Office in Rockwell Hall, Room 305  
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biz.colostate.edu/financeRealEstate (http://biz.colostate.edu/financeRealEstate)  

Professor John Elder, Chair  

**Undergraduate Major in Business Administration**  
- Finance Concentration  
- Real Estate Concentration  

**Minors**  
- Real Estate  

**Certificates**  
- Real Estate Practices  

**Graduate Certificates**  
- Applied Finance  

**Courses**  
Subjects in this department include: Finance and Real Estate  

**Finance (FIN)**  

**FIN 300 Principles of Finance**  
*Credits:* 3 (3-0-0)  
*Course Description:* Overview of financial markets and institutions, analysis of securities and investigation of financial management techniques.  
*Prerequisites:* (ACT 205 or ACT 210) and (AREC 202 or ECON 202) and (ECON 204) and (MATH 141 or MATH 155 or MATH 160).  
*Registration Information:* Credit not allowed for both FIN 300 and FIN 305. Sections may be offered: Online.  
*Terms Offered:* Fall, Spring, Summer.  
*Grade Mode:* Traditional.  
*Special Course Fee:* No.  

**FIN 305 Fundamentals of Finance**  
*Credits:* 3 (3-0-0)  
*Course Description:* Role of finance in management of the firm; role, structure of financial markets and institutions, valuation of basic securities.  
*Prerequisites:* (ACT 205 or ACT 210) and (ECON 204).  
*Registration Information:* Credit not allowed for both FIN 305 and FIN 300. Sections may be offered: Online.  
*Terms Offered:* Fall, Spring, Summer.  
*Grade Mode:* Traditional.  
*Special Course Fee:* No.  

**FIN 310 Financial Markets and Institutions**  
*Credits:* 3 (3-0-0)  
*Course Description:* Analysis of the functions and operations of financial markets and the primary and secondary securities created in those markets.  
*Prerequisite:* ECON 204.  
*Terms Offered:* Fall, Spring, Summer.  
*Grade Mode:* Traditional.  
*Special Course Fee:* No.  

**FIN 311 Debt Securities Analysis**  
*Credits:* 3 (3-0-0)  
*Course Description:* Analysis of corporate, government, and mortgage-based debt securities. Emphasis on securitization of asset-backed obligations.  
*Prerequisites:* (FIN 300) and (FIN 310 or ECON 315) and (FIN 355).  
*Term Offered:* Fall.  
*Grade Mode:* Traditional.  
*Special Course Fee:* No.  

**FIN 320 Introduction to Financial Planning**  
*Credits:* 3 (3-0-0)  
*Course Description:* Personal financial planning including budgeting, tax planning, credit management, investing, retirement, and estate planning.  
*Prerequisites:* ACT 210 and ECON 202.  
*Registration Information:* Sections may be offered: Online.  
*Terms Offered:* Fall, Spring.  
*Grade Mode:* Traditional.  
*Special Course Fee:* No.  

**FIN 342 Risk Management and Insurance**  
*Credits:* 3 (3-0-0)  
*Course Description:* Management of insurable risks for the individual and business firm.  
*Prerequisite:* FIN 300 or FIN 305.  
*Term Offered:* Fall.  
*Grade Mode:* Traditional.  
*Special Course Fee:* No.  

**FIN 355 Principles of Investments**  
*Credits:* 3 (3-0-0)  
*Course Description:* Modern investment theory with applications in the debt and equity markets, with introduction to portfolio management.  
*Prerequisites:* FIN 300 and FIN 310.  
*Terms Offered:* Fall, Spring, Summer.  
*Grade Mode:* Traditional.  
*Special Course Fee:* No.  

