Department of Finance and Real Estate

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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-Theory 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.
Restriction: Must be a: Graduate, Professional.
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 450 Investment and Security 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: FIN 300 or FIN 305.
Restriction: Must be a: Graduate, Professional.
Term Offered: Fall.
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 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.
Registration Information: Sections may be offered: Online.
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.

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:
Registration Information: 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.