



BRE A USE ONLY
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### **BREA TOPIC MATRIX ADDENDUM**

***Must be submitted with Course Accreditation and Description (REA 3014), and all required attachments***

<b>School Name:</b>	<b>Text Name:</b>	<b>Instruction Hours:</b>
<b>Course Name:</b>	<b>Method of Instruction:</b>	<b>Final Examination:</b>

*Indicate the time allotted for each subtopic of the appropriate modular. Not all subtopics are required to be covered in a modular. A separate BREA Topic Matrix Addendum is required for each basic education course.*

<b>Basic Appraisal Principles (A minimum of 30 hours required at all levels)</b>			
Sub Topics	Covered Chapters	Hours Allotted	BREA Use
Real Property Concepts and Characteristics <i>Basic Real Property Concepts, Real Property Characteristics, Legal Description</i>			
Legal Considerations <i>Forms of Ownership, Public and Private Controls, Real Estate Contracts, Leases</i>			
Influences on Real Estate Values <i>Governmental, Economic, Social, Environmental</i>			
Types of Values <i>Market Value, Other Value Types</i>			
Economic Principles <i>Classical Economic Principles, Application and Illustrations of the Economic Principles</i>			
Overview of Real Estate Market & Analysis - <i>Market Fundamentals, Characteristics and Definitions, Supply Analysis, Demand Analysis, Use of Market Analysis</i>			
Ethics and How They Apply in Appraisal Theory and Practice			

Total Modular Hours	
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<b>Basic Appraisal Procedures (A minimum of 30 hours required at all levels)</b>			
Sub Topics	Covered Chapters	Hours Allotted	BREA Use
Overview of Approaches to Values			
Valuation Procedures - <i>Defining the Problem, Collecting and Selecting Data, Analyzing, Reconciling and Final Value Opinions, Communicating the Appraisal</i>			
Property Description - <i>Geographic Characteristics of the Land/Site, Geologic Characteristics of the Land/Site, Location and Neighborhood Characteristics, Land/Site Considerations for Highest and Best Use, Improvements - Architectural Styles and Types of Construction</i>			
Residential Applications			

Total Modular Hours	
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<b>The 15-Hour National USPAP Course or It's Equivalent (required at all levels)</b>			
Sub Topics	Covered Chapters	Hours Allotted	BREA Use
Course Instruction			
Final Examination			

Total Modular Hours	
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<b>School Name:</b>	<b>Course Name:</b>	<b>Hours:</b>

<b>Residential Market Analysis and Highest and Best Use (A minimum of 15 hours required at the AT, AL &amp; AR levels)</b>			
Sub Topics	Covered Chapters	Hours Allotted	BREA Use
Residential Market and Analysis - <i>Market Fundamentals, Characteristics and Definitions, Supply Analysis, Demand Analysis, Use of Market Analysis</i>			
Highest and Best Use - <i>Test Constraints, Applications of Highest and Best Use, Special Considerations, Market Analysis, Case Studies</i>			
Total Modular Hours			

<b>Residential Appraisal Site Valuation and Cost Approach (A minimum of 15 hours required at the AT, AL &amp; AR levels)</b>			
Sub Topics	Covered Chapters	Hours Allotted	BREA Use
Site Valuation <i>Methods, Case Studies</i>			
Cost Approach - <i>Concepts and Definitions, Replacement/Reproduction Cost New, Accrued Depreciation, Methods of Estimating Accrued Depreciation, Case Studies</i>			
Total Modular Hours			

<b>Residential Sales Comparison and Income Approach (A minimum of 30 hours required at the AT, AL &amp; AR levels)</b>			
Sub Topics	Covered Chapters	Hours Allotted	BREA Use
Valuation Principles & Procedures <i>Sales Comparison Approach</i>			
Valuation Principles & Procedures <i>Income Approach</i>			
Finance and Cash Equivalency			
Financial Calculator Introduction			
Identification, Derivation and Measurement of Adjustments			
Gross Rent Multiples			
Partial Interests			
Reconciliation			
Case Studies and Applications			
Total Modular Hours			

