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Course Information

Course Title: *Real Estate Investing*

#374225

Number of continuing education credit hours recommended for this course:

In accordance with the standards of the CFP Board, the IDFA, the IWI, and the National Registry of CPE Sponsors CPE credits have been granted based on a 50-minute hour.

CFP®: 5.5 CFP Board of Standards Sponsor ID Number: 1008

CIMA®, CPWA®, RMA®: 7 Course # 24BCNHF008, IWI CE Sponsor ID# 222740

CDFA®: 7 (Registered with the Institute for Divorce Financial Analysts)

CPA: 7 (Accepted in all states)

National Registry of CPE Sponsors ID Number: 107615.

Sponsor numbers for states requiring sponsor registration:

Florida Division of Certified Public Accountancy: 0004761 (Ethics #0011467)

Hawaii Board of Accountancy: 14003

New York State Board of Accountancy (for ethics): 002146

Ohio State Board of Accountancy: CPE.51 PSR

Pennsylvania Board of Accountancy: PX 178025

Texas State Board of Accountancy: 009349

Course Description

Investing in real estate can be an extremely profitable endeavor, but only if you know the pitfalls to avoid. In the *Real Estate Investing* course, we discuss every aspect of locating, evaluating, purchasing, financing, and operating an investment property. Topics covered include conducting a local market analysis, analyzing leases, valuing a property, and how to conduct due diligence. The course also addresses the tax aspects of real estate investing, including like-kind exchanges, installment sales, and the tax basis of property.

Course Content

Publication/Revision date: 10/7/2024.

Author: Steven M. Bragg, CPA.

Final exam (online): Thirty five questions (multiple-choice).

Program Delivery Method: Self-Study (NASBA QAS)

Subject Codes/Field of Study

NASBA (CPA): Specialized Knowledge; CFP Board, IDFA: Investment Planning; IWI: Wealth Management.

Course Level, Prerequisites, and Advance Preparation Requirements

Program level: Overview

Prerequisites: None

Advance Preparation: None

Learning Objectives

- Identify the advantages and disadvantages of real estate investing.
- Specify the different types of real estate investments.
- Describe the different avenues to pursue to acquire property.
- Identify the characteristics of an ideal seller.
- Specify the features of the different types of mortgages.
- Identify the fees associated with a lending arrangement.
- Recall the contents of a personal financial statement.
- Specify the tasks to include in regional and local real estate analyses.
- Describe the different types of barriers to entry for a geographic region.
- Specify the issues that can increase the value of a property lease.
- Specify the factors that can increase the value of a property.
- Recall the different metrics used to evaluate a property.
- Recall the different types of revenue that can be extracted from tenants.
- Specify how common area maintenance charges are calculated.
- Identify the options for negotiating with a seller over the price of a property.
- Recall the reasons why an earnest money deposit is paid.
- Recall the due diligence items associated with a property purchase.
- Specify the characteristics of the legal entities that can be used to own property.
- Identify which parties pay the various closing costs.
- Recall the advantages and disadvantages of personally managing a property.
- Specify the interviewing topics to be used when selecting a property management firm.
- Identify which operating policies can be impacted by government regulation.
- Recall the best techniques for showing a property.
- Specify how coinsurance works.
- Recall how the original and adjusted bases of a property are calculated.
- Recall the tax impact of mortgage financing.
- Specify the depreciation durations that can be applied to property.
- Identify how the passive activity loss rules apply to a real estate investment.

Instructions for Taking This Course

- Log in to your secure account at www.bhfe.com. Go to "My Account."
- You must complete this course within one year of purchase (If the course is "Expired," contact us and we will add the latest edition of the course to your account (no charge).
- **To retain the course-PDF after completion (for future reference) and to enable enhanced navigation:** From "My Account," Download and save the course-PDF to your computer. This will enable the search function (Menu: Edit>Find) and bookmarks (icon on left side of document window).
- **Complete the course by** following the learning objectives listed for the course, studying the text, and, if included, studying the review questions at the end of each major section (or at the end of the course).
- **Once you have completed studying the course** and you are confident that the learning objectives have been met, answer the final exam questions (online).

Instructions for Taking the Online Exam

- Log in to your secure account at www.bhfe.com. Go to "My Account."
- A passing grade of **at least 70% is required on the exam** for this course.
- You will have **three attempts** to pass the exam (call or email us after three unsuccessful attempts for instructions).
- The exam is not timed, and it does not need to be completed in one session.
- For a printed copy of the exam questions, open the exam and press "Print Exam."
- Once you pass the exam, the results (correct/incorrect answers) and certificate of completion appear in "My Account." A confirmation email is also sent.
- CFP Board and IRS credit hours, if applicable, are reported on Tuesdays and at the end of the month.

Have a question? Call us at 800-588-7039 or email us at contact@bhfe.com.

About the Author

Steven Bragg, CPA, has been the chief financial officer or controller of four companies, as well as a consulting manager at Ernst & Young. He received a master's degree in finance from Bentley College, an MBA from Babson College, and a Bachelor's degree in Economics from the University of Maine. He has been a two-time president of the Colorado Mountain Club, and is an avid alpine skier, mountain biker, and certified master diver. Mr. Bragg resides in Centennial, Colorado. He has written more than 250 books and courses, including *New Controller Guidebook*, *GAAP Guidebook*, and *Payroll Management*.

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Published by AccountingTools, Inc., Centennial, Colorado.

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