BRITISH COLUMBIA INSTITUTE OF TECHNOLOGY

COURSE OUTLINE

COURSE NAME ___Introduction to Real Estate Analysis___

COURSE NUMBER __MKTG 3313__   DATE ___FALL, 1995_

Prepared by __David Westcott__| Taught to __Second_ Year

School ___Business___| School ___Business__

Program __Marketing Management__| Program Marketing Management

Date Prepared _August, 1995____| Option Real Estate Studies

Term ____3____   Hrs/Wk __4____   Credits ___4.0_

No. of Weeks ___14__   Total Hours ___56_

Instructor ___David Westcott___   Office SE 6-316 Local_6763

Office Hours _____As posted at office__

PREREQUISITES - Business Mathematics or equivalent

COURSE SUMMARY

The course will focus on the following general areas:

    Basis of Financial Analysis
    Interest Rate Equivalency
    Analysis of Financial Flows and Investments
    Outstanding Balances and Related Topics
    Yields, Bonuses and Discounts
    Financing and Property Prices
    Real Estate Investment and Reinvestment

EVALUATION

Final Examination	40	%
Mid-Term	30	%
Participation	10	%
Quizzes	20	%

ATTENDANCE REQUIREMENTS WILL BE ENFORCED AS PER THE BCIT POLICY
ON PAGE 2 OF THE CALENDAR. EXCESSIVE ABSENCE MAY RESULT IN
FAILURE OR IMMEDIATE WITHDRAWAL FROM THE COURSE OR PROGRAM.

REQUIRED TEXT

S.W. Hamilton, David Baxter, and Daniel Ulinder: FOUNDATIONS OF
    REAL ESTATE FINANCING, Vancouver, B.C.   UBC Press.

Calculator: BAII Plus, Texas Instruments

Hand-outs for labe use and review - Cost $ 10.00

COURSE OBJECTIVES

This course introduces the basic tools and techniques of
financial analysis - to be applied to investment and mortgage
financing situations.

Upon successful completion of this course, the student will be
able to:

1.   Differentiate among various types of interest rates and
convert from one to another.
2.   Calculate interest adjustment amounts.
3.   Calculate both present values and future values of lump
sums, regular and irregular cash flows.
4.   Calculate mortgage loan payments, outstanding balances and
final payments.
5.   Calculate yields on mortgage loans with bonuses and/or
discounts, both fully and partially amortized.
6.   Calculate bonuses required to "buy-down" an interest rate.
7.   Calculate and state disclosure requirements as required by
provincial legislation.
8.   Calculate market values of mortgage loans and assumable
mortgages.
9.   Calculate net present values, present value ratios and
profitability indices of cash flows.
10. Apply discounted cash flow techniques to cash flow analysis,
allowing for reinvestment variation.

Tentative Schedule - Subject to change

			Topic	Readings
1.	Sept	14	Financial Analysis	Chapter 1
2.	Sept	21	Interest Rates	Chapter 2
3.	Sept	28	Financial Flows	Chapter 3
4.	Oct	5	Quiz Financial Flows	Chapter 4
5.	Oct	12	Future Values	Chapter 5
6.	Oct	19	Mid-term	
7.	Oct	26	Outstanding Balances	Chapter 6
8.	Nov	2	Outstanding Balances (cont.) Bonuses & Discounts	Chapter 7
9.	Nov	9	Bonuses & Discounts (cont.)	Chapters 7/8
10.	Nov	16	Quiz Bonuses & Discounts (cont.)	
11.	Nov	23	Bonuses & Discounts (cont.) Introduction to RE Investment Analysis	Chapter 9
12.	Nov	30	Introduction to RE Investment Analysis (cont.)	
13.	Dec	7	Review	
14.	Dec	11-15	Final Exam Week	