. Teaching mode (mark all that apply)

No	Mode of Instruction	Contact Hours	Percentage
1	Traditional classroom	45	100%
2	E-learning	0	0%
3	Hybrid <ul style="list-style-type: none"> <li>Traditional classroom</li> <li>E-learning</li> </ul>	0	0%





No	Mode of Instruction	Contact Hours	Percentage
4	Distance learning	0	0%

### 3. Contact Hours (based on the academic semester)

No	Activity	Contact Hours
1.	Lectures	45
2.	Laboratory/Studio	0
3.	Field	0
4.	Tutorial	0
5.	Others (specify)	0
Total		45

### B. Course Learning Outcomes (CLOs), Teaching Strategies and Assessment Methods

Code	Course Learning Outcomes	Code of CLOs aligned with program	Teaching Strategies	Assessment Methods
1.0	Knowledge and understanding			
1.1	<i>Describe the different types of real estate and the characteristics of mortgages available in the market</i>	K2	1. Lectures 2. Class Discussion	Direct: 1. Homework 2. Midterm Exam 3. Final exam Indirect: Course Evaluation survey by students.
1.2	<i>Discuss the different investment valuation techniques to real estate.</i>	K2	1. Lectures 2. Class Discussion	Direct: 1. Quizzes 2. Homework 3. Midterm Exam 4. Final Exams Indirect: Course Evaluation





Code	Course Learning Outcomes	Code of CLOs aligned with program	Teaching Strategies	Assessment Methods
				survey by students
<b>2.0</b>	<b>Skills</b>			
2.1	Compare the fundamentals of real estate and mortgage types.	S1	1. Lectures 2. Cooperative learning	Direct: 1. Assignments 2. Quizzes 3. Midterm exam 4. Final Exam Indirect: Course Evaluation survey by students
2.2	Estimate investment and financing techniques related to income-producing properties.	S2	1. Lectures 2. Problem Solving 3. Class discussion	Direct: 1. Homework 2. Midterm Exam 3. Final exam Indirect: Course Evaluation survey by students
2.3	Apply investment analysis for investment recommendations.	S3	1. Lectures 2. Class Discussion 3. Problem solving	Direct: 1. Quizzes 2. Homework 3. Midterm Exam 4. Final exam Indirect: Course Evaluation survey by students
<b>3.0</b>	<b>Values, autonomy, and responsibility</b>			
3.1	Be ethical when working in a team to appraise real estate investments or assets.	V1	1. Class Discussion 2. Learning in groups 3. Presentation	Direct: 1. Presentation 2. Group Research Report Indirect: Course Evaluation survey by students



## C. Course Content

No	List of Topics	Contact Hours
1.	Chapter 1. The Nature of Real Estate and Real Estate Markets	7
2.	Chapter 2. Market Determinants of Value	6
3	Chapter 3. Valuation Using the Sales Comparison and Cost Approaches	6
4	Chapter 4. Valuation Using the Income Approach	6
5	Chapter 5. Residential Mortgage Types and Borrower Decisions	5
6	Chapter 6. The Effects of Time and Risk on Value	5
7	Chapter 7. Investment Decisions: Ratios	5
8	Chapter 8. Investment Decisions: NPV and IRR	5
Total		45

## D. Students Assessment Activities

No	Assessment Activities *	Assessment timing (in week no)	Percentage of Total Assessment Score
1.	Homework	1-7 and 8-14 <sup>th</sup>	10%
2.	Quizzes	2 <sup>th</sup> & 7 <sup>th</sup>	10%
3.	MID TERM EXAM	8 <sup>th</sup>	30%
4.	Final Exam	16 <sup>th</sup>	50%

\*Assessment Activities (i.e., Written test, oral test, oral presentation, group project, essay, etc.).

