Course Syllabus

Instructor information:

Walter S. Clements	913-402-9222 - Office
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Overland Park, KS 66213	
Office hours 8:00 AM – 5:00 PM	clementsw@umkc.edu

Course specifics:

Course number:	BA 5597/B 0001 Independent Research in Finance
Name:	Finance 497 0001
Meeting Room:	Bloch School Law Building
Time:	Tuesdays - 7:00 PM to 9:45 PM
Text:	Real Estate Finance and Investments, Brueggeman / Fisher 13th Ed. ISBN #978-0-07-352471-9
Prerequisites, if any	
Course description (see catalog)	

Course Objectives:

The objectives of this course is to prepare the student to understand the risks and rewards associated with many approaches that may be used when investing in and financing both residential and commercial real estate. Concepts and techniques in this course are used in many careers related to real estate. These could include investing, financing, appraising, consulting, managing real estate portfolios, leasing, managing property, analyzing site locations, and managing corporate real estate. In addition, this course is also relevant to individuals who want a better understanding of real estate for their own personal investment and financing decisions. This course will:

- Familiarize the student with legal concepts related to ownership rights and real estate notes and mortgages. It will review the time value of money and mathematical compounding and discounting techniques at they relate to real estate decision making.

- Enable the student to identify the various types of mortgages for residential purchases including measuring supply and demand for housing, develop and understanding of "housing bubbles" and calculate the cost of leasing versus owning a home.

- Enable the student to financially analyze the four basic types of investment properties including developing an awareness of lease clauses, risk analysis, and disposition analysis. The student will also learn how to determine whether a corporation or small business should lease or own their real estate.

- Enable the student to create a property development worksheet for various types of development projects using excel. In addition, they will learn how construction loans and draws are executed and how such loans are repaid.

- Finally, the student will understand of how joint venture structures are used by developers and investors.

In summary, this course will empower the student to financially analyze almost any real estate decision making situation ranging from a small private individual investment to the institutions.

Grading policy:

Final Exam	35%
Mid Term Exam	25%
Class Participation and attendance	15%
On line Quizzes	10%
Discussion Threads for Web Apps	15%

Grades will be assigned in the following manner:

93 – 100 %	= A	73 – 76	= C
90 – 92	= A-	70 – 72	= C-
87 – 89	= B+	67 – 69	= D+
83 – 86	= B	63 – 66	= D
80 – 82	= B-	60 – 62	= D-
77 - 79	= C+	< 60	= F

General operating policies:

- Class attendance is required
- Class tardiness will impact your grade
- Class participation will impact your grade
- Make-up exams may be allowed if student has legitimate reasons subject to the discretion of the instructor.
- Missed/late assignment will impact your grade.
- There will be no extra credit work allowed.
- Inclement weather policy—Cancellation of classes because of inclement weather is determined by UMKC central administration. Students should consult the UMKC website should threatening weather conditions exist. Due to the rigidly timed course content if a class is missed due to weather the student is expected to have all assignments completed and the course will resume as if there was not a cancelled class.
- You may consult Blackboard to obtain announcements, ancillary materials and to communicate with the instructor and other students.

Academic honesty:

A student enrolling in any UMKC course is expected to exhibit high standards of academic honesty. In the case of academic misconduct, I will assess the affected work and report the incident to Bloch School administration according to the guidelines printed in the University catalog. See student conduct policies at:

http://www.umkc.edu/umkc/catalog/html/append/policy/0020.html

Cheating and plagiarism will not be tolerated. All exams are closed book, closed notes, and are to be taken without help or assistance. Persons observed cheating on tests will receive a grade of zero for the exam. Similarly, plagiarism of assignments, projects, and papers is unacceptable, and a grade of zero will be assigned on any such item where plagiarism has been detected.

Disclaimer statement:

Time and schedule considerations may prompt modifications of this syllabus (deletion of assignments/topics, modification of examination dates, etc.). The instructor will explain any changes; however, it is the student's responsibility to keep up with any modifications that are made throughout the semester.

Course withdrawal:

All course withdrawals must be initiated in the Bloch School Student Services Office, room 115, and completed through the Registration Center in the UMKC Administrative Center. Students intending to withdraw from the course after the eighth week of class (fourth week in the summer session) are required to obtain a signature of both the instructor and an academic advisor before the course withdrawal is official. *Telling the instructor that you intend to withdraw from the course or ceasing to attend class does not constitute an official withdrawal.* The academic calendar in the class schedule/registration guide lists the official withdrawal dates.

Available support services:

- Bloch School Computer Lab: The Bloch School Computer Lab is available for your use. It is located in Bloch 110; the lab's website is: http://www.umkc.edu/is/oa/IS-Lab-Brochure.pdf

- Bloch School Tutoring Center: The Bloch School Tutoring Center is currently equipped to assist students who need help in the following courses: ACTG 210 and 211; FIN 325. The Center is located in Bloch 202; operating hours are posted on the room's door.

- UMKC Writing Lab: Students who desire assistance in written assignments may contact the UMKC Writing Lab at 816-235-1146. The Lab is located at *5201 Rockhill Road*

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- Office of Disabled Student Services: If you have any questions about a disability or desire accommodation under the Americans with Disability Act, please contact the Office Of Disabled Student Services at 816-235-5696. The Office's website can be accessed at: http://www.umkc.edu/disability/