

# GEOG 3464F: Financial Feasibility of Urban Developments

## Course Outline: Section 001 Fall 2022

This course is taught in-person with asynchronous elements

### 1. Course Information



	Delivery Mode	Day/Time	Location
Lecture	In-Person	<b>Mondays 1:30-3:30pm</b>	<b>SSC 1004</b>
Lab	In-Person	<b>Mondays 4:30-5:30pm</b>	<b>SSC 1316A</b>

\*Details about design and delivery of the course are listed below in Section 5

Classes Start	Fall Reading Week	Classes End	Study day(s)	Exam Period
September 8	Oct 31 - Nov 6	December 8	December 9	Dec 10-22



Course Instructors	Contact Information	Office Hours
<b>Marcello Vecchio</b>	<a href="mailto:geog3464@groups.uwo.ca">geog3464@groups.uwo.ca</a>	Available on request
<b>Alexander "AJ" Wray</b>	<a href="mailto:geog3464@groups.uwo.ca">geog3464@groups.uwo.ca</a>	Available on request

Teaching Assistant	Contact Information	Office Hours
<b>Jesse Sutton</b>	<a href="mailto:geog3464@groups.uwo.ca">geog3464@groups.uwo.ca</a>	Available on request



- Office hours may be held in-person, or remotely via Microsoft Teams or Zoom
- Students will be able to request an office hours appointment with the instructional team via [geog3464@groups.uwo.ca](mailto:geog3464@groups.uwo.ca) – it is important to use this email address for all contact given the team-based instructional approach to the course

This course syllabus is effective as of Monday, October 24, 2022.

### 2. Textbook



The textbook for the course will be Real Estate Finance & Investments – International Student Edition, 17th Edition by William B. Brueggeman and Jeffrey Fisher, 2022, published by McGraw Hill. ISBN: 1264892888 · 9781264892884

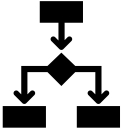
This book is available online through McGraw Hill and at the Campus Bookstore.

A financial calculator (with time value of money functionality) is required at every class.

Students are expected to have read the readings before class and be ready to demonstrate that knowledge through a graded quiz. See the schedule below for assigned readings.

### 3. Calendar Description

The object of the course is to expose students to the theoretical and empirical underpinnings of urban form and structure. A major focus is on static development feasibility models and their application to understanding urban change. The course provides a hands-on experience for students to build financial feasibility models of urban developments



2 lecture hours, 1 lab hour, 0.5 course weight

Antirequisite(s): Business Administration 4613A/B

Prerequisite(s): Geography 2460F/G. Business Administration 2257 is strongly recommended. Prerequisite checking is the student's responsibility

Senate Regulations state, "unless you have either the requisites for this course or written special permission from your Dean to enroll in it, you will be removed from this course and it will be deleted from your record. This decision may not be appealed. You will receive no adjustment to your fees in the event that you are dropped from a course for failing to have the necessary prerequisites."

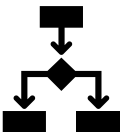
### 4. Course Objectives and Format

Upon successful completion of this course, students will be able to:

- understand the economics of and financial metrics used in the analysis of real estate investments and capital markets;
- introduce students to the principal concepts and theories in real estate investment and finance-based investment analysis building on the student's academic background in investment analysis; and
- understand the drivers of a commercial property's cash flows and value.

This course includes the following key components:

- There is asynchronous coursework posted on OWL and Microsoft Stream that should be **COMPLETED PRIOR TO** the lecture or lab component.
- Attendance is required to participate in the in-class quizzes. Missed work should be completed within 72 hours.
- All course material will be posted to OWL: <http://owl.uwo.ca>. Any changes will be indicated on the OWL site and discussed with the class.



Google Chrome or Mozilla Firefox are the preferred browsers to optimally use OWL; update your browsers frequently. Students interested in evaluating their internet speed, please click [here](#).

If students need assistance, they can seek support on the [OWL Help page](#). Alternatively, they can contact the [Western Technology Services Helpdesk](#). They can be contacted by phone at 519-661-3800 or ext. 83800.

## 5. Course Content and Schedule

Week	Dates	Topic	Pre-Readings
1	September 12	Overview of real estate property	Chapter 1
2	September 19	Time value of money	Chapters 3 & 9
3	September 26	Valuation	Chapter 10
4	October 3	Lab Week	--
5	October 10	Thanksgiving – No Class	--
6	October 17	Transition to new instructors	--
7	October 24	Discount Values, Time Value of Money, Residential Properties  Discount Values Lab	Chapters 3 & 7
8	October 31	Reading Week – No Class	--
9	November 7	Due Diligence & Risk Management  Overview of Term Project in Lab	Chapters 1 & 13
10	November 14	Municipal Perspectives on Urban Development  Allocation & Optimization Lab	--
11	November 21	Pro Forma (Asynchronous)  Pro Forma Hands-On Lab	Chapter 16 & 17
12	November 28	Further Financial Concepts in Real Estate  Term Project Review in Lab	Chapter 9, 10 & 12
13	December 5	TBD	TBD



