

Student Learning Outcomes Committee
Department/Program Assessment Results Report

Department/Program: BSBA

Degree: Real Estate

Date Submitted 03/25/10

The purpose of this report is to communicate the assessment activities that have taken place during the 2009 calendar year and convey how the results are being used to improve student learning at the program level. The report should be kept as succinct as is possible, while answering the following questions clearly and conscientiously:

I. Working from your assessment report of last year, please discuss some changes made or strategies implemented in response to last year's results.

This is the second assessment report for the BSBA degree with a major in Real Estate. Last year's assessment results indicated that students were meeting learning outcomes at appropriate levels. There were no changes made since last year.

II. Drawing upon the goals and objectives contained in the department/program student learning assessment plan, what was the focus of the department's student learning assessment for the past academic year?

This year's assessment focused on the following GOAL and its associated Student Learning Outcomes:

A. GOAL 1: Help students learn how to value real estate.

SLO 1.1: Determine the highest and best use for parcels of real estate.

SLO 1.2: Apply various real estate valuation techniques.

SLO 1.3: Demonstrate the knowledge of statistical models in valuing real estate.

SLO 1.4: Conduct income property proforma statements.

Appendix A shows the overall cycle of assessments schedules for the BSBA in real estate.

III. What information was collected, how much, and by whom?

Selected questions from exams and assignments in FIN 331, FIN 433, and FIN 784 were used to evaluate students' competencies in meeting assessed goals. The proportion of students meeting each of these goals was then calculated.

Thirty seven questions were administered to students as part of their FIN 331, FIN 433, and FIN 784 exams and assignments to assess this goal. It was decided that competency was reached by the percentage of students who correctly answered the questions. The overall percentage average was 81.65% which met the target of 80%. The students' performance was excellent and the goal had been met.

The following reports the percentage of students who correctly answered specific questions to discern the program's success in student accomplishment of the SLO's separately.

LO 1	Determine the highest and best use for parcels of real estate.	
	Percentage of students answering questions correctly	83.41%
LO2	Apply various real estate valuations techniques.	
	Percentage of students answering questions correctly	80.86%
LO3	Demonstrate the knowledge of statistical models in valuing real assets.	
	Percentage of students answering questions correctly	80.56%
LO4	Construct income property proforma statements.	
	Percentage of students answering questions correctly	81.75%

IV. What conclusions were drawn on the basis of the information collected?

Fin 331, Fin. 433, and Fin. 784:

Overall, students in these three classes show an acceptable level of proficiency in understanding GOAL 1.

Reflecting GOAL 1 and its associated SLOs, a large majority of SDSU Real Estate majors have demonstrated the capacity to understand and apply various statistical models and valuation techniques to real property assets and to be able to formulate proforma statements for income property.

V. How will the information be used to inform decision-making, planning, and improvement?

This section should describe the strategies that will be implemented for program improvement as a result of the conclusions drawn from the assessment activities. The program change may pertain to curricular revision, faculty development, student services, resource management, and/or any other activity that connects to student success.

This report's conclusions will be used to:

- Coordinate the GOALs and SLOs with part-time instructors in real estate in order to improve the overall assessment.
- Continue with the cycle of programmatic assessment – as outlined in Table 3 below.

Real Estate Report completed by: Andrew Do

Report submitted by: Nikhil Varaiya

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APPENDIX A

BSBA – REAL ESTATE MAJOR

GOALS AND STUDENT LEARNING OUTCOMES	Assessment: Calendar Year	Courses and Assessment Methods
Goal 1: Help students learn how to value real estate.		
Learning Outcomes: 1. Determine the highest and best use for parcels of real estate. 2. Apply various real estate valuation techniques. 1. Demonstrate the knowledge of statistical models in valuing real estate. 2. Conduct income property proforma statements.	2009	FIN 331, FIN 433, and FIN 784 assignments and exams
Goal 2: Educate students to make real estate financial decisions.		
Learning Outcomes: 1. Understand the debt and equity financing of real estate. 2. Understand various alternative mortgage instruments. 3. Make mortgage calculations. 1. Explain the various sources of real estate financing.	2008	FIN 331 and FIN 431 exams
Goal 3: Develop students' ability to analyze real estate investment opportunities.		
Learning Outcomes: 1. Calculate the NOI, NPV and IRR of a real estate investment. 2. Understand how leverage affects real estate investment risk and return. 3. Demonstrate the ability to understand the legal aspects of real properties.	2010	FIN 331, FIN333, FIN435, and FIN783 exams and assignments
Goal 4: Illustrate knowledge of real estate development.		
Learning Outcomes: 1. Describe the basic process of real estate development. 2. Evaluate the risk and return of real estate development. 3. Understand the financing of real estate development.	2011	FIN331, FIN437, and FIN783 exams and assignments