# Real Estate

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The real estate major is designed to provide an educational foundation for students interested in learning about real estate and real estate markets and/or pursuing careers in real estate. Traditional career paths include real estate investment and financial analysis, real estate financing and mortgage lending, real estate appraisal and valuation, property management, residential and commercial brokerage and marketing, and corporate real estate analysis.

Core competencies to be developed include the ability to analyze real estate investment opportunities from investor and lender perspectives, conduct asset and risk assessments and implement risk management strategies, understand the dynamics of real estate markets, and develop an understanding of the legal framework surrounding real estate ownership, title transfer, and the regulatory and legal requirements, including agency obligations, common in real estate transactions.

All real estate-interested students are encouraged to participate in Temple Real Estate Organization (TREO), the Fox School student professional organization (SPO) for real estate interested students. TREO meets regularly throughout the semester and has an active real estate speaker series. A Temple University real estate student listserv serves as a conduit for various internships and job/career opportunities from real estate companies in the local area. Temple University also hosts a chapter of Alpha Sigma Gamma, the International Real Estate Honorary Society. Alpha Sigma Gamma is the premier honorary organization for real estate students, faculty and professionals with over 30 university chapters and program affiliates. Membership in ASG is based on academic achievement. Real estate majors are eligible for a number of professional and university scholarships and financial awards, including the Fox School’s E. Fred Kemner Scholarship Award, devoted exclusively to Temple real estate students. Students interested in any of the opportunities above should contact Professor Huffman for more information.

## Accelerated 3 Year BBA

Motivated students can accelerate their BBA program to finish in 3 years. Please see the suggested sequence (http://www.fox.temple.edu/cms_academics/dept/finance/undergraduate/real-estate-major).

## Summary of Requirements

### University Requirements

All students are required to complete the university’s General Education (GenEd) curriculum. Note that students not continuously enrolled who have not been approved for a Leave of Absence or study elsewhere must follow University requirements current at the time of re-enrollment.

### College Requirements

Students must meet College Graduation Requirements (http://bulletin.temple.edu/archives/2014-2015/undergraduate/fox-business-management/#requirementstext), including the requirements of the major listed below. Students must maintain a 2.0 GPA overall and a 2.0 GPA in the major to graduate. To calculate the GPA in the major, use the major GPA calculator (http://www.fox.temple.edu/cms_academics/dept/advising/students/gpa-calculator).

### Major Requirements

Students must follow the Major Requirements and College Requirements current at the time of declaration. Students not continuously enrolled who have not been approved for a Leave of Absence or study elsewhere must follow University, College, and Major requirements current at the time of re-enrollment.

## Requirements of Real Estate Major

<table>
<thead>
<tr>
<th>Course</th>
<th>Title</th>
<th>Credits</th>
</tr>
</thead>
<tbody>
<tr>
<td>RE 3501</td>
<td>Real Estate Fundamentals</td>
<td>3</td>
</tr>
<tr>
<td>RE 3502</td>
<td>Real Estate Practice</td>
<td>3</td>
</tr>
</tbody>
</table>
### Suggested Academic Plan

**Bachelor of Business Administration in Real Estate**

**Requirements for New Students starting in the 2014-2015 Academic Year**

Please note that this plan is suggested only, ensuring prerequisites are met.

