

FINANCE, REAL ESTATE, AND LAW

College of Business Administration

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L. R. Runyon

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Assistant Professor

Peter Ammermann

Ted Azarmi

Yulong Ma

Alex Wilson

Jasmine Yur-Austin

Administrative Support Coordinator

Janie Daly

For all degree requirements see Business Administration.

Courses (FIN)

Lower Division

220. Introduction to Law and Business Transactions (3)

Introduction to law and the American legal system in today's business world. Special emphasis is given to contracts, sales, and commercial paper. An examination of the role and function of the judiciary, elements of civil and criminal lawsuits, and other emerging areas of the law, including alternative dispute resolution.

Upper Division

300. Business Finance (3)

Prerequisite: IS 310 can be taken concurrently. An introductory course for all business majors, integrating computer applications and management information systems to the following areas of finance: (1) Time Value of Money, Risk, Valuation, Cost of Capital, Capital Structure; (2) Capital Budgeting; (3) Long-Term Financing Decisions; (4) Working Capital Policy and Management; (5) Financial Analysis and Planning; (6) Special topics including; Mergers, Bankruptcy, and International Finance.

309I. The Consumer in the Legal and Economic Environment (3)

Prerequisites: Completion of the 13-Unit GE foundation requirements; an Explorations course from Category D2B, and upper division standing. Combines a critical introduction to the economic and ethical components of consumer issues with and analysis of relevant substantive aspects of consumer law. Incorporates an integrated coverage of the economic, legal and regulatory environments in which the consumer must survive in avoiding and resolving disputes regarding fraudulent transactions, financial matters, personal and real property contracts, credit investment issues, and family relationships. Same course as ECON 309I and FCS 309I. Team taught. (Lecture - activity 3 hours.)

310. Personal Finance (3)

Financial analysis planning and management for the individual. Topics include owning and financing a home, minimizing taxes, investing - goals and strategies, budgeting to match income and expenses, developing a savings plan controlling expenses and credit usage, determining life, health, home and auto insurance needs, planning retirement.

320. Legal and Regulatory Environment of Business (3)

Prerequisites: FIN 220. An examination of the forms of business organizations, employment law securities law, environmental law, anti-trust issues, and international transactions. A consideration of the social, cultural and economic influences on domestic and multinational corporations. Exploration of the relationship of government to business. Introduction to business ethics.

330. Insurance Principles (3)

Principles of risk-bearing and insurance; life and property-liability insurance needs of the individual. Types of carriers and insurance markets; organization and functions of carriers; industry regulation.

340. Real Estate Principles (3)

Overview of real estate markets, institutions and activities from the perspective of the decision makers involved in real estate development, financing and equity investment. The fundamental physical, legal, regulatory, economic, mathematical and taxation considerations influencing real estate decision and values are investigated. The real estate decision support areas of brokerage, property management, appraisal and counseling are examined.

350. Investment Principles (3)

Prerequisites: FIN 300. Investment markets and transactions; sources of investment information and advice; return vs. risk; margin trading and short selling; investment planning; investing in equities and fixed income securities; speculative tax-sheltered investments; gold and other tangibles; portfolio management. Demonstrations and use of microcomputer technology in the above areas, including accessing various databases available to the investor.

360. Capital Markets (3)

Prerequisite: FIN 300. Capital formation, rates, markets and institutions. Flow of fund analysis, intermediation, interest rate structures, risks and liquidity. Management of financial institutions.

424. International Legal Environment of Business (3)

Prerequisites: FIN 320. Study of the global environment in which international managers and investors function. Topics will include the form in which international businesses operate, such as subsidiaries and joint ventures, along with a discussion of how business operations are affected by treaties and by the laws and policies of the sev-

eral governments involved. Also, included are resolution of business and investment disputes, protection of property rights, the financing and taxing of international operations, and ethical responsibility issues. Traditional grading only.

425. Legal Aspects of Real Estate (3)

Prerequisite: FIN 340. Basic principles of law of real estate as related to conveyances, titles, private and public restrictions on the use of land, escrows, community property and financial transactions.

400. Financial Management (3)

Prerequisites: FIN 300 and ACCT 310 or 320. An intermediate level course in financial management integrating computer applications and management information systems into the area of financial functions and decisions. The course is primarily a case study and requires use of the computer and appropriate software. The main areas of concentration are: cash budgeting, capital budgeting, business combinations and mergers, cost of capital, and international finance.

450. Security Analysis (3)

Prerequisite: FIN 350. Use of microcomputer technology to perform security analysis including bonds and the bond market, stocks and the stock market, security valuation, fundamental and technical analysis, portfolio management and risk-reward relationships. A review of the various microcomputer software programs available to perform all aspects of security analysis and portfolio management, including accessing and utilization of the numerous databases available to the investment analyst.

