



**LAMAR INSTITUTE
OF TECHNOLOGY**

Real Estate Investment (RELE 1307 2A3)

INSTRUCTOR CONTACT INFORMATION

Instructor: Stephen Hudnall
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Office Phone: (409)247-4941
Office Location: TC 226
Office Hours: See Blackboard

CREDIT

3 Semester Credit Hours (3 hours lecture, 0 hours lab)

MODE OF INSTRUCTION

Online

PREREQUISITE/CO-REQUISITE:

None

COURSE DESCRIPTION

Characteristics of real estate investments. Includes techniques of investment analysis, time-valued money, discounted and non-discounted investment criteria, leverage, tax shelters, depreciation, and applications to property tax.

COURSE OBJECTIVES

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

- Analyze real estate investments using cash flow analysis
- Estimate future value using proforma
- Determine the advantages and disadvantages of investments
- Explore the effects of tax shelters, depreciation and property tax.

REQUIRED TEXTBOOK AND MATERIALS

Real Estate Investment 7th Edition
OnCourse Learning
ISBN: 13: 978-0-324-78469-5

ATTENDANCE POLICY

This is an 8-week online course. Students are expected to log in to Blackboard 2 to 3 times per week and complete all coursework.

DROP POLICY

If you wish to drop a course, you are responsible for initiating and completing the drop process. If you stop coming to class and fail to drop the course, you will earn an "F" in the course. Spring 2023 Final drop date is April 3, 2023 without academic penalty. No exceptions to these dates. ***If you are***

not passing at the time of the first drop date, I recommend that you drop the class and take it again at a later date.

COURSE CALENDAR

DATE	TOPIC	READINGS (Due on this Date)	ASSIGNMENTS (Due on this Date)
Week 1	Real Estate as an Investment Land Use Controls	Chapters 1-2	Chapter 1 Discussion Chapter 2 Quiz
Week 2	Environmental Constraints Ownership of Real Property Legal Documents	Chapter 3-5	Environmental Issues Discussion Exam 1
Week 3	Property Taxes and Income Taxes Special Income Tax Rules	Chapter 6-7	Tax-shelters, Depreciation, and property tax discussion Investment Comparison Assignment
Week 4	Single Family Dwellings and Condominiums	Chapter 8 Mid-term Review	Advantages and Disadvantages of RE Investments Discussion Mid-Term
Week 5	Business Organizations Financing Real Estate Investments	Chapters 9-10	Chapter 9 Discussion Chapter 10 Quiz
Week 6	Tools Analysis Comparison Screening	Chapter 11-12	Chapter 11 Quiz Investment Investigation
Week 7	Discount Analysis Computer-Aided Analysis	Chapter 13-14	Chapter 13 Discussion Chapter 14 Discussion
Week 8	Managing Real Property Risk Marketing Investment Property	Chapter 15-16	Marketing Assignment Final Project Final Exam

COURSE EVALUATION

Final grades will be calculated according to the following criteria:

Participation	20%
Exam #1	15%
Exam #2	15%
Exam #3	15%
Final Exam	20%
Final Project	15%
Total:	100%

GRADE SCALE

- 90-100 A
- 80-89 B
- 70-79 C
- 60-69 D
- 0-59 F

TECHNICAL REQUIREMENTS

The latest technical requirements, including hardware, compatible browsers, operating systems, etc. can be online at <https://lit.edu/online-learning/online-learning-minimum-computer-requirements>. A functional broadband internet connection, such as DSL, cable, or WiFi is necessary to maximize the use of online technology and resources.

DISABILITIES STATEMENT

The Americans with Disabilities Act of 1990 and Section 504 of the Rehabilitation Act of 1973 are federal anti-discrimination statutes that provide comprehensive civil rights for persons with disabilities. LIT provides reasonable accommodations as defined in the Rehabilitation Act of 1973, Section 504 and the Americans with Disabilities Act of 1990, to students with a diagnosed disability. The Special Populations Office is located in the Eagles' Nest Room 129 and helps foster a supportive and inclusive educational environment by maintaining partnerships with faculty and staff, as well as promoting awareness among all members of the Lamar Institute of Technology community. If you believe you have a disability requiring an accommodation, please contact the Special Populations Coordinator at (409)-951-5708 or email specialpopulations@lit.edu. You may also visit the online resource at [Special Populations - Lamar Institute of Technology \(lit.edu\)](#).

STUDENT CODE OF CONDUCT STATEMENT

It is the responsibility of all registered Lamar Institute of Technology students to access, read, understand and abide by all published policies, regulations, and procedures listed in the *LIT Catalog and Student Handbook*. The *LIT Catalog and Student Handbook* may be accessed at www.lit.edu. Please note that the online version of the *LIT Catalog and Student Handbook* supersedes all other versions of the same document.

STARFISH

LIT utilizes an early alert system called Starfish. Throughout the semester, you may receive emails from Starfish regarding your course grades, attendance, or academic performance. Faculty members record student attendance, raise flags and kudos to express concern or give praise, and you can make an appointment with faculty and staff all through the Starfish home page. You can also login to Blackboard or MyLIT and click on the Starfish link to view academic alerts and detailed information. It is the responsibility of the student to pay attention to these emails and information in Starfish and consider taking the recommended actions. Starfish is used to help you be a successful student at LIT.