



RLS 55 - Property Management

Catalog Description

Transfer Status: CSU

Prerequisite: RLS 20 (or concurrent enrollment)

Unit(s): 3.00

Lecture: 51.00 Contact hours/102.00 Out of class hours/153.00 Total hours/3.00 Unit(s)

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Course Description: This course provides students with a basic understanding of property management principles and practices. The content addresses management, agency, contracts, and practical aspects of property rental. Legal issues and government regulations related to evictions, discrimination, landlord and tenant rights, and rent control are examined. This course satisfies the California Department of Real Estate (DRE) elective requirement for students taking the Real Estate Salesperson and Broker Exams.

Objectives

Upon successful completion of this course, the student should be able to:

- 1. Critically evaluate the law of contracts as it applies to real estate leasing transactions.
2. Define the concept of agency as it applies to real estate property managers.
3. Explain the proper use of land, land descriptions and leasing arrangements.
4. Describe the concepts of acquisition, conveyance, escrow, ownership forms, security devices, liens, recording, homesteads and title insurance.
5. Identify and define the basic techniques of property management.
6. Prepare a rental analysis and schedule, simple property management plan and standard lease and/or rental agreement.
7. Identify the challenges and considerations associated with the management of government housing projects.
8. Balance a trust account record for client rental funds.

Course Content

Topic Titles / Suggested Time Topic

Lecture

Table with 2 columns: Topics and Lec Hrs. Topics include Professional Property Management, Property Management Economics and Planning, Ownership Relations, Marketing, Leases, Lease Negotiations, Tenant Relations, Maintenance and Construction, Managing the Office and Reports, Federal and State Laws on Property Management, Residential Property, Specialized Housing, Office Property, Retail Property, Industrial Property, Risk and Environmental Issues, Life Safety Issues, and Property Management Report.

Total Hours: 51.00

Methods of Instruction

- A. Demonstrations
B. Discussion
C. Guest Speakers
D. Homework: Students are required to complete two hours of outside-of-class homework for each hour of lecture

- E. Lecture
- F. Case Analyses

Methods of Evaluation

- A. Exams/Tests
- B. Quizzes
- C. Projects
- D. Homework
- E. Class participation

Examples of Assignments

Reading Assignments

1. Read the text material pertaining to the completion of residential rental forms (such as rental agreements, 3-day notices and changes in terms of tenancy). Be prepared to complete examples of these forms in class.
2. Read the text material about commercial properties. Prepare for an in-class discussion of the management of different types of commercial properties: office, retail and industrial.

Writing Assignments

1. Analyze a prospective tenant's credit report and write a 1-2 page assessment as to their suitability as a tenant.
2. Assess rents in the local area and determine the appropriate rent to assess on a specific property. Write a 2-3 page report presenting your findings/rationale.

Out-of-Class Assignments

1. Conduct an analysis of an income property and prepare a four page property management plan, including: your operating budget for this property; a projected income statement reflecting rent received and operating expenses; and a twelve month cash flow statement.
2. Develop a 3-4 page rental property listing for a commercial or residential property. Include a description of the property, advertised rent and other relevant information.

Recommended Materials of Instruction

Kyle, R. C. (2025). Property Management. *Dearborn*, 12th. 9781078850186.

Minimum Qualifications

Real Estate

Created/Revised by: Bearden, Kenneth

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