RELE-1307, Real Estate Investment
Cedar Valley College

GENERAL INFORMATION
College Name: Cedar Valley College
Division: Business and Technology

INSTRUCTOR INFORMATION
Name: Steven F. Brown, PhD
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Office Number: (972) 860-8247
Office Hours (FT faculty): By appointment only

COURSE INFORMATION
Course Number: RELE-1307
Section Number
Credit Hours: 3 credit hours
Class Meeting Time: None. This is an online course.
Course Title: Real Estate Investment
Course Description: This is a WECM Course Number. Course Description: Equip the student with a theoretical and practical understanding of investing in real estate. Students successfully completing this course should know how to 1) identify, 2) analyze, 3) finance, and 4) acquire an investment property on their own. Practical tools, with an underlying theoretical foundation, are provided the student.

Another primary purpose of this course is for licensed agents/brokers to be able to proficiently advise clients on the advisability of investing in real estate. This course contains the theoretical understanding and practical tools to assist in advising clients on real estate investments.

Course Prerequisites: None.

Required or Recommended Materials:

Required: Essentials of Real Estate Investments, by David Sirota, 9th Edition, Dearborn Real Estate Education

Supplemental Text – NONE
General Education Competencies (DCCCD Intellectual Competencies) This course reinforces some of the Core Curriculum Intellectual Competencies defined by the Texas Higher Education Coordinating Board.

**READING:** Reading at the college level means the ability to analyze and interpret a variety of printed materials—book, article and documents.

**CRITICAL THINKING:** Critical thinking embraces methods of applying both qualitative and quantitative skills analytically and creatively to subject matter in order to evaluate arguments and to construct alternative strategies. Problem solving is one of the applications of critical thinking, used to address and identified task.

Student Learning Outcomes:

1. Compute financial projections using cash flow analysis and internal rates of return.
2. Estimate appreciation.
3. Determine the advantages and disadvantages of commercial investments.
4. Utilize the different tax rates in calculating ad valorem taxes.

Exams and Assignments:

Your grade for this course consists of a composite score from three Quizzes and four individual projects called SLP’s (Session Long Project) which you will turn in to the Professor for grading.

* **Quiz I-1** will cover Assignments 1-3 and is to be taken after reading Assignment 3.
* **Quiz I-2** covers Assignments 7-9 and is taken after Assignment 9.
* **Quiz I-3** covers Assignments 10-12 and is taken after Assignment 12.

Each Quiz contains 25 multiple choice questions worth 6 points each. Therefore your best grade on each Quiz
would be 150 points.

Once you begin taking a quiz, you must complete it.

**You may use your text and notes as resources when taking a quiz.**

**Please do not consult anyone while you are taking a quiz.** If you do not test alone, you are cheating yourself, because if you ever decide to invest in real estate, you'll find integrity pays; dishonesty fails. Take this as FACT from someone who has purchased dozens of properties over the past 25 years. * Periodically, throughout your course, you will be building a case for/against a specific Real Estate Investment, through a series of Session Long Projects (SLP’s) to be turned in sequentially throughout your course. Each SLP is worth 100-150 points, depending on the SLP. The 4 SLP’s together will be worth a maximum of 550 points toward your final grade for the course (4 SLP’s at 100-150 points per SLP).

**DO NOT WAIT AND SUBMIT ALL YOUR SLP’S AT THE END OF THE COURSE.** SUBMIT THEM AS YOU COMPLETE THEM SEQUENTIALLY THROUGHOUT THE COURSE.

Exams may be taken over as many times as you want to improve your score. Each time you retake the exam, your previous score will be deleted.

Your Final Course Grade is based on earning a maximum of 1000 points. Up to 150 points come from each of the three Quizzes. Maximum total points available from the Quizzes is 450 (150 times 3). Each SLP is worth a maximum of 100-150 points. The 4 SLP’s are worth a maximum total of 550 points.

150 points - Quiz I-1
150 points - Quiz I-2
150 points - Quiz I-3
150 points - SLP I-1
150 points - SLP I-2
100 points - SLP I-3
150 points - SLP I-4

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1,000 Max. Pts. Available to Student

The grading scale for the course is given below:

A - 900 to 1000 points
B - 800 to 899 points
C - 700 to 799 points
D - 600 to 699 points
F - less than 600 points

**Withdrawal Policy**

If you are unable to complete this course, it is your responsibility to withdraw formally. The withdrawal request must be received in the Registrar’s Office in a timely manner. Failure to do so will result in your receiving a performance grade, usually an “F.” If you drop a class or withdraw from the college before the official drop/withdrawal deadline, you will receive a “W” (Withdraw) in
each class dropped. See institutional policies for additional information on withdrawals.

Attendance Policy
None. This is an online course.

