



# Real Estate Finance & Investments

William Brueggeman | Jeffrey Fisher | Stephanie Yates

1266928081 • 9781266928086

2024 Release



## Overview

This title prepares readers to understand the risks and rewards of financing and investing in residential and commercial real estate. The concepts and techniques covered are applicable across various real estate-related careers, including investment, development financing, appraising, consulting, portfolio management, leasing, property management, site analysis, corporate real estate, and managing investment funds. Relevant not only to professionals but also individuals making personal real estate investment and financing decisions, the material considers local, national, and international economic and demographic trends impacting real estate markets. In today's technology-driven landscape, it's crucial to assess how these trends affect risk and return for lenders and investors. This text, catering to both students and general readers, provides the necessary insights to analyze these factors and make well-informed decisions in real estate finance and investment.

## Topic

### Bankruptcy and Foreclosure

Chapter 2

### Types of Loans and Mortgages

Chapters 4-6

### Residential Housing

Chapter 7

### Investment Properties

Chapter 11

### Risk Analysis and Valuation

Chapters 11-14

### Corporate Real Estate

Chapters 15 and 16

### Secondary Mortgage Market

Chapters 18-20

### REITs and Portfolio Analysis

Chapters 21-23

### Depth of Topic Coverage

Low       High

### Writing Style

Clear, Approachable, Instructional

### Course Level

Real Estate

### Duration of Course

1 Semester

## Table of Contents

### Part 1: Overview of Real Estate Finance and Investments

1. Real Estate Investment Basic Legal Concepts
2. Real Estate Financing Notes and Mortgages

### Part 2: Mortgage Loans

3. Mortgage Loan Foundations The Time Value of Money
4. Fixed Interest Rate Mortgage Loans
5. Adjustable and Floating Rate Mortgage Loans
6. Mortgages Additional Concepts, Analysis, and Applications

### Part 3: Residential Housing

7. Single-Family Housing Pricing, Investment, and Tax Considerations
8. Underwriting and Financing Residential Properties

### Part 4: Income-Producing Properties

9. Income-Producing Properties Leases, Rents, and the Market for Space
10. Valuation of Income Properties Appraisal and the Market for Capital
11. Investment Analysis and Taxation of Income Properties
12. Financial Leverage and Financing Alternatives
13. Risk Analysis
14. Disposition and Renovation of Income Properties
15. Financing Corporate Real Estate

### Part 5: Financing Real Estate Development

16. Financing Project Development
17. Financing Land Development Projects

### Part 6: Alternative Real Estate Financing and Investment Vehicles

18. Structuring Real Estate Investments Organizational Forms and Joint Ventures
19. The Secondary Mortgage Market Pass-Through Securities
20. The Secondary Mortgage Market CMOs, CDOs, CLOs, and Derivative Securities
21. Real Estate Investment Trusts (REITs)

### Part 7: Portfolio Analysis and Real Estate Funds

22. Real Estate Investment Performance and Portfolio Considerations
23. Real Estate Funds Structure, Performance, Benchmarking, Risk and Attribution Analysis



## This Title has Gone Evergreen

This title is transitioning to an Evergreen delivery model. This means you will have the most relevant and up-to-date content, tools, and accessibility delivered directly to your existing McGraw Hill Connect® course, all without switching editions or building a new course from scratch. If you use the McGraw Hill eBook, your content will be updated automatically. Please talk to your representative about your options if you require a print component.

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## Big Changes in this Release

- ✓ Learning Objectives have been added to each chapter and end-of-chapter questions and problems are cross-referenced to LOs.
- ✓ Chapter 23 now contains a new section on debt funds.
- ✓ New discussion of security token offerings and how they function.
- ✓ Refreshed inclusive content guidelines were implemented to eliminate any generalizations and stereotypes around gender, abilities/disabilities, race/ethnicity, sexual orientation, diversity of names, and age. In addition, best practices in assessment creation were employed to eliminate cultural, cognitive, and affective bias. More diverse voices were also involved in the review and creation of the content.