Each module is released weekly, allowing a flexible but structured approach to learning. You’ll be supported as you engage in individual activities and group discussions, ensuring you feel confident to submit your best work at each weekly deadline.

The Rice Business Real Estate Investment and Development online short course introduces students to the world of commercial property. It aims to equip professionals with the skills required to analyze commercially viable real estate for development, while providing them with an introduction to the concepts and techniques used to analyze commercial real estate assets, and the instruments commonly used to finance them.

Students will explore the various ecosystems that exist within commercial real estate and how these systems interact. Focus is placed on the financial tools required to assess the feasibility of an investment, considering the associated risks and returns on potential investments utilizing discounted cash flows and introducing the numerous stakeholders that impact on making informed investment decisions.

What this course covers
The course will assist students in identifying viable real estate opportunities, while also providing an overview of the different stakeholders involved in the development process.

Some of the topics covered in the course include: capitalization rates, market analysis, the real estate development team, phases of the development process, financial analysis, capital structures and discounted cash flows.

The course examines the fundamentals of the real estate system as students explore the various ecosystems that exist within commercial real estate and provides insight on how these systems interact.

- $2,800
- 8 weeks excluding orientation
- 7–10 hours/week of self-paced learning, entirely online

As part of our commitment to your professional development, GetSmarter offers you a two-week period to change your course start date or request your money back if you’re not fully satisfied.
This course is for you if:

You want to learn how to make informed commercial real estate investment and development decisions.

You need to understand the specific financial tools and techniques required to assess the feasibility of an investment.

You want to formalize your skills in commercial real estate with an executive education certificate from Rice University’s Jones Graduate School of Business.

Who should take this course?

This online short course is designed for real estate developers and entrepreneurs looking to gain the skills needed to identify and analyze the commercial viability of real estate investments and developments.

It would also be helpful for real estate agents, brokers, and property managers who want to deepen their knowledge of the commercial real estate ecosystem. Finance professionals would also benefit from the course, by gaining a holistic understanding of the commercial real estate landscape and exploring the specific financial tools and techniques required to assess the feasibility of an investment.
What you will learn

This online course integrates rich, interactive media such as videos, infographics, and e-learning activities as well as traditional didactic components such as written study guides (course notes). There are also opportunities for collaborative learning through discussion forums. The following modules contribute to the holistic approach your learning path takes:

Orientation Module
Welcome to your Online Campus – One week
You’ll be welcomed with a personal call and get introduced to your online teaching and technical support network. Begin connecting with fellow students while exploring the navigation and tools of your Online Campus. Be alerted to key milestones in the learning path, and review how your results will be calculated and distributed.

You’ll be required to complete your student profile, confirm your certificate delivery address, and submit a digital copy of your passport/identity document.

Module 1
The logic behind real estate investment decisions
Explore why investors choose to invest in real estate, what risks they are exposed to, and how the return on a real estate investment is calculated.

Module 2
The factors affecting real estate value
Examine how the value of income-generating properties is determined, learn more about different property types and investors, and compare the historical performance of real estate to that of other assets.

Module 3
The real estate system and the developer
Learn how the real estate development process works, who the different stakeholders involved are, and which phases this process consists of.

Module 4
Property level evaluation
Examine the role of rental income in valuing property investments by exploring aspects related to leases, and completing a cash flow proforma.

Module 5
Leverage and the impact on risk and return
Establish the impact that debt funding has on a real estate investment’s risk and return, and how an investor can use leverage to increase their returns.

Module 6
Economic feasibility of a development project
Consider the factors impacting the real estate development decision, including cap rates, regulatory requirements and costs, among others.

Module 7
Equity partners
Investigate the financing options available to real estate investors, and what the advantages and disadvantages are of entering into an equity partnership.

Module 8
Making investment decisions
Explore the practical aspects that have to be taken into consideration before deciding whether or not to enter into a real estate deal.
Who you’ll learn from

Your Success Team

GetSmarter, with whom Rice University is collaborating to deliver this online course, provide a personalized approach to online education which ensures you’re supported throughout your learning journey.

Your Academic Director

Subject matter experts from Rice Business guide the course design and appear in a number of course videos, along with a variety of industry professionals.

