

REI 432 – REAL ESTATE FINANCE (SPRING 2010)

Instructor: Dr. Kimberly R. Goodwin Office: 314C JGH Phone: 266-4234
Email: kimberly.goodwin@usm.edu
Web site: <http://www.kimberlygoodwin.com/teaching.html>
Office Hours: Monday and Wednesday 12-2 or by appointment

Course Description

This course examines the legal, economic, institutional, quantitative, strategic, and investments elements of the real estate financing process, including both residential and income property financing instruments.

Course Objective

Students will understand fixed and adjustable rate mortgages, develop mortgage decision-making techniques, and understand financing alternatives in real estate.

Text

The core material covered in this class will come from the required text: *Real Estate Finance and Investments*, W.B. Brueggeman and J.D. Fisher, 13th Edition. In addition, academic and professional journal articles, handouts, and selected chapters and/or sections from other textbooks may be assigned periodically throughout the semester.

Exams

There will be two exams during the regular semester and a final. Tentative in-class exam dates are Wednesday, February 24 and Wednesday, March 31. The final exam is scheduled for Monday, May 10 from 10:45 – 1:15 in accordance with the university exam schedule.

Grades

Exams will be equal-weighted and will each account for 30% of the final grade. A special comprehensive final exam will be available for anyone who misses a regularly scheduled exam. The weight of the comprehensive exam will be based upon the number of regular exams missed by the student.

Homework assignments will account for the remaining 10% of the final grade. Homework must be completed and returned to me at the beginning of class on the due date. No late assignments will be accepted.

Final Grades are assigned using the following scale: A: 90-100, B: 80-89, C: 70-79, D: 60-69 and F: 0-59.

Note: final (adj.) – allowing no further doubt or dispute. There will be no grade changes or extra credit after a final grade has been assigned. There will be no opportunities for extra credit. Just work extra hard on the work I assign you and decide today what grade you need and what you need to do to reach that goal. I will be more than happy to help you along the way, but I can't help you after the fact.

The ADA Statement

If a student has a disability that qualifies under the Americans with Disabilities Act (ADA) and requires accommodations, he/she should contact the Office for Disability Accommodations

(ODA) for information on appropriate policies and procedures. Disabilities covered by ADA may include learning, psychiatric, physical disabilities, or chronic health disorders. Students can contact ODA if they are not certain whether a medical condition/disability qualifies. Address: The University of Southern Mississippi, Office for Disability Accommodations, 118 College Dr. #8586, Hattiesburg, MS 3940-0001; Voice Telephone: (601)266-5024 or (228)214-3232; Fax: (601)266-6035; Individuals with hearing impairments can contact ODA using the Mississippi Relay Service at 1-800-582-2233 (TTY); or email Suzy Hebert at Suzanne.Hebert@usm.edu.

Please read the remaining COB policy statements on the COB website at the following address:

http://www.usm.edu/business/students/syllabus_statements.php

You are responsible for knowing the content of the statements – ignorance of the policies is not a valid excuse.

TOPIC OUTLINE/READING ASSIGNMENTS

<u>Chapter</u>	<u>Topic</u>
1	Legal Concepts
2	Financing: Notes, Mortgages, and Mortgage Alternatives
3	The Interest Factor in Financing
4	Fixed Rate Mortgage Loans
5	Adjustable Rate Mortgages
6	Residential Financial Analysis
7	Single Family Housing: Pricing, Investments, and Tax Consideration
8	Underwriting and Financing Residential Properties
9	Introduction to Income-Producing Properties
12	Financial Leverage and Financing Alternatives
14	Disposition and Renovation of Income Properties
15	Financing Corporate Real Estate
19	The Secondary Mortgage Market: Pass-Through Securities
20	The Secondary Mortgage Market: CMOs and Derivative Securities
21	Real Estate Investment Trusts (REITs)