



UNIVERSITÀ  
CATTOLICA  
del Sacro Cuore

## Real estate finance

PROF. MASSIMO BIASIN

### Course aims and intended learning outcomes

The course offers a systematic overview of the real estate markets and the peculiarities of real estate as a specific asset class and highlights the benefits of the diversification in real estate, also considering the alternative investment options (property vs. financial real estate) available to investors. (Italian) real estate investment funds/trusts are analyzed. The class is intended to discuss the relations between capital & real estate markets considering the main real estate assets' valuation models and the peculiarities of the space and asset markets.

The analysis of the real estate universe available for investment will be performed discussing domestic and international market data.

The course will be integrated by guest speaker lessons and site-visits as well as mandatory case-studies and home assignments on selected topics.

At the end of the course students are expected to understand what is real estate, why to include real estate in the overall portfolio and how to invest in real estate. Students will be familiar with real estate asset allocation and property valuation methodologies. At the same time, students will have a critical understanding, also from a market perspective, of real estate investments funds/trusts.

### Course content

1. Real estate (RE) assets and markets: Space & asset market.
2. Measuring risk and return of RE assets.
3. The role of RE in portfolio diversification.
4. Investment options: property real estate and real estate investment funds.
5. Real estate assets' valuation principles.

### Reading list

The mandatory references and additional reading material (i.e. Journal articles) will be posted on Blackboard. Teaching material (slides, etc.) will also be available on-line (Blackboard).

### Teaching method

Class hours, guest speaker lessons, home assignments and case-studies on selected topics.

### Assessment method and criteria

For non-attending students: Written exam/test (100%) consisting of up to 5 questions with open answer. One answer (out of five) to be chosen by the student between two alternative questions. Time limit: up to 2 hours.

For attending students only: Weighted average of grades (expressed in thirtieths) obtained in the (final) written exam/test described above (80%) & valuation of the mandatory home assignment (10%) and case-study (10%).



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## Notes and prerequisites

Classes are intended to illustrate and highlight the fundamental themes and concepts of the various topics in order to gain a better comprehension of the subject.

Students are, however, responsible for learning all of the assigned material and references that may appear on the exam.

### *Prerequisites:*

Basic knowledge of portfolio theory and financial assets' valuation.

### *Office hours*

Monday, 3:00 p.m (via Necchi 5, ex Conventino, first floor) or after class (during class-weeks). Office-hours are otherwise posted on BlackBoard.