

MGP 276, Real Estate Finance and Investments.

Time: Tuesdays, 6pm – 9pm
Dates: June 16th through August 25th
Location: Sacramento Campus, Room 2206
Instructor: Todd Mirell
Phone: 916-768-8586 (Cell)
Office Hours: By appointment
Email: tmirell10@gmail.com

Course outline: This course will serve as a basic introduction to real estate finance development and investment. The commercial real estate market will be the focus of the class but the residential market will be discussed as well. The course will not require students to have any prior experience in real estate. Upon completion, students will have a working knowledge of the real estate industry, cash flow projections, financing and development. Case studies will be utilized to apply lecture/textbooks concepts to real world applications.

Conduct code: Each student is responsible for knowing and adhering to the UC Davis code of conduct. Any student with questions regarding the code should contact the GSM administration. Any violation of the code will be dealt with appropriately.

Laptop policy: Use of laptops and other electronic devices is acceptable as long as such use does not bother other students or disrupt the learning environment.

Textbooks and Course Materials:

1. Brueggeman, William B. and Fisher, Jeffrey D. *Real Estate Finance and Investments, 14th edition* (McGraw-Hill/ Irwin, 2006), ISBN-13: 978-0073377339 ISBN-10: 0073377333
2. Hewlett Packard 10bII Financial Calculator, available from Amazon.com or hp.com. This is optional but a financial calculator that can perform PV/FV/NPV/IRR/AMORTIZATION functions will be needed for the course. Instruction on the 10bII will be included as part of this course. Alternatively, Smartphone app 10BII Calc HD by Ernest Brock will provide the exact same utility and is far cheaper. Either choice is acceptable.
3. Case studies and additional readings available on study.net
4. Lecture notes will be posted to the class website.

Course Requirements:

1. Exams: There will be one, in-class, closed book/notes midterm exam and one, take-home, closed book/notes final.
2. Class Participation: Students will be expected to have reviewed the cases and class readings prior to class and be prepared to discuss them.
3. Case Studies: Cases will be used to introduce and explore many of the concepts introduced in the class. Students will form groups of 3-4 members and will turn in an analysis of the Shady Trail and 503 Cricket Road cases (included in textpak). Each analysis will be a minimum of three pages, double spaced in addition to a 1-2 page financial pro-forma based on the lessons taught in class. More detail will be provided in class.
4. Course Pre-requisite: None. However, completion of the core finance course, Financial Theory and Policy, MGP/MGT/MGB 205 is **STRONGLY** recommended.

Grading:

Class Participation	10% (group evaluations will factor into this grade as well)
In-class Midterm Exam	25%
Case Studies	30% (15% each)
Take Home Final Exam	35%

SCHEDULE, LECTURE TOPICS, READING

Class 1 - 6/16/15 - House-keeping, instructor background, Real Estate Law Intro, NPV/IRR review, 10bII calculator review, leases, the basis of real estate value, lease terminology, leasing process

Reading: Chapter 1, 3, 9

Class 2 - 6/23/15 - Income Producing Assets, Investing in Real Estate

Reading: Chapter 10, 11 (skip pages 296-298 – Mortgage Equity Capitalization)

Class 3 - 6/30/15 - Fixed/variable rate debt instruments,

Reading: Chapter 2, (pages 16-25), 4, 5

Class 4 - 7/07/15 - Additional concepts, financing Commercial Real Estate,

Reading: Chapter 6, 12, pgs 435/436 (market leasing assumptions)

Class 5 – 7/14/15 - Mid-Term

Reading: NA

Class 6 – 7/21/15 - Land Development, Project Development

Reading: Chapter 17 (pgs 545-555), 16

Class 7 – 7/28/15 - Mid-Term Debrief, Dispositions

Reading: Chapter 14

Case Study Due: 503 Cricket Road

Class 8 – 8/04/15 - Financing Residential Properties, CMOs, Credit Default Swaps, Pass-Through Securities

Video: 60 Minutes story on CDS

Reading: Chapter 8, 19, 20, Wall Street Journal Article (Textpack)- Wall Street Wizardry Amplified Credit Crisis,

Class 9 –8/11/15 - Real Estate Law, Bankruptcy, Loan Workouts, Foreclosure, Financing Corporate Real Estate,

Reading: Chapter 2, (pgs 26-39), 15

Class 10 – 8/18/15 - Final Review, Structuring Real Estate Investments: Organizational Forms and Joint Ventures

Reading: Chapter 18

Case Study Due: Shady Trail

Class 11 – 8/25/15 - Final