

**ANKARA YILDIRIM BEYAZIT UNIVERSITY – DEPARTMENT OF FINANCE AND BANKING
COURSE SYLLABUS**

Course Code	Course Title	Course Type	ECTS Credits	Prerequisite Information	Date of Preparation
BF 309	Real Estate Finance	Elective	5	-	24.10.2025
Instructor of the Course & E-Mail Address	Prof. Dr. Nildağ Başak CEYLAN @ nbceylan@aybu.edu.tr				
Office Hours & Office Room	Tuesday 12:30-13:00 & B245				
Course Content and Objectives	The course aims to provide information in the areas of mortgage markets, fixed rates versus floating rate mortgages, determinants of mortgage interest rates, incremental cost of borrowing.				
Textbook(s)	Brueggeman, W. B. and Fisher, J. D. (2011). Real Estate Finance and Investments, 14.E., McGraw-Hill.				
Teaching Methods and Techniques	In the course class discussions, power point presentations are used.				
Course Learning Outcomes	1	Understanding the determinants of mortgage interest rates.			
	2	Understanding the differences between fixed and floating interest rates.			
	3	Understanding incremental cost of borrowing.			
Program Outcomes Contributed by the Course	Program Outcomes (PO)				
	1	Graduates are equipped with up-to-date conceptual and applied knowledge of their field of study			
	3	Graduates can produce new ideas regarding the field.			
	8	Graduates can analyze management and financial structure of the organization and improve decision making processes.			
10	Graduates can evaluate the topics of the field in terms of globalization process.				
Contribution of the Course to Field Instruction	The students will have both theoretical and practical knowledge in the field of real estate finance.				
Topics Covered in the Course	1. Week	Introduction to Real Estate Finance and Investment			
	2. Week	Mortgage Loan Foundations			
	3. Week	Mortgage Loan Foundations-Problem Solving			
	4. Week	Fixed Interest Rate Mortgage Loans			
	5. Week	Fixed Interest Rate Mortgage Loans-Problem Solving			
	6. Week	Determinants of Mortgage Interest Rates			
	7. Week	Determinants of Mortgage Interest Rates-Problem Solving			
	8. Week	Midterm Week			
	9. Week	Comparisons: Fixed Interest Rate, Constant Payment Mortgage Loans			
	10. Week	Adjustable and Floating Rate Mortgage Loans			
	11. Week	Adjustable and Floating Rate Mortgage Loans-Problem Solving			
	12. Week	Mortgages: Additional Concepts, Analysis, and Applications			
	13. Week	Mortgages: Additional Concepts, Analysis, and Applications-Problem Solving			

	14. Week	Incremental Borrowing Cost	
	15. Week	Incremental Borrowing Cost-Problem Solving	
Course Evaluation Criteria	In-Term Studies	Quantity	Percentage %
	Mid-terms	1	40 %
	Quizzes		%
	Assignments		%
	Attendance		%
	Practice		%
	Project		%
	Final examination	1	60 %
	Total	2	100%
Disability Policy	<p>If you have a documented disability (e.g., visual, hearing, or physical impairment, etc.) that may influence your performance in this course, it is recommended to meet with the Engelsiz AYBU (https://aybu.edu.tr/engelsiz/content_list-327-yildirim-bevazit-universitesi-engelsiz-universite-birimi-yonergesi.html) to arrange for reasonable conditions (such as accommodation, etc.) to ensure an equitable opportunity to meet all the requirements of this course. You may also contact the local authority of the Faculty of Humanities and Social Sciences. You should communicate your needs to the course instructor as soon as possible to ensure that any course needs concerning exams, lecture materials, etc. are met.</p>		