



JOHNS HOPKINS
CAREY BUSINESS SCHOOL

Global Perspectives in Real Estate
2 Credits

BU.241.725.81

Class Day/Time: Monday 6:00 PM – 9:00 PM
Start/End Date: 3/23/2020 – 5/11/2020

Semester: Spring 2, 2020
Location: Online & Remote

Instructor: Prakash Loungani
Assistant Director, IMF, Independent Evaluation Office
Website: The Unassuming Economist/Global Housing Watch

Contact Information: 202-459-1306
E-mail: ploungani@jhu.edu (Note: email is forwarded to ploungani@imf.org so my replies will generally come from the IMF address)

Office Hours: Virtual meetings

Prerequisite: One of the following:
Real Estate Investment and Development (BU.241.610)
Real Estate and Infrastructure Finance (BU.234.610)
Corporate Finance (BU.231.620)

Grading

Please note that for elective courses (such as this one), a maximum of 35% of students may be awarded an A or A- and the grade point average of the class cannot exceed 3.4. Students are requested to keep these constraints in mind and adjust their expectations: A or A- is reserved for extraordinary performance, and 65% of students will receive B+ or lower.

Course Description: This course studies real estate markets around the globe. The assigned readings and case studies examine the global nature of the real estate asset class, the market players, and the issues encountered when identifying opportunities and executing real estate strategies in various global markets. Topics covered include:

- (1) the global real estate market: size and flows; institutions of globalization;
- (2) return opportunities; international diversification; obstacles to investment;
- (3) public real estate investment; country allocation

•Course material is posted on Blackboard and at The Unassuming Economist/Teaching.

Required Readings and Case Studies

The course is structured along the lines of Chapter 24 of “Commercial Real Estate Analysis and Investments” by Geltner, Miller, Clayton and Eichholtz (posted on Blackboard). You are not required to purchase the book, but an electronic version is available from immediate download from <https://pdf4people.com/> for under \$25. (There may be even cheaper options if you search.) Other readings are listed in the syllabus below and copies will be provided on Blackboard and UE/Teaching.

Copyrighted cases are to be purchased online. See separate Word document called “Assignments Packet” for instructions for case studies.

Learning Objectives: By the end of this course, diligent students will be able to:

1. Understand similarities and differences in real estate markets around the world and use this assessment as input to business decisions in international real estate.
2. Learn how returns to housing as an investment differ from returns to other asset classes and how these returns differ across countries.
3. Learn how policies that affect real estate markets differ across countries.
4. Understand two-way linkages between the real estate industry and society at large (i.e. both the social impact of actions by the real estate industry and the impact of social norms on the industry).

The assignments are geared to achieving these learning objectives, while also helping students to (i) acquire knowledge of data relevant to analysis of real estate markets and (ii) to develop their writing skills.

Assignments:

Assignments	Weight (%)	Points	Due date and time
Homework	10	30	March 30, 5 pm
Mid-term	20	60	April 13, 5 pm
Case study	40	120	April 27, 5 pm
Final exam	30	90	May 11, 9 pm
Total	100	300	

Submit assignments by email to ploungani@jhu.edu and ploungani@imf.org (include your name in the file submitted). See “Assignments Packet” for all the assignments.

Tentative Course Calendar

Week 1 (March 23)

- 1) Read Chapter 24 of “Commercial Real Estate Analysis and Investments” by Geltner, Miller, Clayton and Eichholtz.
- 2) Do the Homework Assignment, which is due by 5 pm on March 30.
- 3) Order the case studies.
- 4) Go through the PPT for March 30 class (which will be posted on the Friday before the class).

Week 2 (March 30)

- 1) Read “Global Housing” by Ahir and Loungani.
- 2) Read “Managing House Price Booms” by Ahir and Loungani.
- 3) Start work on the midterm exam, which is due by 5 pm on April 13.
- 4) Go through the PPT for April 6 class (will be posted on the Friday before the class).

Week 3 (April 6)

- 1) Read “The Total Risk Premium Puzzle” by Jorda, Shularick and Taylor.
- 2) Start to read the case studies to decide which one interests you the most.
- 3) Complete work on the midterm exam, which is due by 5 pm on April 13.
- 4) Go through the PPT for April 13 class (will be posted on the Friday before the class).

Week 4 (April 13)

- 1) Read Fundamental Drivers of House Prices in Advanced Economies
- 2) Start work on the case study, which is due by 5 pm on April 27.
- 3) Start to look at the final exam.
- 4) Go through the PPT for April 13 class (will be posted on the Friday before the class).

Week 5 (April 20)

- 1) Read Demographic Factors affecting the Home Sales Market
- 2) Finish work on the case study, which is due by 5 pm on April 27.
- 3) Commence work on the final exam.
- 4) Go through the PPT for April 27 class (will be posted on the Friday before the class).

Week 6 (April 27)

- 1) Read China’s Real Estate Market
- 2) Commence work on the final exam.

Week 7 (May 4): State of Housing Markets: Taking Stock

Week 8 (May 11): Continue work on the final exam. Due by 9 pm.

Carey Business School Policies and General Information

Blackboard Site: A Blackboard course site is set up for this course. Each student is expected to check the site throughout the semester as Blackboard will be the primary venue for outside classroom communications between the instructors and the students. Students can access the course site at <https://blackboard.jhu.edu>. Support for Blackboard is available at 1-866-669-6138.

Disability Support Services: All students with disabilities who require accommodations for this course should contact Disability Support Services at their earliest convenience to discuss their specific needs. If you have a documented disability, you must be registered with Disability Support Services (carey.disability@jhu.edu or 410-234-9243) to receive accommodations. For more information, please visit the [Disability Support Services webpage](#).

Academic Ethics Policy: Carey expects graduates to be innovative business leaders and exemplary global citizens. The Carey community believes that honesty, integrity, and community responsibility are qualities inherent in an exemplary citizen. The objective of the Academic Ethics Policy (AEP) is to create an environment of trust and respect among all members of the Carey academic community and hold Carey students accountable to the highest standards of academic integrity and excellence. It is the responsibility of every Carey student, faculty member, and staff member to familiarize themselves with the AEP and its procedures. Failure to become acquainted with this information will not excuse any student, faculty, or staff from the responsibility to abide by the AEP. Please contact the [Student Services office](#) if you have any questions. For the full policy, please visit the [Academic Ethics Policy webpage](#).

Student Conduct Code: The fundamental purpose of the Johns Hopkins University's regulation of student conduct is to promote and to protect the health, safety, welfare, property, and rights of all members of the University community as well as to promote the orderly operation of the University and to safeguard its property and facilities. As members of the University community, students accept certain responsibilities which support the educational mission and create an environment in which all students are afforded the same opportunity to succeed academically. Please contact the [Student Services office](#) if you have any questions. For the full policy, please visit the [Student Conduct Code webpage](#).

Student Success Center: The Student Success Center offers free online and in-person one-on-one and group coaching in writing, presenting, and quantitative courses. For more information on these services and others, or to book an appointment, please visit the [Student Success Center website](#).

Other Important Policies and Services: Students are encouraged to consult the [Student Handbook and Academic Catalog](#) and [Student Services and Resources](#) for information regarding other policies and services.

Copyright Statement: Unless explicitly allowed by the instructor, course materials, class discussions, and examinations are created for and expected to be used by class participants only. The recording and rebroadcasting of such material, by any means, is forbidden. Violations are subject to sanctions under the [Academic Ethics Policy](#).