

CATALOG INFORMATION

Dept and Nbr: RE 80J

Title: COMM REAL EST APPR

Full Title: Commercial Real Estate Appraisal

Last Reviewed: 2/12/2024

Units		Course Hours per Week		Nbr of Weeks	Course Hours Total	
Maximum	3.00	Lecture Scheduled	3.00	17.5	Lecture Scheduled	52.50
Minimum	3.00	Lab Scheduled	0	17.5	Lab Scheduled	0
		Contact DHR	0		Contact DHR	0
		Contact Total	3.00		Contact Total	52.50
		Non-contact DHR	0		Non-contact DHR	0

Total Out of Class Hours: 105.00

Total Student Learning Hours: 157.50

Title 5 Category: AA Degree Applicable

Grading: Grade Only

Repeatability: 00 - Two Repeats if Grade was D, F, NC, or NP

Also Listed As:

Formerly: RE 282

**Catalog Description:**  
Methods and techniques of estimating the value of properties other than single residences.  
Application of income approach to commercial, industrial and multiple residential properties.  
Applies toward State's educational requirements for the broker's examination.

**Prerequisites/Corequisites:**

**Recommended Preparation:**

**Limits on Enrollment:**

**Schedule of Classes Information:**  
Description: Principles and techniques of appraising income-producing real estate. An introductory course designed to enable the student to determine the market value of commercial/retail/industrial properties. Applies towards California broker's requirements and Licensed Appraisers Continuing Education. (Grade Only)  
Prerequisites/Corequisites:  
Recommended:

Limits on Enrollment:  
Transfer Credit: CSU;  
Repeatability: Two Repeats if Grade was D, F, NC, or NP

## **ARTICULATION, MAJOR, and CERTIFICATION INFORMATION:**

<b>AS Degree:</b>	<b>Area</b>	Effective:	Inactive:
<b>CSU GE:</b>	<b>Transfer Area</b>	Effective:	Inactive:
<b>IGETC:</b>	<b>Transfer Area</b>	Effective:	Inactive:
<b>CSU Transfer:</b>	Transferable	Effective:	Spring 1989
<b>UC Transfer:</b>		Effective:	Inactive:

**CID:**

**Certificate/Major Applicable:**  
Not Certificate/Major Applicable

## **COURSE CONTENT**

### **Outcomes and Objectives:**

The students will be able to:

1. identify the 2 approaches to Real Property valuation;
2. identify the elements of gross income estimates;
3. identify the elements of effective gross income estimates;
4. identify net operating income estimates;
5. list the formula for realization of capitalization;
6. identify capitalization rates;
7. complete an appraisal of a commercial property.

### **Topics and Scope:**

Property and Value

- Nature of Property Value
- Market Value
- Economics of Supply and Demand
- Highest and Best Use

Sales Comparison Approach to Value

- Analysis of Subject Property
- Collection and Analysis of Data

Cost Approach to Value

- Cost Estimation
- Depreciation

Real Estate Investments

Income Approach

- Gross Income Estimates
- Effective Gross Income Estimates
- Net Operating Income Estimates

Capitalization Formulas and Rates

- Relationship of income, rate and value
- Selection of rates

#### Capitalization Procedures

- Income Stream
- Selection of Methods
- Selections of Techniques
- Alternative methods

#### Assignment:

1. Project, quizzes and exams.

#### Methods of Evaluation/Basis of Grade:

**Writing:** Assessment tools that demonstrate writing skills and/or require students to select, organize and explain ideas in writing.

Written homework, Essay exams

Writing  
2 - 35%

**Problem Solving:** Assessment tools, other than exams, that demonstrate competence in computational or non-computational problem solving skills.

Field work, Quizzes, Exams

Problem solving  
1 - 10%

**Skill Demonstrations:** All skill-based and physical demonstrations used for assessment purposes including skill performance exams.

Class performances

Skill Demonstrations  
1 - 30%

**Exams:** All forms of formal testing, other than skill performance exams.

Multiple choice, True/false

Exams  
2 - 40%

**Other:** Includes any assessment tools that do not logically fit into the above categories.

None

Other Category  
0 - 0%

#### Representative Textbooks and Materials:

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