

FINANCE, REAL ESTATE, AND LAW

College of Business Administration

Department Chair

L. R. Runyon

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CBA 420

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Faculty

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Associate Professors

Gene P. Morris

Thomas A. Rhee

Assistant Professor

Vivica Pierre

Jasmine Yur-Austin

Department Secretary

Janie Daly

For all degree requirements see Business Administration.

Courses (FIN)

Lower Division

222. Legal Aspects of Business Transactions (3) F,S
Introduction to law and the legal system, elements of contracts, sales, and commercial paper.

Upper Division

300. Personal Finance (3) F,S

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.

302. Insurance Principles (3) F,S

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.

309I. Consumer Survival in the Legal and Economic Environment: Selected Topics (3) F,S,SS

Prerequisites: ENGL 100 and upper division status. A general consumer survival course with consideration of selected topics including the consumer as buyer of goods and services, the consumer as an investor, and the consumer in personal partnerships. Same course as ECON 309I and FCS 309I.

324. Legal and Regulatory Environment of Business (3) F,S

Prerequisites: FIN 222. Introduction to business ethics and corporate social responsibility; a consideration of social and economic influences on domestic and multinational corporations; and exploration of business and government relationships, employment law, business organizations and consumer protection.

342. Real Estate Principles (3) F,S

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.

360. Capital Markets (3) F,S

Prerequisite: FIN 362. Capital formation, rates, markets and institutions. Flow of fund analysis, intermediation, interest rate structures, risks and liquidity. Management of financial institutions.

362. Business Finance (3) F,S

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.

382. Investment Principles (3) F,S

Prerequisites: FIN 362. 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.

424. International Legal Environment of Business (3) F,S
Prerequisites: FIN 324. 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.

444. Legal Aspects of Real Estate (3) F,S
Prerequisite: FIN 342. 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.

446. Residential Appraising (3) F,S
Prerequisite: FIN 342. Determining real property values, economic foundations, housing market, purpose of appraisals, analysis of factors involved and their relationship to trends in property values. Gross rent multiplier analysis in residential and income property. Emphasis on residential properties.

447. Real Estate Investment (3) F,S
Prerequisites: FIN 342. Examination of methods of traditional and modern decision methods to analyze investment in real estate by individuals, corporations, and government. Through analysis and discussions of investment methods in light of modern financial theory and practice, decision to investment in real estate is considered. Additional topics such as sale-leaseback, leasing, discounted cash flow, and various internal rate of return and net present value models are evaluated. Investment strategy and analysis is integrated to enable the assessment of real property for purchase, sale, renovation, or to hold decisions. Economic and market studies are also evaluated with respect to conventional and developing approaches. Traditional grading only.

448. Income Property Valuation (3) F,S
Prerequisites: FIN 342 and 362. Analysis of factors influencing values of residential, commercial and industrial properties. Appraisal principles and procedures are developed and applied to the valuation of land, single-family homes, apartments, office and commercial buildings, leases and other real property interests.

449. Real Estate Finance and Investments (3) F,S
Prerequisite: FIN 342 and 362. Survey of markets, institutions, instruments and techniques associated with financing real property. Examination of the interactions of investment opportunities, property type, financing strategy, business risk and taxation in connection with maximizing return on capital invested in real estate. Financial modeling of the real estate investment decision used to identify investment strategies that achieve superior portfolio performance.

450. Real Estate Development (3) F,S
Prerequisites: FIN 342 and FIN 448. Organization and planning of the development process through optimal land planning and site development. Market analysis in a political and planning context is considered in relation to public regulation and master planning. Market feasibility analysis is considered within the framework of particular property types such as: hotel/motel, office building, commercial and retail properties, and industrial property development. Also addressed is the study of economic growth and urban planning models and the real estate counseling function. Emphasis on creative and conceptual developments and land economics. Traditional grading only.

464. Financial Management (3) F,S
Prerequisites: FIN 362 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.

482. Security Markets (3) F,S
Prerequisite: FIN 362. Examination of purposes and functions of over-the-counter markets and organized exchanges for securities marketing. Operations of New York Stock Exchange and Chicago

Board of Trade are reviewed. Fundamental and technical aspects of securities industry required of individuals in qualifying for certificates as customers brokers, security salesmen and analysts and other registered positions of finance and investment. Market analysis and strategy with individual presentation required.

484. Security Analysis (3) F,S
Prerequisite: FIN 382. 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.

488. Futures Markets (3) F,S
Prerequisite: FIN 362. 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.

490. International Finance (3) F,S
Prerequisite: FIN 362; suggested, MKTG 380. 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) F, S
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) F,S
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) F,S
Prerequisites: FIN 499A: FIN 382, 484, 464 (either or both of FIN 484 & 464 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 & 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

500. Legal Environment of Business (3) F,S,SS
Prerequisite: MBA standing required. Framework and role of law in society emphasizing the judicial process, basic concepts of commercial law and evolution of legal attitudes between business and government. Traditional grading only.

501. Financial Survey (3) F,S,SS
Prerequisite: MBA standing required. Financial theory, management and environment of the firm integrating computer applications, management information systems and cases 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; and (6) Special topics including mergers, bankruptcy, and international finance. Traditional grading only.

Graduate Division

524. International Legal Environment of Business (3) F,S
Prerequisite: FIN 500. 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.

531. Estate Planning (3) F,S
Prerequisite: FIN 500. 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.

532. Problems in Real Estate (3) S
Prerequisite: FIN 449 or consent of instructor. Effect of government on the market functions and structure, management of related industry firms, investment risk and return analysis and special urbanization trends.

533. Capital Budgeting (3) F,S
Prerequisite: FIN 501. 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) F,S
Prerequisite: FIN 501. Research projects in industry, individual company, product and commodity areas. Computer applications are required in this course. Traditional grading only.

631. Seminar in Business Finance (3) F,S
Prerequisite: FIN 501. Specific analysis of capital formation with selected problems concerning supply and demand of investment funds. Problems imposed on equity capital markets by public taxation, business debt financing and practices of investing institutions. Presentation and interpretation of student reports on selected topics. Computer applications are required for this course. Traditional grading only.

633. Seminar in Investments (3) F,S
Prerequisite: FIN 501. 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.

666. Seminar in Financial Management (3) F,S
Prerequisites: FIN 501, Graduate Standing, background in economics, accounting and finance. Financial management concepts and theory are developed. Applications of the theoretical concepts are explored through readings, computer work and project assignments. Traditional grading only.

691. Seminar in International Finance (3) F,S
Prerequisite: FIN 501. 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) F,S
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) F,S
Prerequisite: Consent of instructor. Individual study under the direction of the faculty.

699A-B. Applied Portfolio Management (3-3) F,S
Prerequisites: FIN 699A: FIN 500, 501, 631, 633 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.