480. Derivatives and Futures Markets (3)

Prerequisite: FIN 300 and 350. The study of futures markets includes an analysis of the exchanges, the operation of member firms, the mechanics of trading, the construction of a personal-risk profile analysis and the discussion of traditional decision variables, including the construction of a 2-asset portfolio. Included is a solid theoretical examination of the question of bias in futures prices, the theory of the price of storage, ledger and speculator behavior, and the stochastic nature of the futures prices. Traditional grading only.

490. International Finance (3)

Prerequisite: FIN 300; suggested, CBA 300. International trade theories, international payments; currency value fluctuations and exchange rates; international capital markets; roles of developing countries; international institutions and multi-national enterprises. Individual research required.

495. Selected Topics (1-3)

Prerequisite: Consent of instructor. Topics of current interest in finance selected for intensive study. May be repeated for a maximum of 6 units. Topics will be announced in the *Schedule of Classes*.

497. Directed Studies (1-3)

Prerequisites: Consent of instructor and department Chair, on Dean's List and 3.0 GPA or higher in finance. Individual projects, study and research of advanced nature in finance.

499A-B. Applied Portfolio Management (3-3)

Prerequisites: FIN 499A: FIN 350, 400, 450 (either or both FIN 400 and 450 may be taken concurrently), and consent of instructor and department chair; FIN 499B: FIN 499A and consent of instructor and department chair. FIN 499A to be offered in Fall and accepted students must enroll in FIN 499B in Spring. Participation in the management of an actual investment portfolio. Research, monitor, and analyze securities and make buy and sell recommendations for a student-managed investment fund utilizing state-of-the-art computer software and on-line information data retrieval services. Contribute to the publication of a semi-annual report of the activities of the fund. Market, sector and firm analysis with individual and group presentations and outside research required. Traditional grading only.

Graduate Prerequisite Courses

520. Legal, Regulatory, and Ethical Environment of Business (3)

Prerequisite: MBA standing required. Analysis of the legal and regulatory environment in which managers must operate. Review of the constitutional and judicial structures for resolving disputes, the effect of governmental and political policies, and the liability encountered by business in various defined areas of substantive law. Special attention is given to ethical issues faced by business in the domestic and global marketplace. Traditional grading only.

Graduate Division

524. International Legal Environment of Business (3)

Prerequisite: FIN 520. A study of the international legal environment in which multinational firms operate. Selected topics include treaties and laws, government policies, resolution of legal disputes, regulation of competition, enforcement of property rights and issues involving ethical responsibilities. Traditional grading only.

525. Estate Planning (3)

Prerequisite: FIN 520. Planning and administration of the disposition of property by wills, estates and trusts including use of life insurance, impact of federal and state taxes and special trust provisions and devices.

620. Capital Budgeting (3)

Prerequisite: FIN 600. Theory of capital budgeting within the framework of the firm. Cost of capital determination and logic of expansion vs. growth and equity financing vs. debt financing. Computer applications are required for this course. Traditional grading only.

630. Seminar in Financial Forecasting (3)

Prerequisite: FIN 600. Research projects in industry, individual company, product and commodity areas. Computer applications are required in this course. Traditional grading only.

600. Seminar in Business Finance (3)

Prerequisite: MBA standing required. Financial theory and management: (1) Time value of money, risk, valuation, cost of capital, capital structure; (2) Capital budgeting; (3) Long-term financing decisions; (4) working capital policy and management; (5) Financial analysis and planning; (6) Special topics including mergers, bankruptcy, international finance. Course may be repeated to a maximum of 3 units. Traditional grading only.

650. Seminar in Investments (3)

Prerequisite: FIN 600. Selected problems in security analysis, portfolio planning, balance and adjustment as related to (1) individual circumstances of the investor, (2) specific market conditions, and (3) broader financial aspects of the economy. Presentation and interpretation of student reports on selected topics. Computer applications are required for his course. Traditional grading only.

690. Seminar in International Finance (3)

Prerequisite: FIN 600. Background in economics, accounting and finance, graduate standing in business administration. Covers real and monetary factors in the finance of international business, international capital markets, movement of funds and special problem areas.

695. Selected Topics (3)

Prerequisite: Consent of instructor. Topics to be announced in the *Schedule of Classes*. Topics change each offering. Course may be repeated for a maximum of 6 units with different topics. Traditional grading only.

697. Directed Studies (1-3)

Prerequisite: Consent of instructor. Individual study under the direction of the faculty.

699A-B. Applied Portfolio Management (3-3)

Prerequisites: FIN 699A: FIN 520, 600, 650 and consent of instructor and department chair; FIN 699B: FIN 699A and consent of instructor and department chair. FIN 699A will be offered in Fall and accepted students must enroll in FIN 699B in Spring. Participation in the management of an actual investment portfolio. Research, monitor, and analyze securities and make buy & sell recommendations for a student-managed investment fund utilizing state-of-the-art computer software and on-line information data retrieval services. Contribute to the publication of a semi-annual report of the activities of the fund. Market, sector and firm analysis with individual and group presentations and outside research required. Traditional grading only.