

**RE 54 Course Outline as of Fall 2019****CATALOG INFORMATION**

Dept and Nbr: RE 54 Title: COMM REAL EST APPR  
 Full Title: Commercial Real Estate Appraisal  
 Last Reviewed: 5/14/2018

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	6	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 80J

**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 California Real Estate Broker's examination and educational elective for the salesperson license.

**Prerequisites/Corequisites:****Recommended Preparation:**

Course completion of RE 53 and RE 56

**Limits on Enrollment:****Schedule of Classes Information:**

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 California Real Estate Broker's examination and educational elective for the salesperson license. (Grade Only)

Prerequisites/Corequisites:



- B. depreciation
- IV. Real Estate Investments
- V. Income Approach
  - A. gross income estimates
  - B. effective gross income estimates
  - C. net operating income estimates
- VI. Capitalization Formulas and Rates
  - A. relationship of income, rate, and value
  - B. selection of rates
- VII. Capitalization Procedures
  - A. income stream
  - B. selection of methods
  - C. selections of techniques
  - D. alternative methods
- VIII. Generally Accepted Uniform Appraisal Standards

**Assignment:**

1. Weekly reading assignments of 15-42 pages
2. Prepare commercial appraisal report of real property (apply principles and theory to complete legal instrument); written components graded as part of the whole
3. Field work of minimum 15 hours related to appraisal report, including but not limited to, measuring real property, locating appropriate comparable properties, contact with county offices and other real estate professionals as appropriate to specific property
4. Quizzes on each chapter of text
5. Mid term and final examinations
6. Homework, including but not limited to, online research of government, agency and licensing resources
7. Presentation of appraisal report with explanation of method(s) used and citation of statutes to support legal instrument

**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.

Commercial appraisal report, online research	Writing 15 - 35%
<b>Problem Solving:</b> Assessment tools, other than exams, that demonstrate competence in computational or non-computational problem solving skills.	
Field work, presentation	Problem solving 20 - 25%
<b>Skill Demonstrations:</b> All skill-based and physical demonstrations used for assessment purposes including skill performance exams.	
None	Skill Demonstrations 0 - 0%

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

Quizzes, exams and tests to include multiple choice, true/false, and essay items

Exams  
40 - 60%

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

Attendance and participation

Other Category  
5 - 10%

**Representative Textbooks and Materials:**

Income Property Valuation. 3rd ed. Fisher, Jeffrey and Martin, Robert. Dearborn Real Estate Publishing 2008 (classic)