<table>
<thead>
<tr>
<th>Year 1</th>
<th>Fall</th>
<th>Credit Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>STAT 1001</td>
<td>Quantitative Methods for Business I</td>
<td>3</td>
</tr>
<tr>
<td>ECON 1101</td>
<td>Macroeconomic Principles</td>
<td>3</td>
</tr>
<tr>
<td>HRM 1101</td>
<td>Leadership and Organizational Management</td>
<td>3</td>
</tr>
<tr>
<td>ENG 0802, 0812, or 0902</td>
<td>Analytical Reading and Writing [GW]</td>
<td>4</td>
</tr>
<tr>
<td>GenEd Breadth Course</td>
<td></td>
<td>3</td>
</tr>
<tr>
<td><strong>Term Credit Hours</strong></td>
<td></td>
<td><strong>16</strong></td>
</tr>
<tr>
<td>Spring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>STAT 1102</td>
<td>Quantitative Methods for Business II</td>
<td>3</td>
</tr>
<tr>
<td>ECON 1102</td>
<td>Microeconomic Principles</td>
<td>3</td>
</tr>
<tr>
<td>LGLS 1101</td>
<td>Legal Environment of Business</td>
<td>3</td>
</tr>
<tr>
<td>IH 0851 or 0951</td>
<td>Mosaic: Humanities Seminar I [GY]</td>
<td>3</td>
</tr>
<tr>
<td>GenEd Breadth Course</td>
<td></td>
<td>3</td>
</tr>
<tr>
<td><strong>Term Credit Hours</strong></td>
<td></td>
<td><strong>15</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Year 2</th>
<th>Fall</th>
<th>Credit Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>STAT 2103</td>
<td>Statistical Business Analytics (waives GenEd Quantitative Literacy requirement)</td>
<td>4</td>
</tr>
<tr>
<td>ACCT 2101</td>
<td>Financial Accounting</td>
<td>3</td>
</tr>
<tr>
<td>MIS 2101</td>
<td>Information Systems in Organizations</td>
<td>3</td>
</tr>
<tr>
<td>BA 2104</td>
<td>Excel for Business Applications</td>
<td>1</td>
</tr>
<tr>
<td>IH 0852 or 0952</td>
<td>Mosaic: Humanities Seminar II [GZ]</td>
<td>3</td>
</tr>
<tr>
<td>GenEd Breadth Course</td>
<td></td>
<td>3</td>
</tr>
<tr>
<td><strong>Term Credit Hours</strong></td>
<td></td>
<td><strong>17</strong></td>
</tr>
<tr>
<td>Spring</td>
<td></td>
<td></td>
</tr>
<tr>
<td>ACCT 2102</td>
<td>Managerial Accounting</td>
<td>3</td>
</tr>
<tr>
<td>MKTG 2101</td>
<td>Marketing Management</td>
<td>3</td>
</tr>
<tr>
<td>BA 2101</td>
<td>Professional Development Strategies</td>
<td>1</td>
</tr>
<tr>
<td>BA 2196</td>
<td>Business Communications [WI]</td>
<td>3</td>
</tr>
<tr>
<td>RMI 2101</td>
<td>Introduction to Risk Management</td>
<td>3</td>
</tr>
<tr>
<td>GenEd Breadth Course</td>
<td></td>
<td>3</td>
</tr>
<tr>
<td><strong>Term Credit Hours</strong></td>
<td></td>
<td><strong>16</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Year 3</th>
<th>Fall</th>
<th>Credit Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIN 3101</td>
<td>Financial Management</td>
<td>3</td>
</tr>
<tr>
<td>MSOM 3101</td>
<td>Operations Management</td>
<td>3</td>
</tr>
</tbody>
</table>
BA 3102: Business Society and Ethics 3
Select one of the following: 3
RE 3501: Real Estate Fundamentals
RE 3502: Real Estate Practice
GenEd Breadth Course 3

Term Credit Hours: 15

Spring
BA 3103: Integrative Business Applications 3
Select one of the following: 3
RE 3502: Real Estate Practice
RE 3501: Real Estate Fundamentals
FIN 3509: Real Estate Investment and Finance 3
GenEd Breadth Course 3
Free Elective 3

Term Credit Hours: 15

Year 4
Fall
BA 4101: Global Business Policies 3
FIN 3504: Intermediate Corporate Finance 3
FIN 3514: Commercial Real Estate Analysis 3
GenEd Breadth Course 3
Free Elective 3

Term Credit Hours: 15

Spring
FIN 3551 or IB 3551: International Finance 3
FIN 4597: Seminar in Real Estate Asset Analysis [WI] (spring only) 3
Free Elective 3
Free Elective 3
Free Elective 3

Term Credit Hours: 15

Total Credit Hours: 124

Finance Courses
FIN 0822: Investing for the Future. 4 Credit Hours.
This class will teach you about seemingly complicated financial topics in a very comprehensible manner that will help you make informed financial decisions to ensure a secure financial future. We begin with identification of common financial problems among the "young, fabulous and broke" and how to avoid them. After thinking about life and financial priorities, we address why thinking about retirement now must be at the top of your list. We examine how to compute your retirement needs and how to get there, primarily with a focus on investing in common stock. You will learn how to think smart about big ticket purchases such as cars, housing, and graduate/professional education. Finally we will make sure you understand how to create a safety net to protect your future. NOTE: This course fulfills the Quantitative Literacy (GQ) requirement for students under GenEd and a Quantitative Reasoning (QA or QB) requirement for students under Core. Students cannot receive credit for this course if they have successfully completed ECE 0822, FIN 0922 or RMI 0822.

