

The **Investment Education Programme** is offered by the Department of Real Estate & Planning, Henley Business School at the University of Reading in partnership with the Investment Property Forum (IPF).

It comprises a series of professional development courses delivered by leading names in property investment and academia. The Certificate programme consists of an introductory online course followed by two, three-day, face-to-face courses. Candidates may continue to the IPF Diploma and the Flexible MSc Real Estate Investment & Finance Programme by taking selected modules from the Reading MSc course.

### **Introduction to Property Investment – IPF1**

Explore the way in which markets function and how they relate to one another - the subject of much debate and argument. Some economists believe that markets are self-correcting mechanisms which react swiftly to correct pricing anomalies. Others consider markets to be inherently imperfect because of the various forms of rationality that the human actors constituting the market apply to market transactions. Stock markets are closer to the former perception; real estate markets are closer to the latter. If these two classes of investment are so different why are they both considered to be investment assets and how do they relate to each other and to other forms of investment? You'll learn the answers to this question in this **Introduction to Property Investment** course.

This is an e-learning module introducing the vocabulary, concepts and methods typically encountered in further study of property investment. It is a valuable introduction, as a stand-alone module, for those wanting to know more about property investment and is suitable for those without substantive property investment experience, although others may find it very useful as a refresher. It can also be used as an introduction for those intending to continue with further study on the programme.

The supported e-learning format enables participants to manage their study time efficiently and with flexibility, at distance.

### **Learning Aims and Objectives**

- Identify fundamental characteristics of real property as an investment asset; investment in the UK economy; accounting; regulation and property finance.
- Use the vocabulary of real estate investment accurately and appropriately.
- Identify factors that influence the value and investment worth of property.
- Identify valuation and appraisal methodologies as applied to investment

### **Indicative Content**

- Key concepts and terminology associated with: investment; investment assets; property as an asset class.
- The investment and financial characteristics of real property.
- Tools and techniques for the measurement of value and performance.
- Valuation and appraisal methodologies.
- Real estate investment analysis.
- Property finance and funding.

- Major players in real estate finance and investment.
- Indirect investment in real estate.

After successful completion of the module, participants will be able to:

- Draw on accurate knowledge of the terminology and concepts associated with investment in general and real estate investment in particular.
- Identify tools of analysis commonly encountered in real estate investment.
- Demonstrate an awareness of the significance of accounting and commercial regulation to investment practice and typical sources of investment finance.

### **Full module indicative length**

There is no fixed period of study but you should allow at least 7 weeks for part-time self-study and online guidance and one week to prepare for and complete the test.

### **Assessment**

Diagnostic test - 90 (timed) minutes final assessment.

### **Teaching methods**

This is an online module which you can complete in your own time via our fully supported, secure Virtual Learning Environment.

### **IPF Certificate in Property Investment**

The Certificate is awarded on successful completion of this module and two classroom-based modules: **Real Estate Portfolio Management** and **Corporate Finance**. This qualification is listed by the Financial Conduct Authority (FCA) as a Key 2 Appropriate Examination under the Managing Investments activity. Holders of the IPF Certificate will need to complete a Key 3 qualification, namely a UK regulatory examination, to meet the full examination requirements for this activity. For more information on the appropriate examinations, please see the [FCA Handbook](#).

**For more information on the Investment Property Forum**, click [here](#).