DEPARTMENT OF FINANCE AND REAL ESTATE

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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

Graduate
Master Programs
  • Master of Finance, Plan C
  • Master of Science in Business Administration - Financial Risk Management

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.
Prerequisite: (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.
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 332 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 447 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 447 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.
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.
Term Offered: Fall, Spring, Summer.
Grade Mode: Traditional.
Special Course Fee: No.

FIN 477 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.
Terms Offered: Fall, Spring.
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: Spring.
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 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.
Registration Information: Written consent of advisor.
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 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 679  Group Study  Credits: Var[1-18] (0-0-0)
Course Description: 
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

FIN 695  Research  Credits: Var[1-18] (0-0-0)
Course Description: 
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Registration Information: Sections may be offered: Online.
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: 
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Registration Information: Sections may be offered: Online.
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: 
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Registration Information: Sections may be offered: Online.
Term Offered: Fall, Spring.
Grade Mode: Traditional.
Special Course Fee: No.
FIN 699 Thesis Credits: Var[1-18] (0-0-0)
Course Description:
Prerequisite: None.
Restriction: Must be a: Graduate, Professional.
Terms Offered: Fall, Spring, Summer.
Grade Mode: Instructor Option.
Special Course Fee: No.

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.
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 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.
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:
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] (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.