Introduction to nature of real estate, its investment value, and related decision analysis. Includes appraisal, investment analysis, location theory, financing, legal characteristics, and development. Not intended as pre-license course for sales personnel. Prerequisite(s): junior standing. (Fall and Spring)

FIN 3115 (160:143). Real Estate Law and Brokerage — 3 hrs.
Study of the law affecting real estate value, financing, conveyance, contractual obligations, and brokerage, including agency relationships. Prerequisite(s): FIN 3110 (160:140); junior standing. (Fall and Spring)

FIN 3120 (160:142). Real Estate Appraisal and Investment — 3 hrs.
Introduction to techniques of appraising the value of real estate. Includes discussion of market approach, cost approach, income approach, and techniques of analyzing investment value of real estate. Prerequisite(s): FIN 3110 (160:140); junior standing. (Fall and Spring)

FIN 3125 (160:141). Real Estate Finance — 3 hrs.
Introduction to concepts, techniques, and instruments integral to the financing of real estate. Includes discussion of financial markets and institutions from which financing can be obtained. Prerequisite(s): ACCT 2120 (120:030); ACCT 2130 (120:031); C- or better in FIN 3130/5130 (160:151g); STAT 1772 (800:072) or equivalent; ECON 1041 (920:053); ECON 1051 (920:054); ECON 1011 (920:070); junior standing. (Fall and Spring)

FIN 3130/5130 (160:151g). Corporate Finance — 3 hrs.
Introductory course in corporate finance relating to the role of the finance function within the corporate enterprise. Graduate students completing this course will be required to complete a graded, written case covering financial management and capital budgeting. Prerequisite(s): ACCT 2120 (120:030); both STAT 1772 (800:072) (or equivalent) and ECON 1011 (920:070), or MATH 1421 (800:061); ECON 1041 (920:053); ECON 1051 (920:054); junior standing. (Fall, Spring, Summer)

Examination of the tools, concepts, and theories of financial management. Topics include working capital management, capital budgeting, financial theory, and financial modeling. Prerequisite(s): ACCT 2120 (120:030); C- or better in FIN 3130/5130 (160:151g); STAT 1772 (800:072) or equivalent; ECON 1041 (920:053); ECON 1051 (920:054); ECON 1011 (920:070); junior standing. (Fall and Spring)

FIN 3160/5160 (160:152g). Principles of Investments — 3 hrs.
Investment decision making, analysis, and management. Includes descriptive analysis of various investment media, techniques of value analysis, and basic topics in portfolio management. Prerequisite(s): ACCT 2120 (120:030); C- or better in FIN 3130/5130 (160:151g); STAT 1772 (800:072) or equivalent; ECON 1041 (920:053); ECON 1051 (920:054); ECON 1011 (920:070); junior standing. (Fall and Spring)

Study of major decisions and policies involved in management of commercial banks in the context of asset/liability management. Prerequisite(s): ACCT 2120 (120:030); ACCT 2130 (120:031); C- or better in FIN 3130/5130 (160:151g); STAT 1772 (800:072) or equivalent; ECON 1041 (920:053); ECON 1051 (920:054); ECON 1011 (920:070); junior standing. (Fall and Spring)
Finance Courses (FIN)

FIN 3179 (160:179). Cooperative Education in Finance — 1-3 hrs.
Compensated work experience in conjunction with an academic project conducted under faculty guidance. Offered on credit/no credit basis only. Prerequisite(s): 3.00 cumulative UNI GPA; consent of department head. (Fall, Spring, Summer)

FIN 4040. Personal Wealth Management — 3 hrs.
Examines the financial planning process necessary to achieve individuals' goals related to benefits, retirement, estate, and tax planning. Prerequisite(s): FIN 3040; FIN 3130/5130 (160:151g)/5130. (Variable)

FIN 4140/5140 (160:156g). Topics in Financial Management — 3 hrs.
Examination of various aspects of financial management through discussions of specific topics. May be repeated only in different section. Prerequisite(s): ACCT 2120 (120:030); ACCT 2130 (120:031); STAT 1772 (800:072) or equivalent; ECON 1041 (920:053); ECON 1051 (920:054); ECON 1011 (920:070); junior standing; plus the following prerequisites for the particular section. Sec. 1: Advanced Cases. Prerequisite(s): C- or better in FIN 3130/5130 (160:151g); FIN 4145 (160:171). Sec. 2: Security Analysis. Prerequisite(s): C- or better in FIN 3130/5130 (160:151g); FIN 3160/5160 (160:152g). Sec. 3: Options/Futures. Prerequisite(s): C- or better in FIN 3130/5130 (160:151g); FIN 3160/5160 (160:152g). Sec. 4: Working Capital. Prerequisite(s): C- or better in FIN 3130/5130 (160:151g); FIN 4145 (160:171). (Variable)

In-depth examination of the tools, concepts, and theories of financial management. Topics include working capital management, capital budgeting, financial theory, and various appropriate analytical tools. Prerequisite(s): ACCT 2120 (120:030); ACCT 2130 (120:031); C- or better in FIN 3130/5130 (160:151g); FIN 3135 (160:161); STAT 1772 (800:072) or equivalent; ECON 1041 (920:053); ECON 1051 (920:054); ECON 1011 (920:070); junior standing. (Fall and Spring)

FIN 4150/5150. Securities Analysis — 3 hrs.
Enables students to perform the tasks of a financial analyst in the investment environment. Focuses on equity analysis and portfolio management using different methods to value securities. Prerequisite(s): ACCT 2120 (120:030); ACCT 2130 (120:031); STAT 1772 (800:072) or equivalent; ECON 1041 (920:053); ECON 1051 (920:054); ECON 1011 (920:070); C- or better in FIN 3130/5130 (160:151g); FIN 3160/5160 (160:152g); junior standing. (Variable)

FIN 4155/5155. Options and Futures — 3 hrs.
Expands upon a basic understanding of financial derivatives learned in the Principles of Investments course to include pricing models and risk management techniques. It explores the workings of the derivative markets for options and futures as well as theoretical pricing aspects and models for those markets. Prerequisite(s): ACCT 2120 (120:030); ACCT 2130 (120:031); STAT 1772 (800:072) or equivalent; ECON 1041 (920:053); ECON 1051 (920:054); ECON 1011 (920:070); C- or better in FIN 3130/5130 (160:151g); FIN 3160/5160 (160:152g); junior standing. (Variable)

Capstone class for the Personal Wealth Management emphasis with a broad overview of personal financial planning topics with a focus on how to apply them with clients. This class will enable students to apply what they have learned throughout their college career in their own lives as well as gain an understanding of how to work with clients as a professional in the financial services industry. Students will work through a detailed case study to create a financial plan, make recommendations, and present to the instructor/class as a Certified Financial Planner would to a client. Prerequisite(s): FIN 3040; FIN 4040; junior standing. (Variable)

In-depth examination of tools, concepts, theories, and analysis of managerial finance integrated with case applications. Students expected to apply concepts from managerial finance in analyzing, presenting, and discussing cases at an advanced level. Prerequisite(s): FIN 3130/5130 (160:151g) or equivalent; consent of MBA Director. (Spring)

Directed readings and reports. Prerequisite(s): consent of MBA Director. (Variable)

Prerequisite(s): consent of MBA Director. (Variable)

FIN 6299 (160:299). Research — 1-6 hrs.
Prerequisite(s): consent of MBA Director. (Variable)