

# Advanced Finance Class

Syllabus Spring 2007 – Robert Rooks

Real Estate 14B – Section Number 3788 – Administration Building Room 219

Tuesday Evenings 6:30 till 9:40

Date	Class Number & Name	Class Description
February 13	1. Review of Loans – what effect do two loans at different rates have on a property?	This class is dedicated to reviewing the classic loans that are available for the real estate practitioners. Class begins exploring the possibility and effect of two or more loans on an Overall Interest Rate
February 20	2. Elements of Loans Interest on the loan Principle Paydown on a loan Effects of Greater Principle Payments	Review of loans, loan paydown - Interest, principle, positions of participants Lender/Arranger – Investor – Borrower
February 27	3. Discounted Cash Flows Current value of a Future Cash Flow	Introduction to discounted cash flows, Present Value Techniques – Future Value Techniques – Discounted Cash Flow Techniques
March 6	4. Income Taxes and Real Estate Class 1	This is an introduction to Real Estate Taxes as they are used in real estate investments.
March 13	5. Income Taxes and Real Estate Class 2	This class illustrates the reasonableness and manipulation of tax motivations and aspects of investments.
March 20	6. Tax Deferred Exchange Class 1	Introduction to the 1031 Tax Deferred Exchange “The 1031 Tax Deferred Exchange – Tax Magic”
March 27	7. Tax Deferred Exchange Class 2	Manipulation of the 1031 Tax Deferred Exchange ”More Tax Magic”

April 3	8. Installment Sale "Tax Dynamite"	The dynamite of the Installment Sale – manipulation for greater returns MID- TERM Graded that night for Immediate Feedback
April 9, 2006 April 15., 2006	SPRING BREAK No Class April 10th	No School April 8 <sup>th</sup> through April 14 <sup>th</sup> <b>No Class Tuesday April 10, 2007</b>
April 17	9. Installment Sale Creating Retirement Incomes and Mid-Term	The Tax Magic of the Installment Sale is continued as we learn to create high return incomes for retiring real estate owners. Creating value with the installment sale.
April 24	10. Contracts of Sale	Contracts of Sale Vehicles for greater returns
May 1	11. All Inclusive Trust Deeds AITD	The All Inclusive Trust Deed " Kissing Cousin of the Contract of Sale"
May 8	12. Exaggerated Returns - AITD & Land Contract – Sale Leasebacks Why?	Creating those "Magical Returns" with Contracts of Sale and the All Inclusive Trust Deed
May 15	13. Discounted Trust Deeds – Understanding Them Using Them in the Exchange	Buying and Selling Discounted Trust Deeds
May 22	14. Discounted Trust Deeds – Mathematics and Purchase of for Investment	Understanding the returns and how to calculate the discounts.
May 28	15. 6 Functions of \$1	Introduction to the 6 Functions of One Dollar – Can that make a difference in our careers?
June 5	16. FINAL	Clear up any vague areas and FINAL – Graded that night