

UGANDA MARTYRS UNIVERSITY
FINAL EXAMINATION FOR THE DEGREE OF
BACHELOR OF REAL ESTATE MANAGEMENT
ACADEMIC YEAR 2021/2022

COURSE NAME: REAL ESTATE INVESTMENT. YEAR OF STUDY: TWO

COURSE CODE: REM 2202

DATE: 20/07/2022

SEMESTER: ONE

TIME: 9:30-12:30pm

INSTRUCTIONS:

Answer any **FOUR QUESTIONS**.

DO NOT WRITE on the question paper.

All the questions carry **EQUAL MARKS**.

QUESTION ONE

- a) Akright Housing Estate intends to set up a new housing project in Mukono. As a real estate professional, advice management of Akright the different risks they shall encounter in the course of execution of this project. **(15 Marks)**
- b) Advice the management on the different risk mitigation measures they can adopt for this project. **(10 Marks)**

QUESTION TWO

- a) As a real estate management professional, advice Uganda Martyrs Estates Limited of the different real estate investment portfolios they can undertake so as to diversify their investments. **(15 Marks)**
- b) Investments in real estate much as are on a steady rise have continued to be low as compared to the demand. Discuss the different challenges faced by investors in the real estate industry. **(10 Marks)**

QUESTION THREE

- a) Discuss the different steps one has to undergo in the process of property acquisition in Kampala City. **(12 Marks)**

- b) Discuss the different forms of leases applicable to the real estate industry. (13 Marks)

QUESTION FOUR

- a) Define the three forms of the EMH and explain how each is applicable to real estate stock markets. (15 Marks)
- b) What are the implications of the EMH for financial managers? (10 Marks)

QUESTION FIVE

- a) Discuss the different types of mergers and acquisitions in real estate. (15 Marks)
- b) What are the reasons for mergers and acquisitions in real estate industry in Uganda today? (10 Marks)

QUESTION SIX

- a) One of the major investment decisions anyone shall undertake in their lifetime is real estate investment. Discuss the different factors that have to be considered before deciding to invest in real estate. (13 Marks)
- b) Real estate investment is a lucrative venture to undertake for an individual or company. NSSF intends to build a satellite city in Lubowa with over 1000 affordable housing units in the next 10 years. Discuss the different financing options NSSF can adopt to realize this huge project. (12 Marks)

END

SUCCESS