

Week 1 Practice Questions (13)

Sustainable Neighborhood Development, Entrepreneurship and Small Business fundamentals, and Understanding the Impact of Business Cycles and Financial Market Conditions

1. According to Jack Welch, former CEO of GE, “the best way to predict the future is to _____ it.”
 - A. adopt
 - B. create
 - C. engage
2. The Timmons model of entrepreneurship considers the opportunity, _____, and the resources as the three critical factors available to an entrepreneur.
 - A. the team
 - B. the resources
 - C. the rules and regulation
3. Similar to the broader economy, commercial real estate is a cyclical market. There are four phases to the real estate cycle: Recovery – expansion - hyper-supply - _____.
 - A. deflation
 - B. recession
 - C. stagnation
4. Which of the following could be a good indicator of the expansion stage of real estate cycle?
 - A. fear in the general population
 - B. lower supply of property
 - C. lower home mortgage rates
5. According to the real estate cycle model, _____ is surely followed by sky-rocketing prices, over-developments, and a rising number of vacancies in the housing market.
 - A. stagnation
 - B. hyper-supply
 - C. recession
6. According to Fred E. Foldvary, the average real estate cycle lasts _____, and the current cycle will end by 2025.
 - A. 4 years
 - B. 8 years
 - C. 18 years
7. Ms. Baaheth, former Louisiana Real Estate Commissioner, presented her predictions on the current state of national real estate market. Which of the following is her prediction?
 - A. A strong consumer confidence starts the expansion cycle of the real estate market.

B. A historical low employment rate extends the expansion cycle of the real estate market, but the expansion nears the end.

C. A declining unemployment rate, along with a strong confidence in the general population, starts the recovery stage of the national real estate market.

8. Ms. Baaheth, former Louisiana Real Estate Commissioner, indicated that Louisiana real estate market is still a seller's market because:

A. people have less money to spend on real estate

B. sellers see few buyers for their real estate properties

C. the demand is larger than the supply of real estate properties.

9. Which of the following companies is a real estate brokerage firm, which is based in Seattle and charges 1% of listing fee?

A. Zillow

B. Trulia

C. Redfin

10. The current median home value in Louisiana is \$153,277. Based on the current Louisiana housing market statistics, a typical first-time homebuyer in Louisiana is most likely to purchase a home valued between _____ .

A. \$215,196 - \$322,851

B. \$107,670 - \$215,195

C. \$322,852- \$430,343

11. Based on the current Louisiana housing market statistics, a typical current home owner is most likely to purchase and move to a "better" house valued between _____ .

A. \$430,344 - \$537,937

B. \$322,852 - \$430,343

C. \$215,196- \$322,851

12. A typical home value in Monroe is between _____ .

A. \$214,001 and \$322,000

B. \$107,001 and \$214,000

C. \$97,001 and \$107,000

13. The most popular home in terms of the number of bed rooms in Louisiana as well as Monroe is a ____ bedroom house.

A. 3

B. 2

C. 4