Finance and Real Estate

Chun-Hao Chang, Professor and Chair
Gary Anderson, Associate Professor
Joel Barber, Associate Professor
Deanne Butchey, Senior Lecturer and Assistant Dean, Accreditation
Min Chen, Clinical Assistant Professor
Wen-Hsiu Chou, Assistant Professor
Robert T. Daigler, Professor and Knight Ridder Center Research Fellow
Krishnan Dandapani, Professor
Brice Dupoyet, Associate Professor and FIBA (Florida International Bankers Association) Professor
Shahid Hamid, Professor and Faculty Director, MSF Program
William Hardin, Professor and Director, Jerome Bain Real Estate Institute; Faculty Director, MS in International Real Estate and Knight Ridder Center Research Fellow
Xiaoquan Jiang, Assistant Professor
Ken H. Johnson, Associate Professor and Knight Ridder Center Research Fellow
Qiang Kang, Visiting Assistant Professor
James Keys, Senior Instructor
Manuel Lasaga, Visiting Clinical Professor
Edward Lawrence, Assistant Professor
Suchismita Mishra, Associate Professor and Knight Ridder Center Research Fellow
Raul Moncarz, Professor Emeritus
Anastasios Moya, Instructor
Ali M. Parhizgari, Professor, Ingersoll Rand International Business Professor
Arun Prakash, Professor and Knight Ridder Center Research Fellow, and Director, Ph.D. Programs
Helen Simon, Senior Instructor and Director, State Farm Financial Literacy Lab
Zhonghua Wu, Assistant Professor
John S. Zdanowicz, Professor

Participating Adjunct Faculty
Marcos Kerbel
Laureano Martinez
Emmanuel Roussakis
Badi Sabet

Purpose

The Department of Finance and Real Estate seeks to provide students with solid theoretical and practical knowledge in the areas of banking, corporate finance, investments, portfolio management, financial risk management, financial engineering, financial institutions, markets, and international finance. The Department of Finance and Real Estate also offers an undergraduate major in Real Estate. Real Estate students are provided with a comprehensive exposure to the real estate industry with an emphasis on international real estate, the quantification of real estate decisions, the financing of real estate, and the financial markets that support real estate activities. Many students combine both real estate and finance majors by earning a double major in real estate and finance.

Finance Major

Undergraduate business students can opt to pursue a Finance major. Those who do so graduate prepared to enter positions in corporations, financial institutions, brokerage firms, investment banks, and government. They also are prepared for post-graduate studies in all areas of business.

Finance Major Learning Objectives

1. Identify the functions of financial markets and institutions and examine their impact on the level of interest rates and interest rate differentials.
2. Investigate advanced time value of money concepts and extend these concepts to mortgage mathematics, commercial mathematics, and capital budgeting.
3. Explore the international integration of financial markets and analyze implications for financial managers.
4. Examine the nature of the commercial banking business. Ascertain the measures of bank return and risk performance and how they are applied to bank valuation decisions and management performance assessment.
5. Identify and analyze derivative instruments and strategies used by investors and corporations to hedge financial risks. Emphasis will be placed on identification of financial risk and designing optimal risk management strategies.
6. Determine and analyze the appropriate measures of risk and return for various financial instruments. Understand the mechanics and regulation of financial securities exchanges.

Degree Program Requirements

(120 credit-hours)

- Lower-Division/Business Pre-Core: 60 hours
- Upper-Division/Business Core: 27 hours
- Major Courses: 21 hours
- Upper-Division Business Electives: 12 hours

Lower Division/Pre-Business Core

The “General Information” section in this catalog describes the lower division requirements. The Business Pre-Core requirements are listed in the first section of this “College of Business Administration” chapter. Students must complete all lower division and Business Pre-Core requirements no later than the first semester of their third year of undergraduate study.

Upper Division/Business Core

The College’s Business Core Requirements are listed in the first section of this College of Business Administration chapter. To be eligible to take any of the major courses, including all the electives in the Department of Finance and Real Estate, students must have earned a grade of “C” or higher in FIN 3403 or its equivalent. All electives outside the College of Business must receive the approval of the Department Chair.

Upper Division Business Electives

All electives outside the College of Business must receive the approval of the Department Chair. A list of approved courses is available from CBA Advising.
Undergraduate Catalog 2012-2013

College of Business Administration 393

Major Courses (3 credit-hours each)

FIN 3414  Intermediate Finance
FIN 4324  Commercial Bank Management
FIN 4502  Securities Analysis
FIN 4486  Financial Risk Management - Financial Engineering
FIN 4303  Financial Markets and Institutions
FIN 4604  International Finance
or
FIN 4634  International Banking
FIN xxxx  Finance Elective
or
REE xxxx  Real Estate Elective

Real Estate Major

Undergraduate business students can opt to pursue a Real Estate major. Students graduating with a degree in real estate are prepared to work in various positions with financial institutions, commercial brokerage firms, mortgage companies, investment management entities, appraisal firms, property management companies, and residential brokerage firms. Some students opt for entrepreneurial activities associated with the investment in and management of real property.

