

Descriptions for Elective Courses

REE 6397 - Real Estate Securities & Portfolios

Securitized equity real estate investment topics. Emphasis on multiple property valuation and decision making.
[Syllabus](#)

REE 6208 - Secondary Mortgage Markets and Securitization

An examination of the secondary mortgage market, mortgage securitization and the perspectives of investors acquiring mortgage based assets through these markets. The investor perspectives include: comparative characteristics of mortgage securities, risks of mortgage securities, measurement and management of mortgage security risks, performance criteria for mortgage securities, trends and patterns in mortgage securities markets. Students will also acquaint a wide range of mortgage securities from "pass-through" securities to complex real estate mortgage investment conduits (REMICs) and the tools for analyzing them.

High-level overview of secondary markets for mortgage debt and mortgage securities in U.S. Considers instruments, decisions, problems, and current issues

[Syllabus](#)

REE 6105 - Real Estate Appraisal

This course is an applied introduction to the major concepts, principles, and methods used in appraising commercial real estate. Students will be arranged in small groups. Each group will be assigned a specific property of a specific type (e.g., apartment community, hospitality, industrial, office, and retail) to appraise as if for commercial or institutional lending purposes. Each group will complete a complete narrative appraisal in accordance with USPAP (Uniform Standards of Professional Appraisal Practice). Each group will submit two copies of a single appraisal report for review and grading; each group member must retain a copy for the presentation and defense session. Each group will also present and defend their report at the end of the course.

[Syllabus](#)

ICM 5905 - Managing the Construction Process

This course is an introduction to the construction process for non-construction graduates involved in the construction or rehabilitation of buildings. The construction process from blue sky to facilities management is covered from the owners/developers perspective.

[Syllabus](#)

BCN 6585 - Sustainable Construction

Sustainability principles applied to planning, design, operation, renovation, and deconstruction of built environment. Emphasis on resource efficiency, environmental protection, and waste minimization.

[Syllabus](#)

GEB 6115 - Entrepreneurship

Examination of entrepreneurial process and market context in starting ventures.

[Syllabus](#)

FIN 6642 - Global Entrepreneurship

Examination of entrepreneurial process and global market context in starting ventures.

[Syllabus](#)

GEB 6116 - Business Plan Formation (Venture Analysis)

Interactive case analysis of entrepreneurial ventures.

[Syllabus](#)

MAN 6447 - Art and Science of Negotiation

Theory and processes of negotiation as practiced in a variety of settings. Understanding behavior of individuals, groups, and organizations in competitive situations.

[Syllabus](#)

FIN 5437 - Finance I: Asset Valuation, Risk & Return

This course is the first part of a two-part sequence in introductory finance. The topics include financial statement analysis, the time value of money, stock and bond valuation and capital budgeting.

[Syllabus](#)

FIN 5439 - Finance II: Capital Structure & Risk

The course picks up where we left off in Finance I. The topics include: Cost of Capital, Capital Structure, Dividend Policy, Advanced Issues in Capital Budgeting, Derivatives and Risk Management and Working Capital Management.

[Syllabus](#)

FIN 6465 - Financial Statement Analysis

Examination of fundamental analysis of corporate financial statements. Identification reliable estimates of fundamental corporate earning power and earning risks.

[Syllabus](#)

FIN 6537 - Derivative Securities

Principles of derivatives. Structure and operation of markets, theoretical foundations and valuation models for various securities, and practical applications in investments and risk management, and financial engineering.

[Syllabus](#)

FIN 6545 - Fixed Income Security Valuation

Valuation of fixed income securities. Basic bond math and term structure theory concepts. Valuation of "plain vanilla" bonds. Effects of attached options and default risk the valuation of bonds.

[Syllabus](#)

FIN 6547 - Interest Rate Risk Management

Basic tools. Concepts of duration, immunization, and hedging with financial futures.

[Syllabus](#)

FIN 6427 - Measuring and Managing Value

Application of basic financial theory to valuing companies and creating value through sound financial decision

making.

[Syllabus](#)

FIN 6429 - Financial Decision Making

Application of basic financial theory to assist managers in determining how to finance their businesses. Optimal debt policy, distribution of firm cash flow policies, equity issuance strategies, risk management, and use of hybrid securities in financing business.

[Syllabus](#)

FIN 6476 - Venture Finance

Capital structure and financing needs of start-up company as well as valuation of non-publicly traded companies, intellectual property.

[Syllabus](#)

URP 6100– Planning Theory and History

History of planning and the associated development of theory presented in an integrated fashion. Focus also on the political setting.

[Syllabus](#)

URP 6061 – Planning Administration and Ethics

Administration and management of public and private planning offices; ethics of planning profession.

URP 6131 – Growth Management Powers I

Introduction to regulatory and nonregulatory techniques of plan implementation. Relationship of law and politics to the planning process. Police power as the basis for regulation. Mandatory planning and status of adopted comprehensive plans.

[Syllabus](#)

URP 6042 – Urban Economy

Theory of urban and regional areas, trade, and growth.

[Syllabus](#)

URP 6542 – Land Development Economics

Review of land economics within the context of urban and regional planning.

[Syllabus](#)

URP 6871 - Planning Design I

URP 6745 - Housing, Public Policy and Planning

Supply, demand, and market relationships. History of government housing policy. Exploration of relationship between housing policy and urban and regional planning.

[Syllabus](#)

URP 6872 - Planning Design II

URP 6103 - Development Review

Explores the practice of urban design and special district planning. Emphasis on applied methods, case studies, and synthesis of form.