

# REAL ESTATE AND HOUSING (REAL)

## **REAL\*1820 Introduction to Real Estate Fall and Winter (LEC: 3) [0.50]**

This survey course acquaints students with the theories, practices and principles of real estate and housing. Topics include how real estate assets and markets differ from other assets: including real estate economics, financing, development, appraisal, brokerage, zoning, property management, taxation, and government involvement. Many property types may be considered, including residential, multi-residential, office, industrial, and retail.

**Restriction(s):** This is a Priority Access Course. Some restrictions may apply during some time periods. Please contact the department for more information.

**Department(s):** Department of Marketing and Consumer Studies

**Location(s):** Guelph

## **REAL\*2820 Real Estate Finance Winter Only (LEC: 3) [0.50]**

This course examines the financing of both residential and commercial investment real estate. A mathematical approach is used to examine the impact of various lender and borrower decisions about loan terms (amortization periods, pre-payment options, etc.). The evolution of the Canadian housing finance system is contrasted with that in the United States. New methods of financing real estate other than traditional mortgages are discussed.

**Prerequisite(s):** 5.00 credits

**Restriction(s):** This is a Priority Access Course. Some restrictions may apply during some time periods. Please contact the department for more information.

**Department(s):** Department of Marketing and Consumer Studies

**Location(s):** Guelph

## **REAL\*2850 Service Learning in Housing Fall Only (LEC: 3) [0.50]**

This course provides an introduction to ethics and social capital as they apply to the housing and real estate industries. Students will be required to participate in a 10-15 hour service learning exercise where they volunteer for a frontline housing agency/provider. They will then share their experiences with their classmates during the final week of classes.

**Prerequisite(s):** 4.00 credits

**Restriction(s):** This is a Priority Access Course. Some restrictions may apply during some time periods. Please contact the department for more information.

**Department(s):** Department of Marketing and Consumer Studies

**Location(s):** Guelph

## **REAL\*3810 Real Estate Market Analysis Fall Only (LEC: 3) [0.50]**

In this course students examine supply and demand for real estate now and in the future in order to make better decisions. The course focuses on using various research methodologies to define the scope of analysis; identify data needs; collect information from various sources, evaluate their reliability and interpret the results. Applications to different property types are discussed. Current market trends are also examined.

**Prerequisite(s):** REAL\*1820, (ECON\*2740 or STAT\*2060)

**Restriction(s):** This is a Priority Access Course. Some restrictions may apply during some time periods. Please contact the department for more information.

**Department(s):** Department of Marketing and Consumer Studies

**Location(s):** Guelph

## **REAL\*3870 Topics in Housing Unspecified (LEC: 3) [0.50]**

Lecture-discussion or seminar on a selected topic or area of specialization related to housing to be conducted by faculty with special interests or expertise in the area. Students should confirm with the department prior to course selection what topic(s), if any, will be offered during specific semesters.

**Prerequisite(s):** 10.00 credits including REAL\*1820

**Restriction(s):** Instructor consent required.

**Department(s):** Department of Marketing and Consumer Studies

**Location(s):** Guelph

## **REAL\*3880 Topics in Real Estate Unspecified (LEC: 3) [0.50]**

Lecture-discussion or seminar on a selected topic related to real estate to be conducted by faculty with special interests or expertise in the area. Students should confirm with the department prior to course selection what topic(s), if any, will be offered during specific semesters.

**Prerequisite(s):** 10.00 credits including REAL\*1820

**Restriction(s):** Instructor consent required.

**Department(s):** Department of Marketing and Consumer Studies

**Location(s):** Guelph

## **REAL\*3890 Property Management Winter Only (LEC: 3) [0.50]**

This course considers the various strategies which a well-managed property can use to benefit tenants, employees and investors. Given the increasing professionalization of the industry, the relationship between property management and asset management is discussed. Issues faced by managers of residential, office, retail, industrial and mixed-use properties are covered.

**Prerequisite(s):** REAL\*1820, (ACCT\*2230 or REAL\*2820)

**Restriction(s):** This is a Priority Access Course. Some restrictions may apply during some time periods. Please contact the department for more information.

**Department(s):** Department of Marketing and Consumer Studies

**Location(s):** Guelph

## **REAL\*4820 Real Estate Appraisal Fall Only (LEC: 3) [0.50]**

This course deals with the basic principles involved in valuing real estate. The market comparison, cost and income approaches of appraisal are covered. The major emphasis in the course is on using discounted cash flow projections to value income-producing real estate. The term project involves the use of a spreadsheet program to estimate property value for a property chosen by the student. While valuation of single family homes is covered, the main emphasis is on investment real estate.

**Prerequisite(s):** (1 of CIS\*1200, CIS\*1500, MCS\*2020), (1 of ACCT\*2230, ECON\*2560, FIN\*2000, REAL\*2820)

**Restriction(s):** This is a Priority Access Course. Some restrictions may apply during some time periods. Please contact the department for more information.

**Department(s):** Department of Marketing and Consumer Studies

**Location(s):** Guelph

**REAL\*4830 Real Estate Development Project Winter Only (LEC: 6) [1.00]**

This is a capstone course covering the real estate development process and bringing together concepts from all other Real Estate and Housing courses. It deals with the development, redevelopment and renewal of real estate and housing services. Students will complete a phased project that considers all aspects of development feasibility including market analysis, physical constraints, financial viability and government regulation.

**Prerequisite(s):** 15.00 credits including REAL\*3810, REAL\*4820

**Restriction(s):** This is a Priority Access Course. Some restrictions may apply during some time periods. Please contact the department for more information.

**Department(s):** Department of Marketing and Consumer Studies

**Location(s):** Guelph

**REAL\*4840 Housing and Real Estate Law Fall Only (LEC: 3) [0.50]**

This course lays out the legal principles which guide the expanding and changing body of law dealing with housing and real estate development and forms of occupancy; statutory and regulatory matters are explored.

**Prerequisite(s):** 9.00 credits including REAL\*1820, REAL\*2820

**Restriction(s):** This is a Priority Access Course. Some restrictions may apply during some time periods. Please contact the department for more information.

**Department(s):** Department of Marketing and Consumer Studies

**Location(s):** Guelph

**REAL\*4870 Sustainable Real Estate Fall Only (LEC: 3) [0.50]**

This course is designed to give students an understanding of how topics in sustainability and climate change affect and are affected by real estate and urban economics. Students will develop an understanding of the reasons for and benefits of sustainability practices in real estate and planning.

**Prerequisite(s):** 14.00 credits

**Restriction(s):** This is a Priority Access Course. Some restrictions may apply during some time periods. Please contact the department for more information.

**Department(s):** Department of Marketing and Consumer Studies

**Location(s):** Guelph