

DEPARTMENT OF FINANCE AND REAL ESTATE

Courses

Subjects in this department include: Finance (FIN) and Real Estate (REL).

Finance (FIN)

FIN 200 Personal Finance and Investing (GT-MA1) Credits: 3 (3-0-0)

Course Description: Fundamentals of personal finance including budgeting, financial math, tax planning, managing credit, avoiding identity theft, buying insurance, selecting employee benefits, saving, and investing to meet long-term financial goals. Apply a systematic process to evaluate personal financial situation, develop goals, evaluate alternatives, and create a plan to meet those goals.

Prerequisite: MATH 101 or MATH 105 or MATH 117 or MATH 118 or MATH 120 or MATH 124 or MATH 125 or MATH 126 or MATH 127 or MATH 141 or MATH 155 or MATH 160.

Registration Information: Sophomore standing. Sections may be offered: Online.

Terms Offered: Fall, Spring.

Grade Mode: Traditional.

Special Course Fee: No.

Additional Information: Quantitative Reasoning 1B, Mathematics (GT-MA1).

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 117 to 127 - at least 3 credits or MATH 141 or MATH 155 or MATH 160).

Registration Information: Sections may be offered: Face-to-Face, Mixed Face-to-Face, or Online. Credit not allowed for both FIN 300 and FIN 305.

Term Offered: Spring.

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.

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 309 Fundamentals of Entrepreneurial Finance Credits: 3 (3-0-0)

Course Description: Accounting and finance for entrepreneurs, including forms of business organization, preparation of financial statements, developing a cash budget, managing working capital, measuring cash flow, valuing a company, measuring performance, types and sources of financing at different stages in a company's life cycle.

Prerequisite: MGT 340.

Registration Information: Sections may be offered: Online.

Terms Offered: Fall, Spring.

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).

Terms Offered: Fall, Spring.

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 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.

Term Offered: 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 Derivative Securities Credits: 3 (3-0-0)

Course Description: Futures, options and other derivatives, including their use in hedging, speculation, and arbitrage.

Prerequisite: FIN 355.

Registration Information: Business majors only.

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.

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.

Grade Mode: Traditional.

Special Course Fee: No.

FIN 486 Summit Investment Fund Practicum Credits: 3 (0-0-6)

Course Description: An opportunity to gain valuable experience in equity valuation, asset allocation, style analysis and portfolio management as applied to an actual investment portfolio.

Prerequisite: FIN 355.

Restriction: Must be a: Undergraduate.

Registration Information: Written consent of instructor.

Terms Offered: Fall, Spring.

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)

Prerequisite: None.

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)

Prerequisite: None.

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 530 Financial Modeling Credits: 3 (3-0-0)

Course Description: Practical applications of financial modeling and computer programming to analyze financial data.

Prerequisite: FIN 600, may be taken concurrently.

Registration Information: Sections may be offered: Online.

Terms Offered: Fall, Spring.

Grade Mode: Traditional.

Special Course Fee: No.

FIN 531 Advances in Financial Technology Credits: 3 (3-0-0)

Course Description: Essential components of new financial technologies, including simulation, stochastic optimization, artificial intelligence, machine learning, big data, blockchain, and cryptocurrency.

Prerequisite: BUS 641 or FIN 655.

Registration Information: Sections may be offered: Online.

Term Offered: Spring.

Grade Mode: Traditional.

Special Course Fee: No.

FIN 600 Financial Management Credits: 3 (3-0-0)

Course Description: Theory, tools, and techniques of financial management for business organizations.

Prerequisite: ACT 205 or ACT 220.

Restriction: Must be a: Graduate, Professional.

Registration Information: Admission to the Master of Finance program. Sections may be offered: Online.

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: 2 (2-0-0)

Course Description: Corporate valuation methodologies including dividend discount model, relative valuation using market multiples, free cash flows and options analysis.

Prerequisite: BUS 640 or FIN 600.

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 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 611 Financial Institutions Management Credits: 3 (3-0-0)

Course Description: Study of fixed income securities, financial intermediation, credit ratings, securitization, and regulation.

Prerequisite: FIN 600, may be taken concurrently.

Restriction: Must be a: Graduate, Professional.

Registration Information: Sections may be offered: Online. Credit not allowed for both FIN 610 and FIN 611.

Term Offered: Spring.

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 613 Alternative Investments Credits: 2 (2-0-0)

Course Description: Examine a variety of major alternative asset classes, including private equity, venture capital, commodities, hedge funds, and real estate.

Prerequisite: BUS 641, may be taken concurrently or FIN 655, may be taken concurrently.

Restriction: Must be a: Graduate, Professional.

Registration Information: Sections may be offered: Online. Credit not allowed for both FIN 612 and FIN 613.

Term Offered: Spring.

Grade Mode: Traditional.

Special Course Fee: No.

FIN 625 Quantitative Methods in Finance Credits: 3 (3-0-0)

Course Description: Application of mathematical and analytical techniques to better understand financial markets and securities and to solve financial problems.

Prerequisite: FIN 655, may be taken concurrently.

Restriction: Must be a: Graduate, Professional.

Registration Information: Sections may be offered: Online.

Term Offered: Fall.

Grade Mode: Traditional.

Special Course Fee: No.

FIN 650 Behavioral Finance Credits: 2 (2-0-0)

Course Description: Introduction to the field of behavioral finance, the study of how human emotions and psychological factors influence financial decision-making and financial markets. Popular and accepted theories of human behavior from the fields of psychology and decision-making are used to characterize some prevalent features of irrational behavior in the financial markets.

Prerequisite: None.

Restriction: Must be a: Graduate, Professional.

Registration Information: Sections may be offered: Online.

Term Offered: Fall.

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 600, may be taken concurrently.

Restriction: Must be a: Graduate, Professional.

Registration Information: 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 Derivative Securities and Analysis Credits: 3 (3-0-0)

Course Description: Using futures, options, swaps, and securitized transactions in financial management.

Prerequisite: FIN 655.

Restriction: Must be a: Graduate, Professional.

Registration Information: Sections may be offered: Online.

Term Offered: Spring.

Grade Mode: Traditional.

Special Course Fee: No.

FIN 667 Environmental, Social, Governance Investing Credits: 2 (2-0-0)

Course Description: Environmental, social and governance factors present risk and opportunity for portfolio managers and should be considered alongside other risk factors related to firms, industries, sectors, and the broad market in asset allocation decisions. Broad overview of the current trends in ESG Investing and the ESG market, construction and management of ESG portfolios, and shareholder engagement, activism, and stewardship.

Prerequisite: BUS 640 or FIN 600.

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 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:

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] (0-0-0)

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] (0-0-0)

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] (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.

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 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 454 Real Estate Appraisal Credits: 3 (3-0-0)

Also Offered As: AREC 454.

Course Description: Theoretical principles that underlie real estate appraisal methods. Procedures and practices used in real estate appraisal.

Prerequisite: (AREC 202 or ECON 202) and (AREC 305 or REL 360).

Registration Information: Sections may be offered: Online. Credit allowed for only one of the following: AREC 453, AREC 454, REL 453, or REL 454.

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: College of Business students only. 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).

Registration Information: College of Business students only.

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.

Terms 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.

REL 602 Real Estate Finance and Investments Credits: 2 (2-0-0)

Course Description: Major aspects of real estate finance and investment from the perspective of corporate, private, and public owners and investors.

Prerequisite: None.

Restriction: Must be a: Graduate, Professional.

Registration Information: Offered as an online course only. Credit not allowed for both REL 601 and REL 602.

Term Offered: Fall.

Grade Mode: Traditional.

Special Course Fee: No.