Course Attributes: GQ
Repeatability: This course may not be repeated for additional credits
Pre-requisites:
MATH 0701 to 4999] Required Courses:1|Minimum Grade of C-|May not be taken concurrently
OR MC3 Y|May not be taken concurrently
OR MC4 Y|May not be taken concurrently
OR MC5 Y|May not be taken concurrently
OR MC6 Y|May not be taken concurrently
OR STA1 Y|May not be taken concurrently
OR STA2 Y|May not be taken concurrently
OR STT3 Y|May not be taken concurrently.
FIN 0922. Honors Investing for the Future. 4 Credit Hours.
This class will teach you about seemingly complicated financial topics in an understandable manner that will help you make well-informed “money” decisions to ensure a secure financial future. At the same time, we will use the tools learned to analyze important current events such as the constant dollar (or inflation-adjusted) minimum wage and unfunded pension liabilities. We begin with identification of common financial problems among the “young, fabulous and broke” and how to think about addressing them. After addressing life and financial priorities, you will learn why retirement savings must be at the top of your list. We examine how to compute your retirement needs and how to get there, primarily with a focus on investing in the stock market. You will learn how to think smart about big ticket purchases such as cars, housing, and graduate/professional education. Finally we will make sure you understand how to create a safety net to protect your future. NOTE: This course fulfills the Quantitative Literacy (GQ) requirement for students under GenEd and a Quantitative Reasoning (QA or QB) requirement for students under Core. Students cannot receive credit for this course if they have successfully completed ECE 0822, FIN 0822 or RMI 0822.

Cohort Restrictions: Must be enrolled in one of the following Cohorts: SCHONORS, UHONORS, UHONORSTR
Course Attributes: GQ, HO
Repeatability: This course may not be repeated for additional credits
Pre-requisites:
MATH 0701 to 4999| Required Courses:1|Minimum Grade of C-|May not be taken concurrently
OR MC3 Y|May not be taken concurrently
OR MC4 Y|May not be taken concurrently
OR MC5 Y|May not be taken concurrently
OR MC6 Y|May not be taken concurrently
OR STA1 Y|May not be taken concurrently
OR STA2 Y|May not be taken concurrently
OR STT3 Y|May not be taken concurrently.

FIN 3101. Financial Management. 3 Credit Hours.
This course provides a survey of the financial problems associated with the life cycle of a business firm. Topics include: financial analysis and planning, capital budgeting, cost of capital, and the sources and uses of business funds. While the emphasis is on decision making within a corporate environment, the tools taught in this course are just as relevant to other forms of business organization and to personal financial management.

Repeatability: This course may not be repeated for additional credits
Pre-requisites:
(ECON 1101|Minimum Grade of C-|May not be taken concurrently
OR ECON 1901|Minimum Grade of C-|May not be taken concurrently
AND (ECON 1102|Minimum Grade of C-|May not be taken concurrently
OR ECON 1902|Minimum Grade of C-|May not be taken concurrently
AND (STAT 2102|Minimum Grade of C-|May not be taken concurrently
OR STAT 2902|Minimum Grade of C-|May not be taken concurrently
OR STAT 2104|Minimum Grade of C-|May not be taken concurrently
OR STAT 2103|Minimum Grade of C-|May not be taken concurrently
OR STAT 2903|Minimum Grade of C-|May not be taken concurrently)
AND (ACCT 2102|Minimum Grade of C-|May be taken concurrently
OR ACCT 2902|Minimum Grade of C-|May be taken concurrently
OR ACCT 2521|Minimum Grade of C-|May be taken concurrently).

FIN 3504. Intermediate Corporate Finance. 3 Credit Hours.
This course is an Excel based course in financial management. The course covers three broad areas of study: The first area is financial statements analysis, financial statements forecasting and free cash flow valuation of the firm. The second focuses on capital budgeting decisions. The third covers the cost of capital, leverage and capital structure policy. You will demonstrate your proficiency in each of the broad areas with an exam and a case analysis using the Excel spreadsheet. This course provides an intensive introduction to corporate financial decision-making and will prepare you for subsequent courses in the finance major.

