



جامعة الزيتونة الأردنية
Al-Zaytoonah University of Jordan

كلية الأعمال
Faculty of Business

"الريادة والأبداع في الأعمال"

"Entrepreneurship and Innovation
in Business"

"عراقة وجودة"
"Tradition and Quality"

Detailed Course Description - Course Plan Development and Updating Procedures/ Banking and Finance Department	QF05/0408-3.0E
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Faculty	Faculty of Business	Department	Banking and Finance Department
Course number	0503433	Course title	Real Estate Finance
Number of credit hours	3	Pre-requisite/co- requisite	Financial Management 2

Brief course description

The course covers the concept of land, its economic, social and political significance, the concept of real estate, the ownership of real estate and its benefits, real estate investment, real estate financing, tools for analyzing investment in real estate, its risks and advantages, estimating and valuing real estate based on previous data. In the United States and the 2007 financial crisis.

	Course goals and learning outcomes
Goal 1	The concept of real estate and its areas of use in general.
Learning outcomes	1.1 Definition of the student in the concept of real estate and areas used in general.
Goal 2	Controls and determinants of the use of the property.
Learning outcomes	1.2 Definition of the student with the controls and determinants of the use of the property.
Goal 3	Land use and property as investment.
Learning outcomes	1.3 Definition of the student using land and real estate as an investment.
Goal 4	Identify the sources of real estate financing from the markets, evaluate the loans, and the feasibility of borrowing and their implications.
Learning outcomes	1.4 The student should know the sources of real estate financing from the markets, the evaluation of loans, the feasibility of borrowing and the consequences thereof.
Goal 5	Know the analysis tools used in real estate valuation, such as financial statements and analysis.
Learning outcomes	1.5 The student should study and learn about the analysis tools used in evaluating the property, such as the financial statements and their analysis.
Goal 6	Know the tools of analysis in estimating and estimating the prices of real estate.
Learning outcomes	1.6 The student shall use the analytical tools in estimating and estimating the prices of the property.
Goal 7	Knowledge of investment risks.
Learning outcomes	1.7 The student should study the risks of investment in real estate and the risks associated with loans, risks associated with income, legal risk, rent, employment and property ownership.



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Goal 8	Real Estate Marketing
Learning outcomes	1.8 The student should use his previous information in marketing the property
Goal 9	Learn about the real estate and housing in Jordan.
Learning outcomes	1.9 The student should know about the real estate and housing in Jordan, the extent of the government's interest in land and real estate, the problems facing the sector, the old and current financing sources, and the governmental measures taken in this sector.
Goal 10	Learn about the recent property crisis in the United States.
	1.10 To know the student about the recent real estate crisis in the United States of America and its implications for the economy and the world as an example of the importance and seriousness of these investments.
Goal 11	Access to the ability to qualify the student to work in the real estate market.
Learning outcomes	1.11 that the student reaches the capacity that qualifies him to work in the real estate market and benefit from his abilities and knowledge in the development of this market, and thus prepare capacities to fill the deficit in the cadres of the real estate market.
Textbook	1- الإستثمار العقاري، جون ودمر، جوزيف قوترز، ادوارد جرهام. ترجمة د. محمد داود عثمان، ط 1 1434/2013، دار الفكر.
Supplementary references	

Course timeline				
Week	Number of hours	Course topics	Pages (textbook)	Notes
01	1 1 1	Property as investment: - Controls and determinants of the use of land and land as an investment		Goal (1)
02	1 1 1	Property Finance: - Primary market - Secondary market - Evaluation of commercial loans		Goal (4)
03	1 1 1	Property Finance: - The efficiency of borrowing - Financing costs		Goal (4)
04	1 1 1	Analysis tools in real estate: - Income statement - profit and loss account - List of operations - Estimated lists		Goal (5)



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		- Income tax lists		
05	1 1 1	Analysis tools in real estate: - Other accounting methods - Supplementary information - List analysis (liquidity, leverage and indebtedness, income and expenditure, activity and profitability) - Debt consumption tables, loan constants		Goal (5)
06	1 1 1	Estimation and valuation of the property: - Property income, expenditure analysis - Feasibility reports - Physical examination First Exam = 20%		Goal (6)
07	1 1 1	Investment risks in real estate: - Risks facing loans - Risks associated with regular income - Legal and regulatory risks		Goal (7)
08	1 1 1	Investment risks in real estate: - Rental risk - Operational risk, ownership and income real estate - Financial leverage risks		Goal (7)
09	1 1 1	Real Estate Marketing		Goal (8)
10	1 1 1	Overview of housing and real estate in Jordan in terms of: - Real estate financing agencies in Jordan - Problems and characteristics of the housing and		Goal (9)
11	1 1 1	estate sector in Jordan - Measures to be taken regarding mortgage finance in Jordan Second exam = 20%		Goal (9)

Theoretical course evaluation methods and weight	Participation = 10% First exam 20% Second exam 20% Final exam 50%	Practical (clinical) course evaluation methods	Semester students' work = 50% (Reports, research, quizzes, etc.) Final exam = 50%
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Approved by head of department	Dr. Nawaf Gusin	Date of approval	
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Extra information (to be updated every semester by corresponding faculty member)

Name of teacher		Office Number	
Phone number (extension)		Email	@zug.edu.jo
Office hours			