**FIN 370 Financial Management-Theor y and Application**  
*Credits:* 3 (3-0-0)  
*Course Description:* Theory and application of financial management to business firms; case problems used for illustration.  
*Prerequisite:* FIN 300.  
*Terms Offered:* Fall, Spring.  
*Grade Mode:* Traditional.  
*Special Course Fee:* No.
FIN 440  Estate Planning  Credits: 3 (3-0-0)
Course Description: Methods for conservation and transfer of wealth, considering aspects of tax, trusts, wills, probate, advanced directives, and charitable giving.
Prerequisites: ACT 330 and FIN 320.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 442  Employee Benefits and Retirement Planning  Credits: 3 (3-0-0)
Course Description: Design, financing, accounting, and taxation for employee benefit and retirement plans.
Prerequisite: FIN 342.
Registration Information: Sections may be offered: Online.
Terms Offered: Fall, Spring.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 445  Financial Plan Development  Credits: 3 (3-0-0)
Course Description: Analyze client finances and economic conditions, develop and communicate comprehensive financial plan using financial planning professional standards.
Prerequisites: ACT 330 and FIN 320 and FIN 342.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 455  Advanced Portfolio Management  Credits: 3 (3-0-0)
Course Description: Advanced hedging and portfolio management theory and techniques.
Prerequisite: FIN 355.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 470  Financial Risk Management  Credits: 3 (3-0-0)
Course Description: Futures, options, asset-backed securities and other derivatives as they are used in financial risk management.
Prerequisite: FIN 355.
Terms Offered: Fall, Spring.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 471  Enterprise Valuation  Credits: 3 (3-0-0)
Course Description: Analytical framework for measuring, managing, and applying principles and tools to value enterprises.
Prerequisites: FIN 355 and FIN 370.
Terms Offered: Fall, Spring.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 475  International Business Finance  Credits: 3 (3-0-0)
Course Description: International financial management emphasizing markets, instruments, hedging techniques, and operating strategies.
Prerequisite: FIN 300.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 487  Internship  Credits: Var[1-18]
Course Description: 
Prerequisite: None.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.
FIN 495  Independent Study  Credits: Var[1-18]
Course Description: 
Prerequisite: None.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.
FIN 496  Group Study  Credits: Var[1-18]
Course Description: 
Prerequisite: None.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.
FIN 498  Research  Credits: Var[1-18]
Course Description: 
Prerequisite: None.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.
FIN 524  Financial Statistics  Credits: 3 (3-0-0)
Also Offered As: STAT 524.
Course Description: Probability and statistical concepts and quantitative tools used in financial modeling and decision-making.
Prerequisites: MATH 345 and STAT 420.
Registration Information: MATH 345; STAT 420, or Admission to MSBA program with Financial Risk Management specialization. Credit not allowed for both FIN 524 and STAT 524. Sections may be offered: Online.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 600  Financial Management-Theory and Case Studies  Credits: 3 (3-0-0)
Course Description: Financial problems for various types of business organizations.
Prerequisite: FIN 300 or FIN 305.
Restriction: Must be a: Graduate, Professional.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 601  Financial Management and Markets  Credits: 3 (3-0-0)
Course Description: Integrated coverage of financial management, investments, and markets and institutions from the public, private, and nonprofit perspective.
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Registration Information: Admission to GSSE program.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 602  Options and Futures  Credit: 1 (1-0-0)
Course Description: Advanced analysis and pricing of derivative securities, such as futures, forwards and options.
Prerequisite: BUS 641.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 603 Corporate Risk Management Credit: 1 (1-0-0)
Course Description: Survey of topics related to corporate risk management including the role and function of insurance and risk management for business enterprises.
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Registration Information: Admission to a master’s program in business. This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 604 Employee Benefits Credit: 1 (1-0-0)
Course Description: Design and financing of employee benefits including health plans, disability, life insurance, long-term care, and retirement plans.
Prerequisite: FIN 603.
Restriction: Must not be a: Graduate, Professional.
Registration Information: This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 605 Enterprise Valuation Credits: 3 (3-0-0)
Course Description: Corporate valuation methodologies including dividend discount model, relative valuation using market multiples, free cash flows and options analysis.
Prerequisite: FIN 300.
Restriction: Must be a: Graduate, Professional.
Registration Information: Admission to M.S. Business Administration, Financial Risk Management specialization. This is a partial-semester course.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 606 Fundamentals of International Finance Credit: 1 (1-0-0)
Course Description: Fundamental principles of international finance and how they relate to business operations and strategies.
Prerequisite: BUS 601.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 607 Fundamentals of Bond Markets Credit: 1 (1-0-0)
Course Description: Properties of bonds and bond markets, pricing bonds by arbitrage, risk characteristics of bonds.
Prerequisite: BUS 601.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 608 Fundamentals of Firm Valuation Credit: 1 (1-0-0)
Course Description: Identifies key value drivers for a business and how these can be identified utilizing currently available financial information.
Prerequisite: BUS 601.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 609 Fundamentals of Personal Finance Credit: 1 (1-0-0)
Course Description: Personal financial planning focusing on TVM, personal financial statements, retirement plans, government sponsored benefits and education planning.
Prerequisite: BUS 601.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 610 Debt Securities Analysis Credits: 3 (3-0-0)
Course Description: Valuation of corporate, government, and mortgage-backed debt securities and strategies for management of debt security portfolios.
Prerequisite: FIN 655.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial semester course. Sections may be offered: Online.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 625 Quantitative Methods in Finance Credits: 3 (3-0-0)
Course Description: Review and application of mathematical and analytical techniques used in solving financial problems.
Prerequisite: FIN 300.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial semester course. Sections may be offered: Online.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 630 Financial Modeling Credits: 3 (3-0-0)
Course Description: Practical applications of financial modeling and computer programming to analyze financial data.
Prerequisite: FIN 524 or STAT 524.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial semester course. Sections may be offered: Online.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 655  Investments  Credits: 3 (3-0-0)
Course Description: Investment analysis and decision making emphasizing equity securities and portfolio management.
Prerequisite: FIN 300.
Restriction: Must be a: Graduate, Professional.
Registration Information: Admission to M.S. Business Administration, Financial Risk Management specialization. This is a partial semester course.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 665  Financial Engineering  Credits: 3 (3-0-0)
Course Description: Using futures, options, swaps, and securitized transactions in financial management.
Prerequisite: FIN 610 or FIN 655 or FIN 675.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial semester course. Sections may be offered: Online.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 669  Financing, Evaluating Sustainable Enterprise  Credits: 3 (3-0-0)
Course Description: Theoretical and applied approaches to the funding and evaluation of enterprises.
Prerequisites: (BUS 601) and (FIN 601).
Registration Information: Sections may be offered: Online.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 670  Risk Management Theory and Application  Credits: 3 (3-0-0)
Course Description: Fundamentals of financial risk management using quantitative techniques and models to identify, measure, and manage corporate risk.
Prerequisites: (FIN 524 or STAT 524) and (FIN 655).
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial semester course. Sections may be offered: Online.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 675  International Finance  Credits: 3 (3-0-0)
Course Description: Analysis of the foreign exchange market and international financial markets.
Prerequisite: FIN 300.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial semester course. Sections may be offered: Online.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 678  Financial Decisions-Theory and Practice  Credits: 3 (3-0-0)
Course Description: Analysis of theory of corporate finance with emphasis on underlying assumptions and implications for financial decisions.
Prerequisite: FIN 600.
Restriction: Must be a: Graduate, Professional.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 695  Independent Study  Credits: Var[1-18]
Course Description:
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