College Restrictions: Must be enrolled in one of the following Colleges: Business & Mngmnt, Fox School
Repeatability: This course may not be repeated for additional credits
Pre-requisites:
FIN 3101|Minimum Grade of C|May not be taken concurrently
OR FIN 3901|Minimum Grade of C|May not be taken concurrently
OR FIN 3502|Minimum Grade of C|May not be taken concurrently.
FIN 3505. Management of Financial Institutions. 3 Credit Hours.
This course applies financial management theory and practice to the management of banks and other financial institutions. Topics include: risk-return tradeoffs, regulatory constraints, performance analysis, asset-liability management, and liquidity, interest rate and credit risk management.
Repeatability: This course may not be repeated for additional credits
Pre-requisites:
FIN 3101|Minimum Grade of C|May not be taken concurrently
OR FIN 3901|Minimum Grade of C|May not be taken concurrently
OR FIN 3503|Minimum Grade of C|May not be taken concurrently
OR FIN 3504|Minimum Grade of C|May not be taken concurrently.

FIN 3506. Derivatives and Financial Risk Management. 3 Credit Hours.
This course provides a theoretical and practical analysis of the following derivatives instruments: futures, options, options on futures, and swaps. Topics include: speculative and hedging strategies, and the financial risk management of stock portfolios.
Repeatability: This course may not be repeated for additional credits
Pre-requisites:
FIN 3101|Minimum Grade of C|May not be taken concurrently
OR FIN 3901|Minimum Grade of C|May not be taken concurrently
OR FIN 3503|Minimum Grade of C|May not be taken concurrently
OR FIN 3504|Minimum Grade of C|May not be taken concurrently.

FIN 3507. Investments. 3 Credit Hours.
This course provides a detailed analysis of the equity market. Topics include: market microstructure, the principles of portfolio theory, and the valuation of equities including the techniques of fundamental security analysis.
Repeatability: This course may not be repeated for additional credits
Pre-requisites:
FIN 3101|Minimum Grade of C|May not be taken concurrently
OR FIN 3901|Minimum Grade of C|May not be taken concurrently
OR FIN 3503|Minimum Grade of C|May not be taken concurrently
OR FIN 3504|Minimum Grade of C|May not be taken concurrently.

FIN 3508. Money and Fixed Income Markets. 3 Credit Hours.
This course provides a theoretical and practical analysis of the spot markets for money, bonds and other fixed income instruments. Topics include: money market instruments, duration and convexity of bond yields, default risk, the term structure of interest rates, interest rate volatility, financial risk management of bond portfolios, and securitization.
Repeatability: This course may not be repeated for additional credits
Pre-requisites:
FIN 3101|Minimum Grade of C|May not be taken concurrently
OR FIN 3901|Minimum Grade of C|May not be taken concurrently
OR FIN 3503|Minimum Grade of C|May not be taken concurrently
OR FIN 3504|Minimum Grade of C|May not be taken concurrently.
FIN 3509. Real Estate Investment and Finance. 3 Credit Hours.
This course provides theoretical and practical analyses of investments in real estate assets. Topics include: market and site analyses, financing alternatives and valuation techniques. NOTE: Finance 3509 is required for Real Estate majors.


Repeatability: This course may not be repeated for additional credits

Pre-requisites:
FIN 3101|Minimum Grade of C|May not be taken concurrently
OR FIN 3901|Minimum Grade of C|May not be taken concurrently
OR FIN 3503|Minimum Grade of C|May not be taken concurrently
OR FIN 3504|Minimum Grade of C|May not be taken concurrently.

FIN 3512. Financial Modeling. 3 Credit Hours.
Pre-requisites:
FIN 3101|Minimum Grade of C|May not be taken concurrently
OR FIN 3901|Minimum Grade of C|May not be taken concurrently
OR FIN 3503|Minimum Grade of C|May not be taken concurrently
OR FIN 3504|Minimum Grade of C|May not be taken concurrently.

FIN 3513. Financial Statement Analysis. 3 Credit Hours.
This course is about analyzing and using information from corporate financial reports for the purpose of financial analysis and valuation. The goal of this course is to learn how to use financial statement information to evaluate the firm's past and present performance and to predict likely future outcomes. We will learn to evaluate how well (or poorly) the financial statements depict the firm's economics and how we can use additional information, especially from footnote disclosures, to better understand and analyze financial statement information.


