





**BOMA**  
Oakland/EastBay

## Real Estate Investment and Finance

*offered by BOMA Oakland/East Bay*

**Required in the**   **programs Class Date(s): June 25-August 20, 2008 (Testing Aug. 20)**  
**Class Time: Wednesday Night's from 6:00 pm – 9:00 pm** **Instructor: Larry Morgan**  
**Location: 11875 Dublin Blvd, Ste. C-148, Tenant Conference Room, Dublin, CA**

Through this course you will learn to take charge of real estate investments in order to maximize the value of a property. You will develop knowledge about basic financial concepts as they relate to real estate, including valuation, analysis, taxation, depreciation, and life-cycle costing. Similarly, you will learn to evaluate real estate investments and to develop budgets that estimate net operating income. You will study the income capitalization approach and cover property taxation costs and strategies to offset these costs. You will also gain the skills to conduct discounted cash flow analyses and calculate net present value and internal rate of return. This course features exercises that require the basic use of the \*HP-10Bii financial calculator.

### Major topics covered in this course:

- Asset valuation and enhancement
- Costs and Taxes
- The appraisal process
- Site and Building Analysis
- Discounted cash flow measurement
- The basics of lending and current lending practice

### You will take away these key concepts and skills:

- A clear understanding of physical and market value
- The know-how to determine a property's economic value
- An understanding of how investment is financed and how value is increased
- A working knowledge of current tax laws regarding such areas as capital gains and depreciation

Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

### Fees:

Member:	Non-Member:	BOMI Enrollment Fee (One Time Cost):	Late Registration Fee:
\$750	\$925	\$175	\$100

(Reservation and refund deadline is Friday June 20, 2008. Any cancellations received after this date will be charged a \$100 cancellation fee).

Total\$: \_\_\_\_\_  Enclosed is my Payment  Charge my Visa/MasterCard

Card #: \_\_\_\_\_ Exp. \_\_\_\_\_

Name on Card: \_\_\_\_\_ Signature: \_\_\_\_\_

### **BOMA Oakland/East Bay**

1000 Broadway, Ste. 355 Oakland, CA 94607  
 510-893-8780/Fax: 510-893-3516/Email: [robert@bomaoeb.org](mailto:robert@bomaoeb.org)  
 Or you may register online at [www.bomaoeb.org](http://www.bomaoeb.org)