**BC 6875**

**Real Estate Development Capstone Project (New Course)**

**Instructor: Dr. Daniel Castro**

**Office Hours:** By Appointment

**E-Mail:**

**Phone:**

**Class Schedule: Monday, 6:00-9:00 p.m.**

**Recommended Readings:** Selected literature readings, case studies, and any other materials and textbooks that students used during the course of the Master of Real Estate Development program.

**Topics Covered:** Comprehensive Real Estate Development Project Formation

Project Business Plan and Market Analysis

Site Selection and Analysis

Regulatory Analysis

Financial Analysis

Project Design and Engineering

Project Delivery

**Course Objectives:** The Real Estate Development Capstone Project marks the culmination of the graduate studies in real estate development. The student has the opportunity to formulate a real estate project and explore the project in significant detail. The student chooses the topic, researches appropriate sources, collaborates with design and planning students, and produces a substantial work relative to the topic.

**Course Outcomes:** The course will prepare students to:

1) Collate the information from all previous courses into a substantial work

2) Analyze all appropriate pressures associated with the chosen project

3) Apply techniques and information relative to the chosen project

4) Interact with design consultants in a studio environment

5) Manage public and private sector partners

6) Identify critical influences on the specific project

7) Propose a viable solution supported by relevant information

**Grading Scheme:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **A** | **B** | **C** | **D** | **F** |
| 90% and above | 80%-89% | 70%-79% | 60%-69% | <60% |

**Course Evaluation:** The following areas of work will be graded and allocated according to the percentages in the table to determine the final grade for each student.

|  |  |
| --- | --- |
| Project Articulation | 12% |
| Site Analysis | 12% |
| Policy Analysis | 12% |
| Financial Analysis | 12% |
| Market Analysis | 12% |
| Cornerstone Synthesis | 12% |
| Final Presentation | 28% |
|  |  |
| **TOTAL** | **100%** |

**BC 6875 FALL 20\_\_ Course Syllabus SCHEDULE**

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| --- | --- | --- | --- | --- |
| **Class** | **Date** | **Topic or Subject** | **Deliverables** | **Misc** |
| 1 | Week 1 | Introduction-Class Structure  Outline Capstone Deliverables  Project Formation and Program |  |  |
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| 2 | Week 2 | Project Vision and Business Plan  Supervised Group Discussion  Review Sample Business Plans | Project vision  300-500 words maximum  3-5 bullet points |  |
|  |  |  |  |  |
| 3 | Week 3 | Project Team Selection  Site Analysis Lecture  Individual Site Discussions | Site boundary drawing with topo and utilities |  |
|  |  |  |  |  |
| 4 | Week 4 | Completed Site Analysis  Policy and Regulatory Analysis  Site Design Work Session | Site analysis  500-600 words |  |
|  |  |  |  |  |
| 5 | Week 5 | Completed Policy and Regulatory Analysis  Market Resources and Review  Market Meeting with Team | Policy and regulatory analysis 500-600 words |  |
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| 6 | Week 6 | Completed Market Analysis  Financial Analysis Overview  Site Design Complete | Market analysis  Supply and demand tables |  |
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| 7 | Week 7 | Financial BOE Analysis Complete  Studio Building Concept Design | Site plan  Written financial plan |  |
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| 8 | Week 8 | Studio Site and Building Refinement  Work Session with Concept Presentation | Concept plan presentation |  |
| 9 | Week 9 | Site and Building Cost Estimates  BOE Pro Forma | BOE Pro Forma |  |
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| 10 | Week 10 | Development Timeline  Building Timeline | Development and building schedule |  |
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| 11 | Week 11 | Final Financial Pro Forma Review | Financial Pro Forma |  |
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| 12 | Week 12 | Cornerstone Synthesis Review  Work Session |  |  |
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| 13 | Week 13 | Capstone Document Complete | Capstone document |  |
|  |  |  |  |  |
| 14 | Week 14 | Capstone Presentation Review | Capstone presentation with group comments |  |
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| 15 | Week 15 | Capstone Jury Presentation |  |  |
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**Learning Accommodations:**

If needed, we will make classroom accommodations for students with documented disabilities. These

accommodations must be arranged in advance and in accordance with the ADAPTS office

(http://www.adapts.gatech.edu).

**Academic Integrity:**

Students are encouraged to study together and collaborate on case studies, but each student must submit their own work unless the assignment is specifically structured as a group assignment/project. Any reference sources (including online sources) used to prepare written assignments must be paraphrased in your own words and cited. Students are to neither receive nor provide help to others during exams. Any student suspected of behavior in violation of the Georgia Tech Honor Code will be referred to the Office of Student Integrity. The Georgia Tech Honor Code is available on the Office of Student Integrity website (http://www.osi.gatech.edu)