Repeatability: This course may not be repeated for additional credits

Pre-requisites:
FIN 3101|Minimum Grade of C|May not be taken concurrently
OR FIN 3901|Minimum Grade of C|May not be taken concurrently
OR FIN 3503|Minimum Grade of C|May not be taken concurrently
OR FIN 3504|Minimum Grade of C|May not be taken concurrently.

FIN 3514. Commercial Real Estate Analysis. 3 Credit Hours.
This course is designed to give students an understanding of activities and decisions that result in the man-made environment by introducing students to the complex world of commercial real estate analysis and development. Of primary interest are principles of sound development and the procedures and interactions of the analyst/developer that will be necessary to coordinate with governmental officials, community leaders, and neighbors, while meeting the needs of users of commercial real estate space. Of importance will be the integration of community preferences including environmental and sustainable development issues. An understanding of commercial real estate markets and development dynamics will require an understanding of real estate assets; complex urban dynamics; pertinent laws and regulations; the use of public and private financing; and the marketing of space within an urban context. Students should also develop the skills necessary to determine the requirements for the successful financial analysis of commercial real estate development including the forecasts of future cash flows and application of appropriate financial analysis techniques.


Repeatability: This course may not be repeated for additional credits

Pre-requisites:
FIN 3101|Minimum Grade of C|May not be taken concurrently
OR FIN 3901|Minimum Grade of C|May not be taken concurrently
OR FIN 3503|Minimum Grade of C|May not be taken concurrently.
FIN 3551. International Finance. 3 Credit Hours.
The course surveys the theory and practice of international finance, as it relates to both markets and firms. Topics include issues in international financial systems, currency market and risk management, and international corporate finance.


Repeatability: This course may not be repeated for additional credits

Pre-requisites:
FIN 3101|Minimum Grade of C|May not be taken concurrently
OR FIN 3901|Minimum Grade of C|May not be taken concurrently
OR FIN 3503|Minimum Grade of C|May not be taken concurrently
OR FIN 3504|Minimum Grade of C|May not be taken concurrently.

FIN 3571. Owl Fund Seminar I. 3 Credit Hours.
This course provides select students with the in-depth training required to manage the William C. Dunkelberg Owl Fund.

Repeatability: This course may not be repeated for additional credits

Pre-requisites:
FIN 3504|Minimum Grade of B|May not be taken concurrently
OR FIN 3507|Minimum Grade of B|May not be taken concurrently.

FIN 3580. Special Topics. 3 Credit Hours.
Special topics in current developments in the field of Finance.

College Restrictions: Must be enrolled in one of the following Colleges: Business & Mngmnt, Fox School

Repeatability: This course may be repeated for additional credit.

Pre-requisites:
FIN 3101|Minimum Grade of C|May not be taken concurrently
OR FIN 3901|Minimum Grade of C|May not be taken concurrently
OR FIN 3503|Minimum Grade of C|May not be taken concurrently
OR FIN 3504|Minimum Grade of C|May not be taken concurrently.

FIN 3581. Field Experience in Finance. 3 Credit Hours.
This course allows finance majors to apply what they have learned in the classroom coupled with any professional skills they may have acquired in the workplace. The requirements of the course include: (1) an expectation that you can demonstrate a synthesis of finance concepts through the preparation of a final paper; (2) student responsibility to arrange meetings every other week with their faculty sponsor to track progress throughout the semester; and (3) a strong work ethic including self-motivation and self-discipline as well as an ability to meet deadlines is critical.

College Restrictions: Must be enrolled in one of the following Colleges: Business & Mngmnt, Fox School

Repeatability: This course may not be repeated for additional credits

Pre-requisites:
(FIN 3504|Minimum Grade of B|May not be taken concurrently)
AND (FIN 3507|Minimum Grade of B|May not be taken concurrently).

FIN 3582. Independent Study. 1 to 6 Credit Hour.
Readings and/or research paper under the supervision of a faculty member.

Field of Study Restrictions: Must be enrolled in one of the following Majors: Finance, Real Estate

College Restrictions: Must be enrolled in one of the following Colleges: Business & Mngmnt, Fox School

Repeatability: This course may be repeated for additional credit.

Pre-requisites:
FIN 3101|Minimum Grade of C|May not be taken concurrently
OR FIN 3901|Minimum Grade of C|May not be taken concurrently
OR FIN 3503|Minimum Grade of C|May not be taken concurrently.

