

RE 57 Course Outline as of Summer 2021

CATALOG INFORMATION

Dept and Nbr: RE 57

Title: PROPERTY MANAGEMENT CA

Full Title: Property Management in California

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    | 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 80P

**Catalog Description:**  
Includes the principles and practices of managing income properties. Covers nature and types of property management, leases and contracts, collections, rent schedules, tenant selection and supervision, budgets, purchasing. Applies towards educational requirements for the California Real Estate Broker's Examination and salespersons examinations.

**Prerequisites/Corequisites:**

**Recommended Preparation:**  
Eligibility for ENGL 100 or ESL 100

**Limits on Enrollment:**

**Schedule of Classes Information:**  
Description: Includes the principles and practices of managing income properties. Covers nature and types of property management, leases and contracts, collections, rent schedules, tenant selection and supervision, budgets, purchasing. Applies towards educational requirements for the California Real Estate Broker's Examination and salespersons examinations. (Grade Only)  
Prerequisites/Corequisites:

Recommended: Eligibility for ENGL 100 or ESL 100

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 1991 | Inactive: |
|----------------------|--------------|------------|-------------|-----------|

|                     |  |            |  |           |
|---------------------|--|------------|--|-----------|
| <b>UC Transfer:</b> |  | Effective: |  | Inactive: |
|---------------------|--|------------|--|-----------|

**CID:**

**Certificate/Major Applicable:**

Both Certificate and Major Applicable

## **COURSE CONTENT**

### **Student Learning Outcomes:**

At the conclusion of this course, the student should be able to:

1. Diagram and explain leasehold estates.
2. Develop and effect a property management analysis.
3. Illustrate and manage landlord and tenant laws.
4. Satisfy the California Department of Real Estate elective education requirement for salespersons.
5. Satisfy the California Department of Real Estate elective education requirement for brokers.

### **Objectives:**

At the conclusion of this course, the student should be able to:

1. Determine if a month-to-month rental agreement or lease agreement is required and produce appropriate document.
2. Compare and contrast the four types of less than freehold estates.
3. Prepare a simple property site analysis.
4. Prepare a simple break-even analysis for a commercial office building.
5. Complete a basic property income statement.
6. Identify and formulate legal steps to unlawful detainer.

### **Topics and Scope:**

- I. Property Management as a Profession
- II. Leases
  - A. Leasehold estates requirements
  - B. Commercial/residential lease clauses
- III. Performance Objectives
  - A. Reporting to the owner
  - B. Marketing survey/analysis

#### IV. Management Plan

- A. Regional, neighborhood property analysis
- B. Financial analysis

#### V. Types of Property

- A. Residential, commercial, shopping center, industrial, office building and condominium
- B. Maintenance
- C. Plumbing, heating, electrical, carpeting
- D. Security and safety
- E. Energy management
- F. Income and expense

#### VI. California Landlord/Tenant Law

- A. Commercial versus residential
- B. Landlord/tenant rights and responsibilities
- C. Tenant protections
- D. California court system

#### Assignment:

1. Weekly reading of 20-40 pages
2. Five quizzes and exams
3. Research paper relating to commercial property agreement; minimum 4 pages.
4. Property site analyses (1 - 3) pertaining to property management as a profession, leases, commercial property performance objectives, management planning, types of commercial property, and California landlord/tenant law
5. Fieldwork: property site analysis
6. Midterm and final exam

#### 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 property agreement research paper |
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|                    |
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| Writing<br>5 - 35% |
|--------------------|

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

|                        |
|------------------------|
| Property site analyses |
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|                            |
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| Problem solving<br>5 - 30% |
|----------------------------|

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

|      |
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| None |
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|                                |
|--------------------------------|
| Skill Demonstrations<br>0 - 0% |
|--------------------------------|

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

Chapter quizzes, midterm and final exam to include multiple choice, true/false, and essay items

Exams  
30 - 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:**

Property Management. 6th ed. Huber, Walt and Lyons, Arlette. Educational Textbook Company. 2014 (classic)