



**AYDIN ADNAN MENDERES UNIVERSITY**  
**GRADUATE SCHOOL OF SOCIAL SCIENCES**  
**BUSINESS ADMINISTRATION**  
**FINANCE AND ACCOUNTING**  
**FINANCE AND ACCOUNTING MASTERS**  
**COURSE INFORMATION FORM**

Course Title	Real Estate Appraisal								
Course Code	İMF520		Course Level		Second Cycle (Master's Degree)				
ECTS Credit	5	Workload	127 (Hours)	Theory	3	Practice	0	Laboratory	0
Objectives of the Course	One of the most important branches of the real estate sector to demonstrate that the valuation process, the selection of data to provide accurate, determine the valuation techniques.								
Course Content	Property valuation methods provide an international valuation standards.								
Work Placement	N/A								
Planned Learning Activities and Teaching Methods	Explanation (Presentation), Discussion								
Name of Lecturer(s)									

#### Assessment Methods and Criteria

Method	Quantity	Percentage (%)
Midterm Examination	1	40
Final Examination	1	60

#### Recommended or Required Reading

1	Babuşcu Şenol, Hazar Adalet, Temel Finans Matematiği / SPK - Gayrimenkul Değerleme Uzmanlığı, Akademi Yayınları, 2007.
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Week	Weekly Detailed Course Contents	
1	Theoretical	Real Estate Market Features
	Preparation Work	Pehlivanlı Davut, SPK Gayrimenkul Değerleme Uzmanlığı, Beta Basım Yayın, 2009.
2	Preparation Work	Pehlivanlı Davut, SPK Gayrimenkul Değerleme Uzmanlığı, Beta Basım Yayın, 2009.
3	Theoretical	Evaluation Process, and the Municipal Land Necessary
	Preparation Work	Pehlivanlı Davut, SPK Gayrimenkul Değerleme Uzmanlığı, Beta Basım Yayın, 2009.
4	Theoretical	Technique Approach to Cost / Cost-Replacement Cost of Reconstruction
	Preparation Work	Pehlivanlı Davut, SPK Gayrimenkul Değerleme Uzmanlığı, Beta Basım Yayın, 2009.
5	Theoretical	Depreciation Calculations
	Preparation Work	Pehlivanlı Davut, SPK Gayrimenkul Değerleme Uzmanlığı, Beta Basım Yayın, 2009.
6	Theoretical	Housing Valuation
	Preparation Work	Pehlivanlı Davut, SPK Gayrimenkul Değerleme Uzmanlığı, Beta Basım Yayın, 2009.
7	Theoretical	Sky Financial, Physical Adjustments
	Preparation Work	Pehlivanlı Davut, SPK Gayrimenkul Değerleme Uzmanlığı, Beta Basım Yayın, 2009.
8	Intermediate Exam	Midterm Exam
9	Theoretical	Income Capitalization Method Principles (Property Valuation of revenue-generating)
	Preparation Work	Pehlivanlı Davut, SPK Gayrimenkul Değerleme Uzmanlığı, Beta Basım Yayın, 2009.
10	Theoretical	Method of Return
	Preparation Work	Pehlivanlı Davut, SPK Gayrimenkul Değerleme Uzmanlığı, Beta Basım Yayın, 2009.
11	Theoretical	Capitalization Ratios, Income Capitalization problems
	Preparation Work	Pehlivanlı Davut, SPK Gayrimenkul Değerleme Uzmanlığı, Beta Basım Yayın, 2009.
12	Theoretical	Calculation of Net Operating Income
	Preparation Work	Pehlivanlı Davut, SPK Gayrimenkul Değerleme Uzmanlığı, Beta Basım Yayın, 2009.
13	Theoretical	Land Surplus Value Method
	Preparation Work	Pehlivanlı Davut, SPK Gayrimenkul Değerleme Uzmanlığı, Beta Basım Yayın, 2009.
14	Theoretical	Examples of the Land Registry, Information on Zoning Plan, Cost Calculations (Ministry of Public Works Unit Prices)
	Preparation Work	Pehlivanlı Davut, SPK Gayrimenkul Değerleme Uzmanlığı, Beta Basım Yayın, 2009.
16	Final Exam	Final Exam
17	Final Exam	Final Exam



**Workload Calculation**

Activity	Quantity	Preparation	Duration	Total Workload
Lecture - Theory	14	2	3	70
Midterm Examination	1	25	1	26
Final Examination	1	30	1	31
Total Workload (Hours)				127
[Total Workload (Hours) / 25*] = ECTS				5

\*25 hour workload is accepted as 1 ECTS

**Learning Outcomes**

1	Real estate valuation techniques to learn.
2	Learn the process of real estate valuation.
3	Learning based on the value of real estate finance and legislation.
4	
5	

**Programme Outcomes (Finance and Accounting Masters)**

1	To be able to integrate fundamental accounting and auditing knowledge with related branches of the law.
2	To be able to use technical and practical knowledge regarding the establishment and development of cost systems in practice.
3	To be able to consider ethic values and social responsibility in the decisions in business life.
4	Be able to take initiative and solve problems using analytic and creative approaches and manage risks in the changing business conditions.
5	To be able to associate the subtle movements in the securities and organized financial markets with human psychology and analyze the relationship.
6	Be able to improve the system in which he/she is engaged by integrating the theoretical knowledge with practice (be able to understand and interpret the problems of the profession and express ideas in a succinct and precise manner.)
7	To be able to analyze and interpret developments in the derivative products, foreign exchange markets and financial markets and perform transactions using derivative products.
8	To be able to use mathematical and statistical knowledge in order to employ fundamental finance principles in the decision making process. Be able to use econometric models in accounting and finance and testing them using actual data in the finance markets.
9	To be able to recognize the international financial management tools, international financial markets, and intermediary organizations and entities and make use of this knowledge in the financial management of a firm.
10	To be able to evaluate the cause and effect relations of the local and global crisis and be able to make decisions based on knowledge in the conditions of crisis.

**Contribution of Learning Outcomes to Programme Outcomes 1:Very Low, 2:Low, 3:Medium, 4:High, 5:Very High**

	L1	L2	L3	L4	L5
P1	5	5	4	5	3
P2	5	4	4	4	4
P3	5	4	4	2	5
P4	5	5	4	3	2
P5	5	5	4	5	3
P6	4	5	5	4	5
P7	5	5	4	2	4
P8	5	5	5	3	2
P9	4	5	5	5	3
P10	4	5	5	4	5