FIN 3596. Owl Fund Seminar II. 3 Credit Hours.
This course will expose you to a key genre in the asset management field: an "initiating coverage" report from a buy or sell-side broker that is distributed to key clients such as high net worth investors, institutional money managers, and institutional investors. The completion of the assignments for this class requires you to demonstrate an understanding of the macro economy, industry structure and competition, marketing strategy, financial accounting, and basic corporate finance principles. In addition, you will also be challenged to explore the balance between advocacy and professional skepticism in presenting your results. Students must earn a grade of C in this course if they are using it to fill the writing intensive course requirement for their degree.

College Restrictions: Must be enrolled in one of the following Colleges: Business & Mngmnt, Fox School

Course Attributes: Wi

Repeatability: This course may not be repeated for additional credits

Pre-requisites:
FIN 3571|Minimum Grade of B|May not be taken concurrently.
FIN 3671. Advanced Owl Fund Seminar. 3 Credit Hours.
This course is a continuation of Finance 3571 that will focus on improving the students’ skills in value investing and applied portfolio analysis. Students may register for this class only with the permission of the instructor.

College Restrictions: Must be enrolled in one of the following Colleges: Business & Mngmnt, Fox School

Repeatability: This course may not be repeated for additional credits

Pre-requisites:
(FIN 3504|Minimum Grade of B|May not be taken concurrently
OR FIN 3507|Minimum Grade of B|May not be taken concurrently)
AND (FIN 3571|Minimum Grade of B|May not be taken concurrently).

FIN 3682. Independent Study. 1 to 6 Credit Hour.
Readings and/or research paper under the supervision of a faculty member.

Field of Study Restrictions: Must be enrolled in one of the following Majors: Finance, Real Estate

College Restrictions: Must be enrolled in one of the following Colleges: Business & Mngmnt, Fox School

Repeatability: This course may be repeated for additional credit.

Pre-requisites:
FIN 3101|Minimum Grade of C|May not be taken concurrently
OR FIN 3901|Minimum Grade of C|May not be taken concurrently
OR FIN 3503|Minimum Grade of C|May not be taken concurrently.

FIN 3901. Honors Financial Management. 3 Credit Hours.
This course provides a survey of the financial problems associated with the life cycle of a business firm. Topics include: financial analysis and planning, capital budgeting, cost of capital, and the sources and uses of business funds. While the emphasis is on decision making within a corporate environment, the tools taught in this course are just as relevant to other forms of business organization and to personal financial management. Finance 3901 is the honors section of Finance 3101 and meets the FSBM Finance 3101 requirement.


College Restrictions: Must be enrolled in one of the following Colleges: Business & Mngmnt, Fox School

Cohort Restrictions: Must be enrolled in one of the following Cohorts: SCHONORS, UHONORS, UHONORSTR

Course Attributes: HO

Repeatability: This course may not be repeated for additional credits

Pre-requisites:
(ECON 1101|Minimum Grade of C-|May not be taken concurrently
OR ECON 1901|Minimum Grade of C-|May not be taken concurrently)
AND (ECON 1102|Minimum Grade of C-|May not be taken concurrently
OR ECON 1902|Minimum Grade of C-|May not be taken concurrently)
AND (STAT 2102|Minimum Grade of C-|May not be taken concurrently
OR STAT 2902|Minimum Grade of C-|May not be taken concurrently
OR STAT 2104|Minimum Grade of C-|May not be taken concurrently
OR STAT 2103|Minimum Grade of C-|May not be taken concurrently
OR STAT 2903|Minimum Grade of C-|May not be taken concurrently)
AND (ACCT 2102|Minimum Grade of C-|May be taken concurrently
OR ACCT 2902|Minimum Grade of C-|May be taken concurrently
OR ACCT 2521|Minimum Grade of C-|May be taken concurrently).

FIN 3999. Honors Thesis I. 1 to 3 Credit Hour.
The first of a two-part sequence of courses in which independent research is conducted under the supervision of a thesis advisor from the Finance department resulting in a substantial piece of original research, roughly 30 to 50 pages in length upon completion of Finance 4999. The student must publicly present his/her findings at a Temple University Research Forum session or the equivalent during one of the two semesters during which these courses are undertaken.