Jefferson Duarte

Academic Director

Jefferson Duarte is an associate professor of finance and the Gerald D. Hines Professor of Real Estate Finance at the Jesse H. Jones Graduate School of Business at Rice University. He is an expert in several areas of asset pricing and real estate finance including option pricing, fixed income and mortgage-backed securities (MBS).

Currently teaching real estate finance and real estate development, Professor Duarte has also taught Ph.D. and MBA level courses in option pricing models, term structure models and risk management. He holds a B.Sc. in civil engineering from the Instituto Tecnológico de Aeronautica (Brazil) and both an MBA and a Ph.D. in finance from the University of Chicago.

Head tutor

A subject expert who’ll guide you through content related challenges.

Success Manager

Your one on one support available during University hours (8am - 5pm CDT) to resolve technical and administrative challenges.

Global Success Team

Available 24/7 to solve your tech related and administrative queries and concerns.
A Powerful Collaboration

Rice University’s Jones Graduate School of Business is collaborating with online education provider, GetSmarter, to create a new class of learning experience – one that is high touch, intimate and personalized for the working professional.

What is Rice University?
Located on a 300-acre forested campus in Houston, Rice University is ranked among the nation’s top 20 universities by U.S. News & World Report.* Rice has highly respected schools of architecture, business, continuing studies, engineering, humanities, music, natural sciences and social sciences.

What is the Jones Graduate School of Business?
As a forward-thinking business school for the next generation of global leaders, Jones Graduate School of Business (Rice Business) honors Jesse Jones by continuing his contribution to the business community through the education of new generations of students. The school provides a business education focused on leadership, integrity and service.

What is GetSmarter?
GetSmarter, a brand of 2U, Inc., is a digital education company that partners with the world’s leading universities to select, design and deliver premium online short courses with a data-driven focus on learning gain.

Technology meets academic rigor in our people-mediated model which enables lifelong students across the globe to obtain industry-relevant skills that are certified by the world’s most reputable academic institutions.

Earn a Certificate From Rice Business
In just eight weeks, you’ll earn an executive education certificate from Rice Business validating your new skills in real estate investment and development.

Assessment is continuous and based on a series of practical assignments completed online. In order to be issued with a Rice Business executive education certificate, you will need to meet the requirements outlined in the course handbook. The handbook will be made available to you as soon as you begin the course.

Your executive education certificate will be issued in your legal name and couriered to you at no additional cost. All certificate images are for illustrative purposes only and may be subject to change at the discretion of the university.

How you’ll learn

Every course is broken down into manageable, weekly modules, designed to accelerate your learning process through diverse learning activities:

• Work through your downloadable and online instructional material.
• Interact with your peers and learning facilitators through weekly class-wide forums and reviewed small group discussions.
• Enjoy a wide range of interactive content, including video lectures, infographics, live polls, and more.
• Investigate rich, real-world case studies.
• Apply what you learn each week to quizzes and ongoing project submissions.

Technical Requirements

Basic requirements
In order to complete a course, you’ll need a current email account and access to a computer and the internet, as well as a PDF Reader. You may need to view Microsoft PowerPoint presentations, and read and create documents in Microsoft Word or Excel. Installing Adobe Flash Player will give you full access to certain course content, such as interactive infographics. However, you’ll still have access to this content in the form of a downloadable PDF transcript if you’d prefer not to use Flash.

Browser requirements
We recommend that you use Google Chrome as your internet browser when accessing the Online Campus. Although this is not a requirement, we have found that this browser performs best for ease of access to course material. This browser can be downloaded here.

Additional requirements
Certain courses may require additional software and resources. These additional software and resource requirements will be communicated to you upon registration and/or at the beginning of the course. Please note that Google, Vimeo, and YouTube may be used in our course delivery, and if these services are blocked in your jurisdiction, you may have difficulty in accessing course content. Please check with a Course Consultant before registering for this course if you have any concerns about this affecting your experience with the Online Campus.
Real Estate Investment & Development

Online Short Course

Identify and analyze the commercial viability of real estate investments and developments

REGISTER NOW

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EMAIL: riceadmissions@getsmarter.com

IN COLLABORATION WITH getsmarter