

Real Estate Finance

REAL 4000, REAL 5440, BLB040
Tuesday 6:30pm-9:20pm
Office Hours Th 10:30-12:30
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Overview

This course exposes students to the fundamentals of real estate finance. The primary objective is to examine real estate capital markets, both debt and equity. We will begin by looking at the primary residential mortgage market and the mathematics and finance of residential mortgage cash flows and pricing, understanding the pro and cons of various mortgage products. We will move into commercial real estate market. The last part of this class will study the secondary market for mortgage funds with a study of simple pass-through residential mortgage pass-through securities.

Course Objectives:

After completing this course successfully, the student should be able to:

- understand the structure of the mortgage market
- understand the pros and cons of various types of mortgages
- perform basic calculations of various mortgage instruments
- understand the need and structure of secondary mortgage market
- understand common types of mortgage-backed securities

Text Book and Calculator:

Real Estate Finance & Investments, by William B. Brueggeman Jeffrey Fisher, 15th Edition.
My lectures will follow the book loosely in most sessions and I will have supplement materials during some sessions. You will also need a **calculator**. I strongly recommend a financial calculator. I will use Texas Instruments' BA II Plus during class.

This course will require considerable study outside of class. The course will be structured as a combination of lectures, discussion and accompanied by related reading assignments and problem sets. The best way to prepare for exams is to work the assigned problems. It is very important that you keep up with the assigned work so that you will not be overwhelmed at exam time.

I will take attendance. You are expected to arrive on time and stay till end of the class. I will give bonus points up to 2 for attendance and class participation

Grading

No make-up exam. Plan your schedule accordingly.

Homework	10%
Quiz	10%
2 Midterms	45%
Final	35%
Total	100%

The final grading scale is:

A: $\geq 90\%$
B: 80% - 89%
C: 70% - 79%
D: 60% - 69%
F: $\leq 59\%$

Grade Appeals

All grade appeals must be done within three days of the posted grade. I will not look into grades appealed after three days past the date of grade postings for any exam.

Homework and Quiz

You will have weekly homework questions from the book and supplementary questions throughout the semester. I will collect those questions, it is very important that you work on them. The goal of these questions is to help you understand the material and prepare for the exams. I suggest you to work in groups of 2-3 students. Hand in one copy of homework per group with all group members names. Note that questions similar to these questions may appear on exams – so it is important that you understand how to work problems **by yourself**. There will be weekly quiz given throughout the semester in class. These quizzes will be on the material that we covered the prior week. Each quiz will take about 15-20 minutes. Students who miss a quiz will receive a zero on the quiz. No make-up quizzes.

Exams

There will be 2 midterms and a final exam. Midterm Exams will cover the new material. Final exam is cumulative. No make-up exams. You may bring one page of cheat sheet to all the exams.

E-mail

I will reply the emails in timely fashion. However, some questions may not be easily answered via email, and then I may ask you to stop by my office. Sometimes your questions are important enough that they are worth bringing to the attention to the whole class, I will address it in our class.

Student Perceptions of Teaching (SPOT)

Student feedback is important and an essential part of participation in this course. The student evaluation of instruction is a requirement for all organized classes at UNT. The survey will be made available late in the semester to provide you with an opportunity to evaluate how this course is taught. You will receive an email from "UNT SPOT Course Evaluations via IASystem Notification" (no-reply@iasystem.org) with the survey link. Please look for the email in your UNT email inbox. Simply click on the link and complete your survey. Once you complete the survey you will receive a confirmation email that the survey has been submitted. For additional information, please visit the spot website at www.spot.unt.edu or email spot@unt.edu.

This schedule is tentative depend on how we progress in the class.

Course Schedule (Tentative, we will have some flexibilities with guest lecture/speaker)

Week1

INTRODUCTION TO REAL ESTATE FINANCE

Reference: Chapter 1, 2

Week 2, 3, 4, 5

MORTGAGE

Reference: Chapters 3, 4 and 5

Week 6: Exam I, October 2

Week 7: Guest Lecture, October 9, Crystal Parkinson from Guild Mortgage (tentative)

Week 8

MORTGAGES: EXTENSION

Reference: Chapter 6

Week9

RESIDENTIAL MORTGAGE CHOICE

Reference: Chapter 7

Week10

UNDERWRITING AND FINANCING RESIDENTIAL PROPERTIES

Reference: Chapter 8

Week11: Exam II, November 6

Week 12: Guest Lecture, November 13, Travis Alexander from Sherman Bridge Lending (tentative)

Week13

COMMERCIAL MORTGAGE

Reference: Chapter 12

Week14

VALUATION OF MORTGAGE-BACKED SECURITIES

Reference: Chapter 19 and 20

Week 15: Review

Week16: Final Exam, 12/11.