## 6. Learning Outcomes

Relevant Program Learning Outcomes for Urban Development: Hons Spec BA

- Combine breadth of knowledge of Geography with specialized understanding in selected sub-fields.
- Describe, explain, analyze and interpret a range of geographical phenomena outside the classroom by engagement with people, places and environments.
- Analyze real-world problems and policy applications using geographical concepts, skills and understanding.
- Identify, analyze and interpret spatial patterns and processes of urbanization, financial and economic aspects of urban development, and processes in urban systems and built environments



## 7. Communication

- Students should check the OWL site every 48 hours
- A weekly update will be provided on the OWL announcements
- Students should always first email their instructors and teaching assistant using [geog3464@groups.uwo.ca](mailto:geog3464@groups.uwo.ca)
- For any other communication, the centrally administered **e-mail account** provided to students will be considered the individual's official university e-mail address. It is the responsibility of the account holder to ensure that e-mail received from the University at his/her official university address is attended to in a timely manner. You can read about the privacy and security of the UWO email accounts [here](#).
- Emails will be monitored daily; students will receive a response in 24 – 48 hours



## 8. Evaluation

Below is the evaluation breakdown for the course. Any deviations will be communicated.

Assessment	Format	Weighting	Due Date
Past Quizzes (already completed)	In-Class	5% each (10%)	Week 2 & 3
New Quizzes	In-Class	10% each (20%)	Week 7 & 11
Allocation & Optimization Lab	Submission to OWL	15%	Week 11
Class Participation	In-Class	2% each (10%)	Week 7-12
Panel Question Submission	By email to instructional team	5%	Week 12
Term Project – Development Proposal	Submission to OWL	40%	December 9, 2022



Students are responsible for material covered in the lectures as well as the assigned chapters/sections in the text.

All assignments are due at 11:55 pm EST on the associated day of the lecture indicated unless otherwise specified. In-class quizzes will be completed immediately after the lecture and discussion. Attendance in the lecture hall is mandatory for completing the quiz. Written

assignments will be submitted to Turnitin (statement in policies below). After an assessment is returned, students should wait 24 hours to digest feedback before contacting their evaluator; to ensure a timely response, reach out within 7 days.

Click [here](#) for a detailed and comprehensive set of policies and regulations concerning examinations and grading. The table below outlines the University-wide grade descriptors.

A+	90-100	One could scarcely expect better from a student at this level
A	80-89	Superior work which is clearly above average
B	70-79	Good work, meeting all requirements, and eminently satisfactory
C	60-69	Competent work, meeting requirements
D	50-59	Fair work, minimally acceptable
F	below 50	Fail

**Information about late or missed evaluations:**

- Late or missed evaluations may have penalties applied based on the student's consultation with the instructional team about their unique extenuating circumstances
- Assignments cannot be submitted after it has been returned to the class.

**Grades will not be adjusted on the basis of need. It is important to monitor your performance in the course. Remember: *You* are responsible for your grades in this course.**

## 9. Accommodation Policies

Students with disabilities work with Accessible Education (formerly SSD) which provides recommendations for accommodation based on medical documentation or psychological and cognitive testing. The accommodation policy can be found here: [Academic Accommodation for Students with Disabilities](#).

### Academic Consideration for Student Absence

Students will have up to two (2) opportunities during the regular academic year to use an on-line portal to self-report an absence during the term, provided the following conditions are met: the absence is no more than 48 hours in duration, and the assessment for which consideration is being sought is worth 30% or less of the student's final grade. Students are expected to contact their instructors within 24 hours of the end of the period of the self-reported absence, unless noted on the syllabus. Students are not able to use the self-reporting option in the following circumstances:

- for exams scheduled by the Office of the Registrar (e.g., December and April exams)
- absence of a duration greater than 48 hours,
- assessments worth more than 30% of the student's final grade,
- if a student has already used the self-reporting portal twice during the academic year

If the conditions for a Self-Reported Absence are *not* met, students will need to provide a Student Medical Certificate if the absence is medical, or provide appropriate documentation if there are compassionate grounds for the absence in question. Students are encouraged to

contact their Faculty academic counselling office to obtain more information about the relevant documentation.

Students should also note that individual instructors are not permitted to receive documentation directly from a student, whether in support of an application for consideration on medical grounds, or for other reasons. **All documentation required for absences that are not covered by the Self-Reported Absence Policy must be submitted to the Academic Counselling office of a student's Home Faculty.**

For Western University policy on Consideration for Student Absence, see [Policy on Academic Consideration for Student Absences - Undergraduate Students in First Entry Programs](#)

and for the Student Medical Certificate (SMC), see:

[http://www.uwo.ca/univsec/pdf/academic\\_policies/appeals/medicalform.pdf](http://www.uwo.ca/univsec/pdf/academic_policies/appeals/medicalform.pdf).