Emergency Closings
Sign up for DCCCD Emergency Alerts to receive a text-message, e-mail and/or phone call when there is an unscheduled evacuation or closure of a DCCCD campus or office because of weather closures, utility outages, police or other emergencies. Subscribing is free, but standard text message charges from your cell phone provider will apply. Please refer to: http://www.dcccd.edu/current%20students/student%20service/emergalerts/Pages/default.aspx

Classroom Policies
None. This is an online course.

Course Outline
For maximum success in this course you should spend a minimum of 9 hours per week working on course material.

You may choose to use the one-month or one-week schedule shown on the Course Information page of your online course, or you may create a schedule more suitable to your schedule. Please Pace Yourself!! Be sure that all work is completed by the end date of the course.

QUALITY ENHANCEMENT PLAN
Cedar Valley College's Quality Enhancement Plan is designed to improve student learning in mathematics. Read more about our QEP at: www.cedarvalleycollege.edu/QEP

INSTITUTIONAL POLICIES

Academic Honesty
Academic honesty is expected, and integrity is valued in the Dallas County Community Colleges. Scholastic dishonesty is a violation
of the Code of Student Conduct. Scholastic dishonesty includes, but is not limited to, cheating on a test, plagiarism, and collusion.

ADA Statement
If you are a student with a disability and/or special needs who requires accommodations, please contact the college Disability Services Office at 972-860-8119.

Emergency Alert
Sign up for DCCCD Emergency Alerts to receive a text-message, e-mail and/or phone call when there is an unscheduled evacuation or closure of a DCCCD campus or office because of weather closures, utility outages, police or other emergencies. Subscribing is free, but standard text message charges from your cell phone provider will apply. Please refer to:
http://www.dcccd.edu/current%20students/student%20service
ers/emergalerts/Pages/default.aspx

Financial Aid
Students who are receiving any form of financial aid should check with the Financial Aid Office prior to withdrawing from classes. Withdrawals may affect your eligibility to receive further aid and could cause you to be in a position of repayment for the current semester. Students who fail to attend or participate after the drop date are also subject to this policy.

Health Center Services
Basic first aid for minor cuts, scrapes, insect stings, and heat, etc.

- Over-the-counter medications for headaches, fever, seasonal allergies, and colds
- Over-the-counter medications for mild allergic reactions
- Emergency sanitary pads
- Blood Pressure check
- Coordination with outside health agencies such as Carter Blood Care; Dallas County Health Dept. (HIV/STD testing--free, twice a semester); UT Southwestern mobile mammography; Immunizations once a month for children <19 y.o. from the DCDHHS; Agape Massage; and Employee Wellness Screening
- Rest area for stress relief, migraine headaches, post seizure activity
- AED (Automatic External Defibrillator) for CPR
- Confidential "talks"
- Assists with health related club activities when asked and time permits
Religious Holidays
Absences for observance of a religious holy day are excused. A student whose absence is excused to observe a religious holy day is allowed to take a make-up examination or complete an assignment within a reasonable time after the absence.

Repeating this Course
Effective for Fall Semester 2005, the Dallas County Community Colleges will charge additional tuition to students registering the third or subsequent time for a course. This class may not be repeated for the third or subsequent time without paying the additional tuition. Third attempts include courses taken at any of the Dallas County Community Colleges since the fall 2002 semester. More information is available at: https://www1.dcccd.edu/catalog/ss/oepthird_attempt.cfm

Student Code of Conduct
As a college student, you are considered a responsible adult. Your enrollment indicates acceptance of the DCCCD Code of Student Conduct published in the DCCCD Catalog. More information is available at https://www1.dcccd.edu/cat1011/cattoc.cfm

Tutoring Services
Cedar Valley physical location for tutoring:
Room: C206
Phone: 972-860-2974

Hours:
Monday – Thursday: 8:00 a.m. to 7:00 p.m.
Saturday: 10:00 a.m. to 2:00 p.m.
Friday and Sunday: CLOSED

Cedar Valley online tutoring:
Check the Cedar Valley web page for information concerning “online tutoring”. Click on Cedar Valley College, then put “online tutoring” into the Search bar.

Stop Before you Drop
For students who enrolled in college level courses for the first time in the fall of 2007, Texas Education Code 51.907 limits the number of courses a student may drop.

You may drop no more than six courses during your entire undergraduate career unless the drop qualifies as an exception. Your campus counseling/advising center will give you more information on the allowable exceptions.
Remember that once you have accumulated six non-exempt drops, you cannot drop any other courses with a “W”. Therefore, please exercise caution when dropping courses in any Texas public institution of higher learning, including all seven of the Dallas County Community Colleges. For more information, you may access: https://www1.dcccd.edu/coursedops

Disclaimer

The instructor reserves the right to amend this syllabus as necessary.