FIN 696  Group Study  Credits: Var[1-18]
Course Description:
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Registration Information: Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

FIN 698  Research  Credits: Var[1-6]
Course Description:
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Terms Offered: Fall, Spring.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 699  Thesis  Credits: Var[1-18]
Course Description:
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

Real Estate (REL)

REL 360  Real Estate Principles  Credits: 3 (3-0-0)
Course Description: Broad survey of real estate emphasizing land use, urban structure and growth, market analysis, real estate finance and valuation, and property rights.
Prerequisite: AREC 202 or ECON 202.
Registration Information: Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

REL 367  Real Estate Law  Credits: 3 (3-0-0)
Course Description: Legal regulations applicable to real property ownership and transfer, to real estate agents, and to use of real property.
Prerequisite: BUS 205 or BUS 260 or HDFS 403.
Registration Information: Sections may be offered: Online.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.
REL 430  Real Estate Analysis and Marketing  Credits: 3 (3-0-0)
Course Description: Analysis of real estate markets, including development feasibility and managing risk, and their relation to urban economic trends.
Prerequisite: REL 360.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

REL 435  Real Estate Marketing and Brokerage  Credits: 2 (2-0-0)
Course Description: Practitioner focus including legal forms, valuation, sales techniques, escrow, fiduciary requirements, start-to-finish real estate project.
Prerequisite: REL 360.

Registration Information: This is a partial-semester course. Sections may be offered: Online.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

REL 440  Real Estate Development  Credits: 3 (3-0-0)
Course Description: Development process including urban dynamics, architecture, construction, law, public approvals, financing, marketing, and property management.
Prerequisites: FIN 300 and REL 360 and REL 460.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

REL 452  Real Estate Appraisal Principles  Credits: 2 (2-0-0)
Also Offered As: AREC 452.
Course Description: Theoretical principles that underlie real estate appraisal methods.
Prerequisites: (AREC 202 or ECON 202) and (AREC 305 or REL 360).
Registration Information: Credit not allowed for both REL 452 and AREC 452. Sections may be offered: Online.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

REL 453  Real Estate Appraisal Practices  Credits: 2 (2-0-0)
Also Offered As: AREC 453.
Course Description: Procedures and practices used in real estate appraisal.
Prerequisite: AREC 452 or REL 452, may be taken concurrently.
Restriction: Credit not allowed for both REL 453 and AREC 453. Sections may be offered: Online.
Term Offered: Spring.
Grade Mode: Traditional.
Special Course Fee: No.

REL 455  Residential Real Estate Finance  Credits: 2 (2-0-0)
Course Description: Residential mortgage origination, mortgage loan amortization; secondary markets, residential investment.
Prerequisite: REL 360.
Registration Information: This is a partial-semester course. Sections may be offered: Online.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

REL 460  Real Estate Finance and Investment  Credits: 3 (3-0-0)
Course Description: Financing of real estate resources: real estate financial markets, policies; use of leverage and real estate investment analysis in real estate investment programs.
Prerequisites: (FIN 300 or FIN 305) and (REL 360).
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

REL 487  Real Estate Internship  Credits: Var[1-3]
Course Description:
Prerequisite: None.
Registration Information: Maximum of 3 credits allowed in course.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

REL 495  Real Estate Independent Study  Credits: Var[1-3]
Course Description:
Prerequisite: None.
Registration Information: Maximum of 3 credits allowed in course.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

REL 496  Real Estate Group Study  Credits: Var[1-3]
Course Description:
Prerequisite: None.
Registration Information: Maximum of 3 credits allowed in course.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

REL 601  Fundamentals of Real Estate Finance  Credit: 1 (1-0-0)
Course Description: Valuation-oriented study of real estate concepts and principles, including legal, regulatory, finance, market and financial analysis.
Prerequisite: BUS 601.
Restriction: Must be a: Graduate, Professional.
Registration Information: This is a partial-semester course. Sections may be offered: Online.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.