### **Religious Accommodation**

Students should consult the University's list of recognized religious holidays, and should give reasonable notice in writing, prior to the holiday, to the Instructor and an Academic Counsellor if their course requirements will be affected by a religious observance. Additional information is given in the [Western Multicultural Calendar](#).

## **10. Make-up Examinations**

Examinations are not held in this course.

## **11. Use of Electronic Devices**

Electronic devices are encouraged in this class, and necessary for completion of the in-class quiz via OWL Tests & Quizzes. A limited number of tablets will be available for students who do not have access to an electronic device to complete the in-class quiz.

## **12. How to Be Successful in this Class:**

Students enrolled in this class should understand the level of autonomy and self-discipline required to be successful.

1. Invest in a planner or application to keep track of your courses. Populate all your deadlines at the start of the term and schedule time at the start of each week to get organized and manage your time.
2. Make it a daily habit to log onto OWL to ensure you have seen everything posted to help you succeed in this class.
3. Follow weekly checklists created on OWL or create your own to help you stay on track.
4. Take notes as you go through the lesson material. Keeping handwritten notes or even notes on a regular Word document will help you learn more effectively.
5. Connect with others. Try forming a study group and try meeting on a weekly basis for study and peer support.
6. Do not be afraid to ask questions. If you are struggling with a topic, check the online discussion boards or contact your instructor(s) and or teaching assistant(s).
7. Reward yourself for successes. It seems easier to motivate ourselves knowing that there is something waiting for us at the end of the task.



### **13. Continuity of Education Plan (in-person class pivoting to online learning)**

In the event of a COVID-19 resurgence during the course that necessitates the university to direct courses move away from face-to-face interaction, all remaining course content will be delivered entirely online, asynchronously (e.g., posted on OWL for students to view at their convenience). The grading scheme will **not** change. Any remaining assessments will also be conducted online as determined by the course instructor.

### **14. Information on COVID-19**

#### **Masking Guidelines**

Students will be expected to wear triple layer, non-medical, paper masks at all times in the classroom as per University policy and public health directives. Students who are unable to wear a mask must seek formal accommodation through Western Accessible Education, and present medical documentation.

Students are not permitted to eat or drink while in class to ensure masks stay in place. Students will be able to eat and drink outside of the classroom during scheduled breaks.

Students unwilling to wear a mask as stipulated by Western policy and public health directives will be referred to the Dean, and such actions will be considered a violation of the student Code of Conduct.

#### **Course Absences due to Daily COVID Screening Questionnaire**

Missed assessments due to Daily COVID-19 Screening Questionnaire denial requires formal academic considerations (typically academic counselling), and will be treated the same as any other limited absence. Testing positive for COVID-19 will be treated as any other long-term medical absence, with appropriate accommodations.

#### **Academic Offences**

Scholastic offences are taken seriously and students are directed to read the appropriate policy, specifically, the definition of what constitutes a Scholastic Offence.

All required written assignments may be subject to submission for textual similarity review to the commercial plagiarism detection software under license to the University for the detection of plagiarism. All papers submitted for such checking will be included as source documents in the reference database for the purpose of detecting plagiarism of papers subsequently submitted to the system. Use of the service is subject to the licensing agreement, currently between The University of Western Ontario and Turnitin.com ( <http://www.turnitin.com> ).

Computer-marked multiple-choice quizzes may be subject to submission for similarity review by software that will check for unusual coincidences in answer patterns that may indicate cheating.

## **15. Western's Commitment to Accessibility**

The Department of Geography and Environment strives at all times to provide accessibility to all faculty, staff, students and visitors in a way that respects the dignity and independence of people with disabilities.

Please contact the course instructor if you require material in an alternate format or if you require any other arrangements to make this course more accessible to you. You may also wish to contact Services for Students with Disabilities (SSD) at 519-661-2147 for any specific question regarding an accommodation. [Information regarding accommodation of exams](#) is available on the Registrar's website.

More information about "[Accessibility at Western](#)" is available.

## **16. Mental Health**

If you or someone you know is experiencing distress, there are several resources here at Western to assist you. Please visit Western's [Health and Wellness website](#) for more information on mental health resources.

## **17. Support Services**

[Western's Support Services](#)  
[Student Development Centre](#)

## **18. Important Dates**

September 8: Classes resume

September 16: Last day to add a first term half course

October 10: Thanksgiving Holiday – Department Office Closed

October 31 to November 6: Fall Reading Week (No classes; Department Office open)

November 12: Last day to drop a first term half course without penalty

December 8: Classes end

December 9: Study day

December 10-22: Examination Period