## E. Learning Resources and Facilities

### 1. References and Learning Resources

Essential References	<b>Textbook:</b> William. B. BRUEGGEMAN and Jeffery D. FISHER “Real Estate Finance and investments”, 2015, 15th edition, McGraw-Hill
Supportive References	<b>Textbook:</b> Andrew BAUM and David HARTZELL “Global Property Investment: Strategies, Structures, Decisions, 2011, WILEY-BLACKWELL
Electronic Materials	Library Online Databases of the university - <a href="http://libsys.uoh.edu.sa:2048/login">http://libsys.uoh.edu.sa:2048/login</a> Blackboard - <a href="http://www.uoh.edu.sa/MediaCenter/Advertisements/Pages/blackboard-tutorial.aspx">http://www.uoh.edu.sa/MediaCenter/Advertisements/Pages/blackboard-tutorial.aspx</a>
Other Learning Materials	Filed visits to real estate agents

### 2. Required Facilities and equipment





Items	Resources
<b>facilities</b> (Classrooms, laboratories, exhibition rooms, simulation rooms, etc.)	Classrooms
<b>Technology equipment</b> (projector, smart board, software)	Smart Board, <b>Projector</b>
<b>Other equipment</b> (depending on the nature of the specialty)	N/A

## F. Assessment of Course Quality

Assessment Areas/Issues	Assessor	Assessment Methods
Effectiveness of teaching	Chairperson & Peers (PAAAP) Class Observation (using class observation form) Students Course Evaluation Survey (CES)	Direct Indirect
Effectiveness of Students assessment	Reviewer (faculty from the same department) Reviewing the exam paper Co-signing the grades. Unified Mid-term/Final Exams	Direct
Quality of learning resources	Instructor (Course Report). Students Course Evaluation Survey (CES)	Direct Indirect
The extent to which CLOs have been achieved	Instructor Direct Method (CLOs Assessment Form for all assessment methods) (Students CLO Assessment Survey)	Direct Indirect
Other	NA	

**Assessors** (Students, Faculty, Program Leaders, Peer Reviewer, Others (specify))

**Assessment Methods** (Direct, Indirect)

## G. Specification Approval

<b>COUNCIL /COMMITTEE</b>	<b>ECONOMICS AND FINANCE DEPARTMENT COUNCIL</b>
<b>REFERENCE NO.</b>	<b>NO. 3</b>
<b>DATE</b>	24-03-2024







التاريخ:

1445/09/14 هـ  
2024/03/24 م

الموضوع:

محضر مجلس قسم الاقتصاد والتمويل التاسع  
للعام الأكاديمي 1444 / 1445 هـ

• مصادقة أعضاء مجلس القسم على الموضوع (12)

الموضوع رقم	12	اعتماد موضوع / توصيف كافة المقررات لخطة برنامج المالية للمستمرين وفق نموذج ٢٠٢٣ Approval of / all Finance program current curriculum CSs on 2023 format	التوصية بالموافقة على اعتماد توصيف كافة المقررات لخطة برنامج المالية للمستمرين وفق نموذج ٢٠٢٣ Agree for Approving of all Finance program current curriculum CSs on 2023 format
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الرقم	الاسم Name	الرقم الوظيفي UOH ID	التصويت Vote		التوقيع Signature
			موافق	غير موافق	
1	رئيس قسم الاقتصاد والتمويل د. عبدالحميد فرحان الشمري	2339580	✓		
2	د. عبدالكريم احمد عامر	7030662	✓		
3	د. محمد سيف الإسلام	7170032	✓		
4	د. إبراهيم عبد الرسول	7190188	✓		
5	د. فخري عالم	7150353	✓		
6	د. رايس أحمد	7151492	✓		
7	د. ثاقب منير	7170065	✓		
8	د. مظهر حسين	7190419	✓		
9	د. طاهر اختر	7190412	✓		
10	د. شعيب خان	7180225	✓		
11	د. كوثر حمراني	7151012	✓		
12	د. ريجيس أرونا	7152432	✓		
13	د. عواطف الوحيشي	7190204	✓		
14	د. حبيب حسين خان	7190652	✓		
15	د. هاله الغزالي	7180506	✓		
16	د. وليد سعود الغصائب	2360650			
17	د. سليمان عبدالله	7170062	✓		
18	د. وليد يوسف الشاعر	2340610	✓		
19	د. أمل المساوي	7240404	✓		