Real Estate Major Learning Objectives

1. Develop a conceptual understanding of the functions of real estate markets, real estate practices, and real estate institutions.
2. Familiarize students with the nature of the legal environment of real estate.
3. Appraise the real estate development opportunities in the commercial real estate markets for residential, warehouse, retail, and industrial properties.
4. Develop student’s analytical skills to solve specific problems or issues related to the analysis or real estate financing alternatives.

Degree Program Requirements (120 credit-hours)

Lower-Division/Business Pre-Core  60 hours
Upper-Division/Business Core  27 hours
Major Courses  21 hours
Upper Division Business Electives  12 hours

Lower Division/Pre-Business Core

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Upper Division Business Electives

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Major Courses (3 credit-hours each)

REE 3043  Real Estate Principles
REE 4204  Real Estate Finance
REE 4303  Real Estate Investment
REE 4433  Legal Environment of Real Estate
REE 4956  International Real Estate

Academic Standard

The Department of Finance and Real Estate requires that students fulfill the following requirements in order to remain in a degree program:

a. receive a grade of “C” or higher in each of the courses in their major
b. receive a grade of “C” or higher in the core course (FIN 3403)
c. earn a grade of “C” or higher in each Upper Division business elective

It is also strongly recommended that Finance majors join the Financial Management Association Student Chapter and participate actively in its events.

To improve the learning experience, to assure learning and to ensure employers of the quality of a graduate with a Finance or Real Estate major, all Finance and Real Estate majors will take a comprehensive examination of their knowledge and skills toward the end of their course of study.

Certificate in Banking (CIB)

The Certificate in Banking is designed to train current and future bankers, as well as those who simply want to earn a Certificate with or without also pursuing an academic degree. The core program consists of four undergraduate Finance courses. Students who receive a grade of “C” or higher in all courses, both prerequisite and core, will have earned and will be presented with a Certificate in Banking. Students wishing to participate in more than one certificate program MAY NOT use the same course(s) to satisfy the requirements. When necessary, appropriate substitute courses will be designated by the program’s coordinator. A grade of “C” or higher is required in each course.

Prerequisites: FIN 3403 (Financial Management), ACG 2021 (Accounting for Decisions), and ECO 2013 (Principles of Macro Economics), FIN 3414 (Intermediate Finance), and FIN 4502 (Securities Analysis), in addition to a minimum GPA of 2.75.


and

2. FIN 4303 Financial Markets and Institutions: Financial markets and the role of financial intermediaries in these markets. Emphasis will be upon the objectives and policies of financial intermediaries within the constraints of law and regulatory authorities.

and

3. FIN 4324 Commercial Bank Management: The management of bank assets and liabilities; specialized banking, functions; and the role of the commercial bank in financing business.

and
4. FIN 4345 Credit Analysis and Loan Evaluation: Topics to include: introduction to commercial lending; secured lending; accounts receivable financing and factoring; inventory financing; introduction to lending vehicles; short term lending; domestic taxation; consolidations; forecasting and intermediate term cash flow lending; term loan agreements/covenants; subordinations and guarantees; foreign exchange; international transactions and leasing.

or

FIN 4663 Global Private Banking: This course seeks to provide the students with an understanding of the nature of the global private banking, its role in preserving, augmenting and protecting wealth and how it is shaped by a sometimes-controversial need for confidentiality.

Certificate in International Bank Management (CIBM)

The Certificate in International Bank Management is designed to train current and future bankers in the field of international banking policies and practices. It provides current banking professionals with an understanding of the interrelationships between domestic and international banking. The core program consists of four undergraduate Finance courses. Students who receive a grade of “C” or higher in all courses, both prerequisite and core, will have earned and will be presented with a Certificate in International Bank Management. Students wishing to participate in more than one certificate program MAY NOT use the same course(s) to satisfy the requirements. When necessary, appropriate substitute courses will be designated by the program’s coordinator. A grade of “C” or higher is required in each course.

Prerequisites: FIN 3403 (Financial Management), ACG 2021 (Accounting for Decisions), and ECO 2013 (Principles of Macro Economics), FIN 3414 (Intermediate Finance), and FIN 4502 (Securities Analysis), in addition to a minimum GPA of 2.75


and


and

3. FIN 4634 International Banking: Introductory survey of issues that deal with international aspects of banking. The course provides an overview of the structure and operation of the international banking function, the services offered, supporting documentation, and measures to improve the efficiency and effectiveness of the international banking organization. The purpose of the course is to acquaint the students with the daily activities in international banking.

and

4. FIN 4324 Commercial Bank Management: The management of bank assets and liabilities; specialized banking, functions; and the role of the commercial bank in financing business.

or

FIN 4345 Credit Analysis and Loan Evaluation: Topics to include: introduction to commercial lending; secured lending; accounts receivable financing and factoring; inventory financing; introduction to lending vehicles; short term lending; domestic taxation; consolidations; forecasting and intermediate term cash flow lending; term loan agreements/covenants; subordinations and guarantees; foreign exchange; international transactions and leasing.

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