Field of Study Restrictions: Must be enrolled in one of the following Majors: Finance

College Restrictions: Must be enrolled in one of the following Colleges: Business & Mngmnt, Fox School

Cohort Restrictions: Must be enrolled in one of the following Cohorts: SCHONORS, UHONORS, UHONORSTR

Course Attributes: HO

Repeatability: This course may be repeated for additional credit.
FIN 4596. Seminar in Financial Management. 3 Credit Hours.
This course integrates the key concepts of finance around the theme of valuation. The course enables students to: prepare a complete financial analysis focusing on the firm's sources of value and economic profit; compute a firm's cost of capital using publicly available data; value a firm using the free cash flow method; and use the valuation model to assess takeover alternatives and potential capital structure changes. NOTE: Finance 4596 is the required Capstone course for Finance majors. Students must earn a grade of C in this course if they are using it to fill the writing intensive course requirement for their degree.
Field of Study Restrictions: Must be enrolled in one of the following Majors: Finance
College Restrictions: Must be enrolled in one of the following Colleges: Business & Mngmnt, Fox School
Course Attributes: WI
Repeatability: This course may not be repeated for additional credits
Pre-requisites:
FIN 3503|Minimum Grade of C|May not be taken concurrently
OR (FIN 3504|Minimum Grade of C|May not be taken concurrently
AND FIN 3507|Minimum Grade of C|May not be taken concurrently).

FIN 4597. Seminar in Real Estate Asset Analysis. 3 Credit Hours.
Finance 4597 is a detailed study of the financial asset and investment characteristics of commercial real estate using lecture and case analysis techniques. Some class time will be devoted to student interaction and team work development skills. A course project will develop writing and analytical skills. The course covers a variety of topics including acquisition and cash flow analysis, lease analysis, asset and property management strategies, financing strategies, disposition strategies, federal income taxation issues, risk management strategies and standard valuation techniques for commercial real estate. In addition to the course prerequisites, students should have a suitable background in the use of software for basic spreadsheet analysis and data and statistical analysis. NOTE: This is the required capstone course for real estate majors. Students must earn a grade of C in this course if they are using it to fill the writing intensive course requirement for their degree.
Field of Study Restrictions: Must be enrolled in one of the following Majors: Real Estate
College Restrictions: Must be enrolled in one of the following Colleges: Business & Mngmnt, Fox School
Course Attributes: WI
Repeatability: This course may not be repeated for additional credits
Pre-requisites:
(FIN 3509|Minimum Grade of C|May not be taken concurrently)
AND (RE 3501|Minimum Grade of C|May not be taken concurrently).

FIN 4999. Honors Senior Thesis II. 1 to 3 Credit Hour.
Independent research conducted under the supervision of a thesis advisor from the Finance Department resulting in a substantial piece of original research, roughly 30 to 50 pages in length. Student must publicly present his/her findings at a Temple University Research Forum session or the equivalent if this was not done in Finance 3999.
Field of Study Restrictions: Must be enrolled in one of the following Majors: Finance
College Restrictions: Must be enrolled in one of the following Colleges: Business & Mngmnt, Fox School
Cohort Restrictions: Must be enrolled in one of the following Cohorts: SCHONORS, UHONORS, UHONORSTR
Course Attributes: HO
Repeatability: This course may be repeated for additional credit.
Pre-requisites:
FIN 3999|Minimum Grade of C-|May not be taken concurrently.

Real Estate Courses
RE 3501. Real Estate Fundamentals. 3 Credit Hours.
A survey of real estate transactions, financing, marketing, land use control, and theories of urban development. Designed to acquaint the student with the language, principles, and laws that govern the real estate enterprise. The underlying concepts of land, property rights and the means, methods, and laws that govern the conveyance of these rights. NOTE: This course is required for the Real Estate Licensing examination.
Repeatability: This course may not be repeated for additional credits.
RE 3502. Real Estate Practice. 3 Credit Hours.

Required for the Real Estate Licensing examination, this course will explore the laws relating to the creation and transfer of interests in land including the Agreement of Sale, deeds and leases. It will also discuss the recording system for deeds, mortgages, title searches and title insurance, financing, the appraisal process, closing procedures for residential and commercial real estate, the Real Estate Settlement Procedures Act, listing agreements, and the licensing law for real estate brokers and salespersons. NOTE: This course is required for the Real Estate Licensing examination.


Repeatability: This course may not be repeated for additional credits.