



THE OHIO STATE UNIVERSITY

FISHER COLLEGE OF BUSINESS

BUSFIN 4411 - PROPERTY MANAGEMENT

Fall 2022

Professor Paul Krimm

Class Schedule

Tuesday and Thursday – 5:30 PM – 6:50 PM

Schoenbaum Hall – Suite 300

Instructor

Paul Krimm, CSM, MBA

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Office Hours

By Appointment

COURSE DESCRIPTION

The course explores property and asset management for all types of real estate assets, including office, industrial and retail properties, while focusing on the ultimate goal of real estate management – enhancing value for investors. The course provides an overview of the variety of tasks performed by property management personnel/companies and the management approaches applied by commercial managers. Topics covered include liability mitigation, performance management, development of rental schedules, leasing techniques and negotiations, repairs and maintenance, tenant relations, selection and training of personnel, owner relations, property accounting and other critical topics.

Prerequisites

The only prerequisite is BUSFIN 3400 (Intro to Real Estate) or an equivalent upon the instructor's approval. Knowledge in finance is helpful.

Course Objectives

At the end of the course, students are expected to:

1. Possess an understanding of the many roles a property manager undertakes related to the oversight of a real estate investment.
2. Demonstrate an understanding of how a property manager preserves and enhances the value of real estate assets.
3. Be adept at identifying and understanding the roles of the many stakeholders in commercial real estate.
4. Gain foundational knowledge of common real estate terms and form an understanding of the financial/accounting functions of a property manager.

Class Materials

The class will be taught through lectures and the distribution of in-class materials. NO textbook is required. I **HIGHLY** recommend purchasing a minimum 2" white, 3-ring white binder for maintaining class materials.

GRADES

Exam #1	33.33%	
Exam #2	33.33%	
Exam #3	33.34%	Cumulative

Course grade scale matches the OSU standard grade scheme:

Score	Letter grade
93-100	A
90-92.9	A-
87-89.9	B+
83-86.9	B
80-82.9	B-
77-79.9	C+
73-76.9	C
70-72.9	C-
67-69.9	D+
60-66.9	D
Below 60	E

Grade letters of C and higher reflect mastery of the material.

Please note that there will not be any make-up exams except as required by university policy. If illness or an emergency should force you to miss an exam, please contact me **prior to** the exam date/time.

ATTENDANCE AND OTHER EXPECTATIONS

The class is based largely upon discussion and interaction. Attendance is expected and sign-in sheets will be circulated in class. Be on time, participate, be respectful of others, do not be afraid to ask questions.....

Electronic Devices Policy

The use of electronic devices is prohibited in the classroom. If you wish to take notes on an electronic device, please let me know. During class, all devices should be silenced and cell phones should be put away. If there is a serious need to leave your cell phone on, such as a family emergency, please put it on silent mode. If you have to take a call, please leave the classroom.

Disability Services

The Office of Disability Services verifies students with specific disabilities and develops strategies to meet the needs of those students. Students requiring accommodations based upon identified disabilities should contact the instructor at the beginning of the semester to discuss his/her particular needs. All students with a specific disability are encouraged to contact the Office of Disability Services to explore the potential accommodations available to them.

Academic Integrity

You have affirmed to adhere to the following honor statement:

As a member of the Fisher College of Business community, I am personally committed to the highest standards of ethical behavior. Honesty and integrity are the foundation from which I will measure my actions. I will hold myself accountable to adhere to these standards. As a leader in the community and business environment, I will pledge to live by these principles and celebrate those who share these ideals.

In addition, the University's *Code of Academic Integrity* is designed to ensure that the principles of academic honesty and integrity are upheld. All students are expected to adhere to this Code. Please visit the following website for more information on the University's Code of Academic Integrity and possible sanctions: <http://oaa.osu.edu/procedures>.

In accordance with University Faculty Rule 3333-5-487, all instances of academic misconduct will be reported to the Committee on Academic Misconduct which recommends appropriate sanctions to the Office of Academic Affairs. There will be no exception to this rule.