

Real Estate (RE)

Course information contained within the Bulletin is accurate at the time of publication in June 2025 but is subject to change. For the most up-to-date course information, please refer to the Course Catalog.

RE 5101. Real Estate Finance and Capital Markets. 3 Credit Hours.

This course is the gateway to the other courses in the MSRE program, by providing the fundamental building blocks of knowledge and technical skills needed to understand the finance of real estate. Concepts and applications will include time value of money, discounted cash flow analysis and investment forecasting and returns. Using a live case study format, we use an actual real estate investment to apply the knowledge. Students will prepare a Discounted Cash Flow analysis to report both an unleveraged and leveraged returns analysis and joint venture returns. In addition to the learning outcomes students complete a working financial model that is then used for future courses in the program.

Level Registration Restrictions: Must be enrolled in one of the following Levels: Graduate.

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

RE 5102. Enterprise Real Estate Asset Optimization. 3 Credit Hours.

Public and private enterprises in the United States control \$40 trillion of real estate assets and most are not in the real estate business. An enterprise's real estate assets are either the first or second largest balance sheet item and operating expense. Despite this reality, public and private enterprises often overlook the optimization potential of their capital dedicated to real estate. Business leaders who synchronize the dynamic, ever-changing landscape of enterprise strategy with their real estate holdings enhance liquidity and shareholder value, and insure that scarce corporate capital remains dedicated to "mission critical" activities. The course is designed to provide business and real estate students with an understanding of how real estate can be optimized within enterprises through the synthesis of all the various corporate management functions and strategic planning. The course is set up as an interactive learning and classroom experience designed to create strategic insights for business students to enhance the value of real estate assets owned and leased by public and private enterprises. The focus of the course is to provide an academic context for a unique value proposition in today's business world - identification and measurement of asset optimization for enterprises from their real estate portfolios. Learning materials will include case studies, white-papers, SAP cloud-based real estate software solutions, actual management consulting projects, and case studies relating to the field of enterprise real estate.

Level Registration Restrictions: Must be enrolled in one of the following Levels: Graduate.

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

RE 5105. Real Estate Valuation and Market Analysis. 3 Credit Hours.

This course focuses on the theory and techniques of real estate valuation with an in-depth exposure to market analysis, highest and best, and contemporary valuation models including the three traditional to valuation: Cost, Sales Comparison, and Income Approaches. Market analysis will include the study of commercial and residential property with special emphasis on the decision matrices and processes used in feasibility studies, site selection, and marketability studies. Students will perform individual and group case study assignments, and guest speakers will complement traditional lectures.

Level Registration Restrictions: Must be enrolled in one of the following Levels: Graduate.

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

RE 5107. Inclusive Economic Development and Place-Making/Real Estate Innovation. 3 Credit Hours.

Real estate is the "currency for economic development" and reimagining underutilized real estate assets and neighborhoods is one of the most under-appreciated subject areas in the real estate industry. Place-making is the process of teaching communities and their stakeholders how to "tell their market story" and create inclusive economic development and jobs through real estate innovation. This process requires a plethora of activities that includes implementing an Asset optimization plan and interacting with residents in a way that creates future demand for the commercial real estate assets within a particular location. Specifically, this experiential based course is centered on the roles of various stakeholders in the place-making process, and how they can collaborate together to transform neighborhoods, anchor properties in communities which are underutilized, or overall economic development strategies through real estate innovation.

Level Registration Restrictions: Must be enrolled in one of the following Levels: Graduate.

Course Attributes: SI

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

RE 5108. Affordable Housing Development and Finance. 3 Credit Hours.

This course provides you with an overview of the multi-family rental housing segment within the real estate industry. Topics covered will include: market and demand analysis and their impact on product and product characteristics such as unit mix, size and amenities, construction, and development sequencing. How product influences design, construction, financing/capital stack, ownership structure. Also discussed will be regulations governing operations of low income housing, alternative financing and sources, and property operations. Students will perform individual and group case study assignments, and guest speakers will complement traditional lectures.

Level Registration Restrictions: Must be enrolled in one of the following Levels: Graduate.

Course Attributes: SI

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

RE 5182. Independent Study. 1 to 3 Credit Hour.

Special study in a particular aspect of real estate under the direct supervision of an appropriate graduate faculty member.

Level Registration Restrictions: Must be enrolled in one of the following Levels: Graduate.

Repeatability: This course may be repeated for additional credit.