



Dillard College of Business Administration

Syllabus: Principles of Real Estate

FINC 3413 X40

Summer II Semester 2025

Contact Information

Instructor: Dr. Qian Li, Ph.D, CFA
Office hours: by appointment
E-mail: Qian.Li@MSUTexas.edu

Course Materials

Brueggeman and Fisher. Real Estate Finance and Investments 17th Edition. McGraw Hill. ISBN10: 1260734307. ISBN13: 9781260734300.

FINC 3413 X40 is included in the Courseware Access & Affordability Program at MSU Texas. This means:

1. Your materials, including the E-book and online assignments, will be available on the publisher's Connect website on the first day of class, for all students in your class. To access your materials, please log into D2L and navigate to your course.
2. The charges for this material have been posted to your student account. The cost is significantly less than the cost of purchasing at the bookstore or the publisher's website.
3. You will receive an email from noreply@follett.com in your my.msutexas.edu email on the second day of class. If you decide to opt out of this program and cost savings, follow the "opt-out" instructions in this email. The last day to opt out is 07/21/2025.

For more information about this program, please check out the file under the folder "Textbook Affordability and Opt-out Instructions" in D2L. If you have any questions or need assistance, please feel free to contact the MSU Bookstore at jenny.denning@msutexas.edu.

Course Description

Principles and practices reviewed and evaluated, investment strategy, ownership forms, tax implications, cash flow analysis, measures of return, risk management, and property selection.

Course Prerequisite(s)

Junior standing or above or consent of the chair.

Other Requirements

Each student also needs to have a financial calculator and access to Excel for calculations. You can download the TI BAII Plus Professional app on your smart phone. A student is expected to be familiar with his/her own calculator's functions.

Learning Goals

General Learning Goals:

- Demonstrate problem solving and decision-making abilities through the critical analysis, evaluation, and interpretation of business information.
- Demonstrate a competency in speaking and writing for common business scenarios.
- Be able to utilize available technology for common business applications.
- Demonstrate ethical reasoning skills within a business environment.
- Have an understanding of the influence of global and multicultural issues on business activities.

These general learning goals are among those established by the Dillard College of Business Administration. General learning goals represent the skills that graduates will carry with them into their careers. While assessing student performance in obtaining these general learning goals, the Dillard College is assessing its programs. The assessments assist us as we improve our curriculum and curriculum delivery.

Course Specific Learning Goals: After completing this course, students should be able to:

- Explain the nature of real estate and real estate markets.
- Articulate the relationship between value and real estate decisions.
- Discuss the effects of time and risk on real estate value.
- Explain the basics of the laws and contracts of real estate finance.
- Understand market determinants of value.
- Discuss the basics of forecasting ownership benefits and value.
- Explain the process of valuation of real estate.

Course Policies

1. This course is 100% online. Students have the responsibility to check in on D2L regularly for new announcements and course materials. Failure to do so may result in missing important instructions and updates and consequently lower quiz or assignment grades.
2. Students are expected to read the assigned materials and complete and submit the online assignments as scheduled. There are no make-up assignments and quizzes in this course.

students missing a quiz or assignment without a valid excuse will receive a grade of zero for the specific assignment. A valid excuse is defined as an authorized absence (see Midwestern State University Undergraduate Catalog for the definition) or an unforeseeable, proved, and documented event that requires the student's presence in a place other than the classroom during the class period, and such event is deemed acceptable by the instructor. In the case of an excused absence, the document justifying the absence must be turned to the instructor within one week of the absence, and the weight assigned for the missed assignment will be redistributed to the other assignments.

3. When emailing the instructor, please include your course number "FINC 3413" or course title "Principles of Real Estates" in the email subject. Without the course number or course title my reply may be delayed.
4. Instructor Drop: This class follows [MSU Undergraduate Catalog](#) regarding the Instructor Drop policy:

An instructor may drop a student any time during the semester for excessive absences, for consistently failing to meet class assignments, for an indifferent attitude, or for disruptive conduct. The instructor must give the student a verbal or written warning prior to dropping the student from the class. An instructor's drop of a student takes precedence over the student-initiated course drop of a later date.

Grading and Evaluation:

Evaluation of student performance will be conducted by various types of assignments online. These assignments can be accessed on the Connect website. They include:

SmartBook (SB): These are chapter reading assignments. The readings are worth 50 points for each chapter. There are 23 chapters. All readings, assignments and assessments (quizzes) are open and available at the beginning of the course. Plan ahead and please do not ask for extensions.

Assignments (HW): There are homework assignments for each chapter. They are worth 100 points each. All readings, assignments and assessments (quizzes) are open and available at the beginning of the course. Plan ahead and please do not ask for extensions. All homework must be submitted by the due date to receive credit.

Assessments: There will be a quiz for each chapter. They are worth 100 points each. Plan ahead and please do not ask for extensions. All assessment quizzes must be submitted by the due date to receive credit.

Exams: There will be no exams during this semester.

Table 1 and Table 2 illustrate the grade components and the grading standard.

Table 1: Points allocated to each grading component

Element	Points
Orientation Videos	201
SmartBook	$50 \times 23 = 1150$
Assignments (homework)	$100 \times 23 = 2300$
Chapter 4 Extra Problem	100
Assessments (Quizzes)	$100 \times 23 = 2300$
Total Points	6051

Table 2: Grading System

Grade	Points
A	5445 or greater
B	4840 to 5444
C	4235 to 4839
D	3630 to 4234
F	Less than 3630

Semester grades will be reported through normal University channels with no exceptions. To maintain fairness to the entire class, the same grading criteria will be applied to all students. Grades are not negotiable. There will be no bonus/additional assignment or project designed for or given to any individual student. Emails to bargain for higher grades will not be replied to.

Academic Integrity

Students shall follow the “Student Honor Creed” on the Midwestern State University Undergraduate Catalog, including the following statements:

We consider it dishonest to ask for, give, or receive help in examinations or quizzes, to use any unauthorized material in examinations, or to present, as one’s own, work or ideas which are not entirely one’s own. We recognize that any instructor has the right to expect that all student work is honest, original work. We accept and acknowledge that responsibility for lying, cheating, stealing, plagiarism, and other forms of academic dishonesty fundamentally rests within each individual student.

A student who commits academic dishonesty is subject to conduct sanctions (please refer to the Midwestern State University Student Handbook for the definitions of Academic Dishonesty, Conduct Sanctions, and Academic Misconduct Procedures).

Americans with Disabilities Act

This course follows the university policies and guidelines suggested by the Disability Support Services Office for qualified students. Students are referred to the Midwestern State University Undergraduate Catalog for details.

Syllabus Change Policy

This syllabus is a guide for this course and is subject to change with advanced notice. Syllabus changes will be communicated on D2L.

References

[Midwestern State University Student Handbook](#)

[Midwestern State University Undergraduate Catalog](#)