

ECON 325 Real Estate Economics

Name _____

Fall 2021, Final Exam (take home)

Record a "video essay" to answer each question below.

Due **10:30am Thursday, Dec 9.**

1. Use the following data to perform a *Comparable Sales Analysis* and provide an estimated Selling Price for the Target single family property.

Property	Address	Beds	Baths	SqFt	Selling Price
Target	1001 E. 10th St.	3	2	1500	
Comp 1	1002 E. 10th St.	3	1.5	1200	\$184,000
Comp 2	1003 E. 10th St.	3	2	2000	\$205,000
Comp 3	1004 E. 10th St.	4	1	1300	\$179,000

2. Are we in another real estate bubble? How are circumstances different today than in 2008?

3. What is the approximate cost and length of time necessary to become a licensed real estate agent?

4. What are the three geographic scales of analysis we discussed and what sort of real estate decision goes along with each one?

5. Use the attached description of a 4-Plex (4-unit apartment) listed for sale at 2619 E. Uintah Street in Colorado Springs. Discuss how you would use the information provided to calculate the Gross Rent Multiplier and the Cap Rate. [Note: I want you to *explain the process* of calculating these metrics.]

6. What are the advantages/disadvantages of investing in real estate versus stocks and bonds?