

GEOG 3464F – Financial Feasibility of Urban Development Course Outline: Section 001 Fall 2023

This course is taught in-person

1. Course Information

*Details about design and delivery of the course are listed below in Section 6



Classes Start	Fall Reading Week	Classes End	Study day(s)	Exam Period
September 7	October 30-November 5	December 8	December 9	December 10-22

September 15, 2023: Last day to add a second-term half course

October 9, 2023: Thanksgiving Holiday

November 13, 2023: Last day to drop a first term half course without penalty



Course Instructor	Contact Information	Office Hours
Marcello Vecchio	mvecchi@uwo.ca	Available on request

Teaching Assistant(s)	Contact Information	Office Hours
Alexander "AJ" Wray	awray22@uwo.ca	Available on request



- Office hours may be held in-person, or remotely via Microsoft Teams, Zoom, or phone calls.
- Students will be able to request an office hours appointment with the instructional team via email.

2. Calendar Description

The objective of the course is to provide students with practical commercial property valuation skills and the ability to conduct acquisition underwriting. This quantitative course will expose students to the three major valuation approaches, cash flow pro-forma modeling and the financial impact of leverage.

Further, the course provides a general overview of real estate terminology, qualitative assessment, and general trends and discussions within the industry.

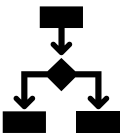
2 lecture hours, 0.5 course

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."



3. Textbook



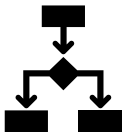
- All resources will be posted in OWL
- There is no required textbook for this course, readings will be posted on OWL in advance of lectures
- A financial calculator or a device (smart phone) that can utilize an online financial calculator is strongly recommended for the Time Value of Money calculations.

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 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. 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

6. 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 instructor and teaching assistant
- 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

7. Evaluation

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

Assessment	Format	Weighting	Due Date
3 written and/or calculation-based assignments that will incorporate readings and class material	Take Home (due the following scheduled class from when issued in class)	10% Each (Total of 30%)	Weeks: 7, 10, 12
There is no Mid Term Examination for this Course			
Final Project – Real Estate Valuation	Submitted to OWL	40%	December 11
Project Presentation	In Class – Presented in front of peers	15%	December 11
Attendance (all guest lectures) and panel question engagement		15%	Throughout Course
There is no Final Examination for this Course			



The evaluation methods described in the course outline are essential requirements for the course.

Students are responsible for material covered in the lectures as well as the assigned readings. A missed lecture or lab without appropriate documentation will result in a 1% loss in the Attendance component of the assessment structure for the course.

- All assignments are due at 11:55 pm EST unless otherwise specified
- Rubrics will be used to evaluate assessments and will be posted with the instructions
- 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 assessments without illness self-reports will be subject to a late penalty 10%/day
- Late assessments with illness self-reports should be submitted within 24 hours of submission of the last illness self-report
- An assessment cannot be submitted after it has been returned to the class; the weight will be transferred to the Final Project – Real Estate Valuation if valid documentation is obtained by the student justifying the non-submission.

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.

8. 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

The University recognizes that a student’s ability to meet their academic responsibilities may, on occasion, be impaired by medical illness. Illness may be acute (short term), or it may be chronic (long term), or chronic with acute episodes. The University further recognizes that medical situations are deeply personal and respects the need for privacy and confidentiality in these matters. However, in order to ensure fairness and consistency for all students, academic accommodation for work representing 10% or more of the student’s overall grade in the course shall be granted only in those cases where there is documentation indicating that the student was seriously affected by illness and could not reasonably be expected to meet their academic responsibilities.

[Policy on Academic Consideration for Medical Illness - Undergraduate Students](#)

[Student Medical Certificate \(SMC\)](#)

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](#).

9. Make-up Examinations

Note: missed work can only be excused through one of the mechanisms above. Being asked not to attend an in-person course requirement due to potential COVID-19 symptoms is not sufficient on its own. Students should check the Western website to see what directives for Covid are to be followed. Western has been and will continue to follow directives established by the Middlesex-London Health Unit. That directive will state whether students should or should not come to campus/class and any other requirements (e.g., masks are mandatory). Please check on your own and do not email the instructor, the Department Undergraduate Advisor/Coordinator or the Faculty of Social Science Academic Counselling Office.

10. Use of Electronic Devices

No electronic devices will be allowed during tests and examinations.

11. 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.



12. 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, either synchronously (i.e., at the times indicated in the timetable) or 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.

13. 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 papers 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>).

14. 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.

15. 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.

16. Support Services

Western's Support Services
Student Development Centre

Western is committed to reducing incidents of gender-based and sexual violence and providing compassionate support to anyone who has gone through these traumatic events. If you have experienced sexual or gender-based violence (either recently or in the past), you will find information about support services for survivors, including emergency contacts at https://www.uwo.ca/health/student_support/survivor_support/get-help.html.

To connect with a case manager or set up an appointment, please contact support@uwo.ca.

17. Important Dates

September 7: Classes resume

September 15: Last day to add a first term half course

October 9: Thanksgiving Holiday – Department Office Closed

October 30-November 5: Fall Reading Week (No classes; Department Office open)

November 13: Last day to drop a first term half course without penalty

November 30: Last day to drop a full course without penalty

December 8: Classes end

December 9: Study day

December 10-22: Examination Period