

# **Investment Appraisal and Portfolio Management**

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## Module Descriptor

Module Code:	INV6IAP
Version:	8.00
Status:	Final
Date:	28/02/2024

## Summary Module Details

### Module details

**Module Title:** Investment Appraisal and Portfolio Management

**Module Leader:** Ruby Islam

**Module Mode:** Supported online learning

**Semester:** Autumn (UK)

**Level:** 6

**Credits:** 20

**Learning Hours:** 200

### Contact & Study Hours

**Directed Study Time:** 90 hrs (45%)

**Self-directed Study Time:** 50 hrs (25%)

**Assessment Study Time:** 60 hrs (30%)

### Assessment Type

**Coursework:** 0%

**Computer Based Assessment:** 0%

**Portfolio:** 0%

**Presentation:** 0%

**Project:** 0%

**Practical:** 100%

**Self-directed Research:** 0%

## Module Summary

This module aims to develop the student's ability to understand and analyse investments. It will allow them to recognise property as an investment asset within the overall spectrum of other investment categories. Principles of investment, sustainability, risk, investment appraisal and portfolio management will be considered to ensure the development of practical skills that enable informed investment decisions for clients.

## Taken on which Programmes

BSc (Hons) Real Estate Management (C)

**Core (C) or Elective (E)**

## Module Aims

This module aims to:

- Explore the investment markets with a particular focus on property investment;
- Develop students' understanding of the concepts of investment strategy, diversification and performance measurement and their application to property markets;
- Develop students' understanding of the principles and practice of diversification; and
- Introduce the concept of socially responsible investment (sustainable investment) and keep students aware of the continual changes in the investment market.

## Module Learning Outcomes

- LO1. Demonstrate a systematic understanding of the key aspects of investment and the ability to apply coherent detailed knowledge to real estate markets.
- LO2. Demonstrate knowledge and critical understanding of property investment markets and deploy established techniques of analysis and enquiry to evaluate assumptions; concepts and data; devise and sustain arguments; make judgements; and identify a range of solutions.
- LO3. Identify and evaluate investment methods and appraisal techniques to apply modern portfolio theory and diversification in strategic property investment, and to evaluate new market theories, including sustainable investment.
- LO4. Research and evaluate information to aid investment decision-making; critically evaluate arguments, assumptions, concepts, and data; and make reasoned judgements in complex situations.
- LO5. Communicate information, ideas, problems, options, and solutions effectively to specialists and non-specialists.

## Indicative Module Content

### Module topics

- Property, investment, Investors, and the markets
- The rationale of investment, risk and decision making.
- Environmental, Social and Governance (ESG) and sustainable investment.
- Securitization and Real Estate Investment Trusts.
- Investment performance and appraisal.
- Investment strategy, objectives, and portfolio management.

This content will be reviewed and updated regularly to reflect the legal, ethical, and financial changes in professional standards and practice.

# Overview of Summative Assessment

Module learning outcomes	Assessment	Word count or equivalent	Weighting
LO1, LO2	<b>Assessment 1</b> Practical	2,000	40%
LO3, LO4, LO5	<b>Assessment 2</b> Practical	3,000	60%

**Module Pass Mark (as a weighted average of all assessments): 40%**

## Key Module Learning Resources

### Core Sources and Texts

The core reading resources within each module will be provided via the specific Virtual Learning Environment (VLE) module pages and within the e-Library. Additional reference material and supplementary resources to support your studies are available through the UCEM e-Library.

### Module tools

Students will have access to study materials, dedicated academic support, student forums, and learning activities via an online learning platform (VLE).

The module page on the VLE is broken down into structured study weeks to help students plan their time, with each week containing a mixture of reading, case studies, videos/recordings, and interactive activities to go through. Online webinars/seminars led by the Module Leader can be attended in real time and provide opportunities to consolidate knowledge, ask questions, discuss topics and work through learning activities together. These sessions are recorded to support students who cannot attend and to enable students to recap the session and work through it at their own pace. Module forums on the VLE provide further opportunities to discuss topics with other students, complete collaborative work and get extra help from the module team.

### Professional online resources

The e-Library provides access to trusted, quality online resources, selected by subject specialists, to support students' study. This includes journals, industry publications, magazines, academic books, and a dissertation/work-based library. For a list of the key industry specific and education resources available please visit [the VLE e-Library](#).

### Other relevant resources

Access is also provided to further information sources that include the British Library and Open University UK catalogues, as well as providing a monthly current awareness service entitled, **Knowledge Foundations** - a compendium of news, research and resources relating to the educational sector and the Built Environment.

The module resource list is available on the module VLE page and is updated regularly to ensure materials are relevant and current.