



Course Specifications

Course Title:	Real Estate Investment and Appraisal
Course Code:	FIN 440
Program:	BSc. Finance
Department:	Finance
College:	College of Business Administration
Institution:	Prince Sultan University

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A. Course Identification

1. Credit hours:			
2. Course type			
a.	University <input type="checkbox"/>	College <input type="checkbox"/>	Department <input checked="" type="checkbox"/>
b.	Required <input type="checkbox"/>	Elective <input checked="" type="checkbox"/>	Others <input type="checkbox"/>
3. Level/year at which this course is offered: Undergraduate Level 3			
4. Pre-requisites for this course (if any): FIN 340 Real Estate Principles			
5. Co-requisites for this course (if any): N/A			

6. Mode of Instruction (mark all that apply)

No	Mode of Instruction	Contact Hours	Percentage
1	Traditional classroom	45	100
2	Blended		
3	E-learning		
4	Distance learning		
5	Other		

7. Contact Hours (based on academic semester)

No	Activity	Contact Hours
1	Lecture	45
2	Laboratory/Studio	
3	Tutorial	
4	Others (specify)	
	Total	45

B. Course Objectives and Learning Outcomes

1. Course Description

This course aims to develop an understanding of the real estate market analysis and the measurement of real estate value. Topics include market analysis for both residential and commercial properties, fundamental concepts of value, professional standards, methods and procedures in property valuation for residential, commercial properties and special purpose property.

2. Course Main Objective

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

- Explain the concepts of real estate market analysis, investment and value of real estate
- Distinguish relevant market analysis and appraisal techniques
- Estimate the value of property using three approaches to valuation: market approach, income or investment approach, and cost approach
- Demonstrate responsibility through report writing and presentation



3. Course Learning Outcomes

CLOs		Aligned PLOs
1	Knowledge and Understanding	
1.1	Explain the real estate financing for both conventional and Islamic systems.	PLO 1
1.2		
1.3		
1...		
2	Skills :	
2.1	Assess the real estate market for both residential and commercial properties	PLO 2
2.2	Distinguish relevant market analysis and appraisal techniques	PLO 2
2.3	Estimate the value of property using three approaches to valuation: market approach, income or investment	PLO 3a
2...		
3	Values:	
3.1	Demonstrate responsibility through report writing and presentation.	PLO 4a&b
3.2	Ability to collect, analyze and interpret real estate data	PLO 5
3.3		
3...		

C. Course Content

No	List of Topics	Contact Hours
1	Overview of the course and overview of real estate market in KSA	3
2	Government controls and real estate market	3
3	Market determinants of value	3
4	Real estate market analysis for residential and commercial properties	6
5	Real estate appraisal: - Professional standards and Appraisal process	3
6	Appraisal of properties using market approach	6
7	Commercial properties - Determination of income, property management, leases & property types	6
8	Income approach @ Investment method:- direct capitalization and discounted cash flow	6
9	Cost Approach: - Construction process Cost approach appraisal of new property and special purpose property	6
10	Other issues and presentations	3
Total		45

D. Teaching and Assessment

1. Alignment of Course Learning Outcomes with Teaching Strategies and Assessment Methods

Code	Course Learning Outcomes	Teaching Strategies	Assessment Methods
1.0	Knowledge and Understanding		
1.1	Explain the concepts of real estate market analysis and value of real estate.	Lectures and Theoretical Discussions	Exams, quizzes and class activities.
1.2			



Code	Course Learning Outcomes	Teaching Strategies	Assessment Methods
...			
2.0	Skills		
2.1	Assess the real estate market for both residential and commercial properties	Lectures and Theoretical Discussions	Exams, quiz and assignments.
2.2	Distinguish relevant market analysis and appraisal techniques	Lectures and Theoretical Discussions	Exams, quiz and assignments.
2.3	Estimate the value of property using three approaches to valuation: market approach, income or investment	Lectures, Theoretical Discussions and Problem Solving	Exams, quiz and assignments.
3.0	Values		
3.1	Ability to communicate effectively through written work and oral presentation	Problem Solving	Assignments/Project
3.2	Ability to collect, analyze and interpret real estate data	Problem Solving	Assignments/Project
...			

2. Assessment Tasks for Students

#	*Assessment task	Week Due	Percentage of Total Assessment Score
1	Major Exam 1	Week 7	%20
2	Projects: Market Analysis & Appraisal	Week 8 & 14	%20
3	Major Exam 2	Week 12	%20
4	Final Exam	TBA	%40
	Total		%100

*Assessment task (i.e., written test, oral test, oral presentation, group project, essay, etc.)

E. Student Academic Counseling and Support

Arrangements for availability of faculty and teaching staff for individual student consultations and academic advice:

Weekly 2 hours of academic advising, 4 hours of office hours and any other time when the instructor is available.

F. Learning Resources and Facilities

1. Learning Resources

Required Textbooks	David C. Ling, Wayne R. Archer Real Estate Principles, A Value Approach. 5 th edition (2017) McGraw, Hill, Irwin, Publisher.
Essential References Materials	Sayce S., Smith J., Cooper R., Rowland P., (2006) Real Estate Appraisal - From Value to Worth, Wiley & Blackwell Publishing
Electronic Materials	Property market report by Jones Lang la Salle, Knight Frank, EY and CBRE. Government's website – Ministry of Housing, Statistics Department



Other Learning Materials	Examples of Valuation Report - Taqeem
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2. Facilities Required

Item	Resources
Accommodation Classrooms, laboratories, demonstration) (.rooms/labs, etc	.Enough space and seats to accommodate students
Technology Resources AV, data show, Smart Board, software.) (.etc	.Smart Board, Microsoft Office and Internet Connection
Other Resources Specify, e.g. if specific laboratory) equipment is required, list requirements or (attach a list	MSExcel

G. Course Quality Evaluation

Evaluation Areas/Issues	Evaluators	Evaluation Methods
Effectiveness of Teaching & Assessment	Students/the Chair	Direct & Indirect
Extent of achievement of CLOs	Students	Indirect
Quality of learning resources	Students	Direct

Evaluation areas (e.g., Effectiveness of teaching and assessment, Extent of achievement of course learning outcomes, Quality of learning resources, etc.)

Evaluators (Students, Faculty, Program Leaders, Peer Reviewer, Others (specify)

Assessment Methods (Direct, Indirect)

H. Specification Approval Data

Council / Committee	
Reference No.	
Date	