<b>School Name:</b>	<b>Course Name:</b>	<b>Hours:</b>

<b>Residential Report Writing and Case Studies (A minimum of 15 hours required at the AT, AL &amp; AR levels)</b>			
Sub Topics	Covered Chapters	Hours Allotted	BREA Use
Writing and Reasoning Skills			
Common Writing Problems			
Forms Reports			
Report Options and USPAP Compliance			
Case Studies			

Total Modular Hours	
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<b>Advanced Residential Applications and Case Studies (A minimum of 15 hours required at the AR level)</b>			
Sub Topics	Covered Chapters	Hours Allotted	BREA Use
Complex Property <i>Ownership and Market Conditions</i>			
Deriving and Supporting Adjustments			
Residential Market Analysis			
Advanced Case Studies			

Total Modular Hours	
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<b>Statistics Modeling and Finance (A minimum of 15 hours required at the AR &amp; AG level)</b>			
Sub Topics	Covered Chapters	Hours Allotted	BREA Use
Statistics			
Valuation Models <i>AVM's and Mass Appraisal</i>			
Real Estate Finance			

Total Modular Hours	
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<b>School Name:</b>	<b>Course Name:</b>	<b>Hours:</b>

<b>General Appraiser Market Analysis and Highest and Best Use (A minimum of 30 hours required at the AG level)</b>			
Sub Topics	Covered Chapters	Hours Allotted	BREA Use
Real Estate Market Analysis - <i>Market Fundamentals, Characteristics and Definitions, Supply Analysis, Demand Analysis, Use of Market Analysis</i>			
Highest and Best Use - <i>Test Constraints, Applications of Highest and Best Use, Special Considerations, Market Analysis, Case Studies</i>			
Total Modular Hours			

<b>General Appraiser Sales Comparison (A minimum of 30 hours required at the AG level)</b>			
Sub Topics	Covered Chapters	Hours Allotted	BREA Use
Value Principles			
Procedures			
Identification and Measurement Adjustment			
Reconciliation			
Case Studies			
Total Modular Hours			

<b>General Appraiser Market Analysis and Highest and Best Use (A minimum of 30 hours required at the AG level)</b>			
Sub Topics	Covered Chapters	Hours Allotted	BREA Use
Site Valuation <i>Methods, Case Studies</i>			
Cost Approach - <i>Concepts and Definitions, Replacement/Reproduction Cost New, Accrued Depreciation, Methods of Estimating Accrued Depreciation, Case Studies</i>			
Total Modular Hours			

<b>General Appraiser Report Writing and Case Studies (A minimum of 30 hours required at the AG level)</b>			
Sub Topics	Covered Chapters	Hours Allotted	BREA Use
Writing and Reasoning Skills			
Common Writing Problems			
Report Options and USPAP Compliance			
Case Studies			
Total Modular Hours			

<b>School Name:</b>	<b>Course Name:</b>	<b>Hours:</b>

<b>General Appraiser Income Approach (A minimum of 60 hours required at the AG level)</b>			
Sub Topics	Covered Chapters	Hours Allotted	BREA Use
Overview			
Compound Interest			
Lease Analysis			
Income Analysis			
Vacancy and Collection Loss			
Estimating Operating Expenses and Reserves			
Reconstructed Income and Expense Statement			
Stabilized Net Operating Income Estimate			
Direct Capitalization			
Discounted Cash Flow			
Yield Capitalization			
Partial Interests			
Case Studies			

Total Modular Hours	
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I, \_\_\_\_\_ (name), declare under penalty of perjury that the foregoing information and information provided on all attachments is true and correct and that I have answered each question fully and truthfully and without any purpose of evasion or mental reservation. I understand that providing false information is grounds for denial or revocation of any accreditation or license and may subject me to disciplinary action and/or criminal prosecution and punishment by imprisonment in state prison for 2, 3 or 4 years.

Executed this \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ (city or county)  
 \_\_\_\_\_ (state).

Signature: \_\_\_\_\_  
 Name (please print): \_\_\_\_\_

**MUST BE SIGNED BEFORE AND CERTIFIED BY A NOTARY PUBLIC IF EXECUTED OUTSIDE THE STATE OF CALIFORNIA**