DEPARTMENT OF FINANCE AND REAL ESTATE

Office in Rockwell Hall, Room 305  
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Professor Harry J. Turtle, Chair

Undergraduate
Major in Business Administration
- Finance Concentration
- Financial Planning Concentration
- Real Estate Concentration

Minors
- Real Estate

Certificates
- Real Estate Practices (No new students are being admitted to this certificate.)

Graduate
Certificates
- Applied Finance

Master Programs
- Master of Finance, Plan C
- Master of Science in Business Administration, Financial Risk Management Specialization (No new students are being accepted into this specialization.)

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.
Prerequisite: (ACT 205 or ACT 210) and (AREC 202 or ECON 202) and (CIS 200) and (ECON 204) and (MATH 141 or MATH 155 or MATH 160).
Registration Information: Credit not allowed for both FIN 300 and FIN 305.
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.
Prerequisite: (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.
Prerequisite: (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.
Prerequisite: 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.
Prerequisite: 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 430 Introduction to Financial Modeling Credits: 3 (3-0-0)
Course Description: Financial modeling that integrates conceptual material with spreadsheet-based numerical solutions and simulation techniques.
Prerequisite: FIN 300 and FIN 310.
Term Offered: Fall.
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.
Prerequisite: 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.
Prerequisite: 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.
Prerequisite: FIN 355 and FIN 370.
Term 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] (0-0-0)
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] (0-0-0)
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] (0-0-0)
Course Description:
Prerequisite: None.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

FIN 498 Research Credits: Var[1-18] (0-0-0)
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.
Prerequisite: 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. Sections may be offered: Online.
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 612  Private Equity and Venture Capital  Credit: 1 (1-0-0)
Course Description: The role and function of the private equity market and key players in that market, including crowdfunding, angel investors, and venture capitalists. Application of financial tools and models to value venture investments, evaluate risk and return, and negotiate deals.
Prerequisite: BUS 640.
Restriction: Must be a: Graduate, Professional.
Registration Information: Offered as an online course only. This is a partial semester course. Credit not allowed for both FIN 612 and FIN 669.
Terms Offered: Fall, Spring, Summer.
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. Sections may be offered: Online.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 661  Advanced Portfolio Management  Credits: 3 (3-0-0)
Course Description: Portfolio management, asset allocation, and asset selection theory and techniques.
Prerequisite: FIN 605 and FIN 655.
Restriction: Must be a: Graduate, Professional.
Registration Information: Written consent of advisor. Sections may be offered: Online.
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.
Prerequisite: (BUS 601) and (FIN 601).
Restriction: Must be a: Graduate, Professional.
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.
Prerequisite: (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] (0-0-0)
Course Description: In course.
Restriction: Must be a: Graduate, Professional.
Term Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

FIN 696 Group Study  Credits: Var[1-18] (0-0-0)
Course Description: In course.
Restriction: Must be a: Graduate, Professional.
Term Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

FIN 698 Research  Credits: Var[1-6] (0-0-0)
Course Description: In course.
Restriction: Must be a: Graduate, Professional.
Term Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

FIN 699 Thesis  Credits: Var[1-18] (0-0-0)
Course Description: In course.
Restriction: Must be a: Graduate, Professional.
Term Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

REL 430 Real Estate Market Analysis  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: (FIN 300 or FIN 305) and (REL 360).
Term Offered: Spring.
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.
Prerequisite: 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.
Prerequisite: (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 Real Estate Finance  Credits: 3 (3-0-0)
Course Description: Residential mortgage origination, mortgage loan amortization, mortgage decision making, secondary mortgage markets, mortgage backed securities, REITs.
Prerequisite: (FIN 300 or FIN 305) and (REL 360).
Registration Information: Sections may be offered: Online.
Term Offered: Fall.
Grade Mode: Traditional.
Special Course Fee: No.

REL 460 Real Estate Investment  Credits: 3 (3-0-0)
Course Description: Financing of real estate assets: real estate markets, policies; use of leverage and real estate investment analysis in real estate investment.
Prerequisite: (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] (0-0-0)
Course Description: Internship.
Prerequisite: FIN 300.
Registration Information: Junior standing. Maximum of 3 credits allowed in course.
Term Offered: Fall, Spring, Summer.
Grade Mode: S/U Sat/Unsat Only.
Special Course Fee: No.
REL 495 Real Estate Independent Study Credits: Var[1-3] (0-0-0)
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] (0-0-0)
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.