

**University of Illinois at Chicago  
Accounting 594 Course Syllabus  
Fall 2007**

**INSTRUCTOR**

Name: Michael Passarelli  
Office: TBD (don't really have a campus office)  
Phone: office (312)674-9004 cell (312) 497-0635  
E-Mail: mpass@degaziadevelopment.com  
Office Hours: By appointment only

**PREREQUISITES**

This course is appropriate for MBA and MSA students, as well as undergraduates with sufficient course work in accounting and interest in real estate and construction.

**TEXTBOOKS & MATERIALS**

No textbook is necessary for this course.

Reading assignments will be discussed (handed out) in class and posted on the course blackboard.

**COURSE DESCRIPTION**

This course will offer students a base of knowledge and insight into real estate and construction accounting and finance issues as well as knowledge of the day to day financial operations of a real estate or construction company. Students will be provided a foundation in real estate and construction accounting and finance that can be applied not only in the public accounting sector, but also across any organization consisting of real estate construction operations. Some of the topics covered will be:

Construction draws	Management reporting	Investor reporting
Project budgeting	Purchase & sales accounting	Analysis for zoning
TIF analysis	Construction accounting	Bank/Mezzanine financing
Lease financial analysis	Entity structuring	Financial reporting

## HOME EXERCISE POLICIES

FOR FULL CREDIT HOMEWORK EXERCISES ARE TO BE SUBMITTED TO THEIR RESPECTIVE LINKS UNDER THE ASSIGNMENT LINK ON THE COURSE BLACKBOARD SITE BY **5:00pm** (UNLESS OTHERWISE STATED) OF THE DUE DATE. LATE HOMEWORK WILL BE GIVEN NO CREDIT. THESE EXERCISES ARE TO BE TREATED AS BUSINESS DOCUMENTS AND IN THE FORMAT SPECIFIED DURING THE EXPLANATION I.E. MEMO OR LETTER ETC. POINT DEDUCTIONS WILL BE MADE IF THE DOCUMENT LACKS NEATNESS, ORGANIZATION OR PROPER BUSINESS-LIKE FORMATTING.

**Exceptions to these policies will be made only upon prior approval by the instructor.**

## QUIZ POLICIES

Quiz questions will cover the reading assignment for the week which will correspond to the lecture on the day of the quiz. Quizzes will be worth 5 points with no make-ups. Quizzes will be taken at the beginning of class so please do not be late or you will miss the points. You will **NOT BE ALLOWED A MAKE UP FOR A QUIZ.**

## CLASSROOM POLICIES

### Attendance

Late arrivals and early departures from class are disruptive. If you come to class late, you will miss announcements, handouts, homework and **quizzes**. If you are ill or have a family Emergency contact me and make arrangements to make up what you missed.

### Cell Phones & Pagers

Turn them off before coming to class, no exceptions.

## ASSIGNMENTS & GRADING

The course grades are based on a percentage of total points. Exercises and quizzes are listed below. The usual point total for the course is given below; the actual total points this semester may vary slightly if there are any homework changes and additional points may be assigned.

Points	Item
8	Home Exercise 1 – Construction
8	Home Exercise 2 – Rental
8	Home Exercise 3 – Operations
8	Home Exercise 4 – Homebuilding
22	Case study
5	Quiz 1
5	Quiz 2
5	Quiz 3
5	Quiz 4
5	Quiz 5
51	Final exam
20	Class participation (attendance pts)
<b>150</b>	<b>TOTAL</b>

## CLASS SCHEDULE

<b>Session</b>	<b>Date</b>	<b>Coverage</b>
<b>1</b>	<b>Thursday 8/30</b>	<b>Lecture 1:</b> Course ground rules, introductions and Intro. to real estate & construction accounting & analysis  <b>Reading assignment:</b> Construction accounting (due 9/6)
<b>2</b>	<b>Thursday 9/06</b>	<b>Lecture 2:</b> Construction Accounting & Analysis <b>Quiz 1:</b> Construction reading assignment <b>Home Exercise 1:</b> Construction Accounting Problem (due 9/13) <b>Reading assignment:</b> Rental real estate (due 9/13)
<b>3</b>	<b>Thursday 9/13</b>	<b>Lecture 3:</b> Rental real estate Accounting & Analysis <b>Quiz 2:</b> Rental real estate reading assignment <b>Home Exercise 2:</b> Rental real estate problems (due 9/20) <b>Reading assignment:</b> TBD (due 9/20)
<b>4</b>	<b>Thursday 9/20</b>	<b>Lecture 4:</b> Financial operations of a real estate company <b>Quiz 3:</b> TBD (will be on previous reading assignment) <b>Home Exercise 3:</b> Operations <b>Reading assignment:</b> Homebuilder accounting (due 9/27)
<b>5</b>	<b>Thursday 9/27</b>	<b>Lecture 5:</b> Homebuilder Accounting & Analysis <b>Quiz 4:</b> Homebuilder reading assignment <b>Home Exercise 4:</b> Homebuilding (due 10/4) <b>Reading assignment:</b> None
<b>6</b>	<b>Thursday 10/4</b>	<b>Review Homebuilding &amp; Guest speaker</b> <b>Reading assignment:</b> Structuring / Finance <b>Case Study</b> (due 10/18)
<b>7</b>	<b>Thursday 10/11</b>	<b>Lecture 6:</b> Soft Topics – Entity structuring & Finance <b>Quiz 5:</b> Structuring & entity choice reading assignment <b>Case Study</b> (due 10/18) <b>Reading assignment:</b> None
<b>8</b>	<b>Thursday 10/18</b>	<b>Review or Final exam (Final may be scheduled on off night)</b>

## UIC HONOR CODE

As a student in the College of Business Administration, you are subject to the following Honor Code:

As an academic community the College of Business Administration at the University of Illinois at Chicago is committed to providing an environment in which teaching, learning, research, and scholarship can flourish and in which all endeavors are guided by academic and professional integrity. All members of the college community – students, faculty staff, and administrators- share the responsibility of insuring that high standards of integrity are upheld so that such an environment exists.

In pursuit of these high ideas and standards of academic life, as a student I hereby commit myself to respect and uphold the University of Illinois at Chicago (UIC) College of Business Administration Honor Code during my entire matriculation of UIC. I agree to maintain the highest moral and ethical standards in all academic and business endeavors and to conduct myself honorably as a responsible member of the college academic community. This includes the following:

- ✍ Not to seek unfair advantage over other students, including, but not limited to giving or receiving unauthorized aid during completion of academic requirements;
- ✍ To Represent fact and self truthfully at all times;
- ✍ To respect the property and personal rights of all members of the academic community.

Sanctions for Honor Code violations range from failure on an assignment, to failure for the course, to expulsion from the university.