REAL ESTATE AND CONSTRUCTION MANAGEMENT

Office: Daniels College of Business, Room 380
Mail Code: Daniels College of Business, Room 380, 2101 S. University Blvd. Denver CO 80208
Phone: 303-871-3432

Master of Science in Real Estate and the Built Environment

The Franklin L. Burns School of Real Estate and Construction Management at the Daniels College of Business allows you to combine the core competencies across the full spectrum of the built environment. Students will have a sound understanding of the Development and Delivery sides of real estate, property development and integrated project delivery. Our core curriculum includes courses in Real Estate Feasibility, Real Estate Finance, Investment and Appraisal in addition to courses in Project Feasibility, Construction Estimating, Procurement, Project Delivery, Scheduling, and Contract Administration. This holistic, integrated approach adds value in a way that a single discipline perspective cannot, and establishes a firm basis upon which to build a selected area of expertise. It can be completed in one year full time or 18 months part time.

Daniels has been continuously accredited by the Association to Advance Collegiate Schools of Business International (AACSB) since 1923.

Master of Science in Real Estate and the Built Environment, Executive (Online)

This program mirrors the on campus Master of Science in Real Estate and the Built Environment degree. This Executive program is a flexible, online degree program designed for working professionals with at least eight years of relevant work experience who want to progress in their corporate or entrepreneurial careers in real estate, property development or integrated project delivery. One intensive three-day course in residence is required in addition to your online studies. The online classes are offered in a synchronous manner one evening per week for a total of 10 weeks. This program can be completed in as little as 18 months or up to five years.

Master of Science in Real Estate and the Built Environment

Admission Requirements

- Application fee $100 non-refundable
- Official Transcripts: Submit one official transcript from each higher educational institution you attended in officially sealed envelopes. Transcripts that arrive in opened envelopes are not considered official.
- Submit a resume that focuses on your unique strengths and accomplishments.
- Official GMAT or GRE scores (GMAT is required for scholarship and graduate assistantship consideration)
- Two letters of recommendation are required from individuals (non-relatives) who can evaluate your academic and/or work performance as well as your potential for success in graduate school.
- Two required and one optional essay. Essays are assessed for clarity, organization, conciseness and grammar. Through the essays, you can communicate what you hope to achieve at Daniels and how you will contribute to the Daniels community.
- Tuition Deposit: If accepted into the program, a $500 deposit is due to reserve your seat. This deposit is non-refundable and is credited toward your first tuition payment.

Language Proficiency

- Official scores from the Test of English as a Foreign Language (TOEFL) or International English Language Testing System (IELTS) are required of all graduate applicants, regardless of citizenship status, whose native language is not English or who have been educated in countries where English is not the native language. Applications will not be processed until the required TOEFL or IELTS score is received. The TOEFL and IELTS scores are valid for two years from the test date and are considered official only when received directly from the testing agency and are considered official only when received directly from the testing agency.
- A minimum of an 88 TOEFL (no less than a 20 on any section) or a minimum of a 6.5 IELTS (no less than 6.0 on any section) is required to apply.
- Applicants may be exempted from English proficiency test requirements if by the time of matriculation they have earned a baccalaureate degree or higher from a formally-recognized/accredited university where the institution’s language of instruction and examination is English. Such applicants may be exempt from the TOEFL/IELTS and the English Language Proficiency Assessment requirement but not from other standardized graduate entrance examinations.
- Students whose native language is not English and who are required to submit TOEFL/IELTS (http://bulletin.du.edu/graduate/admissions/additionalstandardsfornonnativeenglishspeakers) scores will be assessed by the University of Denver English Language Center (ELC) prior to matriculation.

Executive Master of Science in Real Estate and the Built Environment

Admission Requirements

- Application fee $100 non-refundable
• Official Transcripts: Submit one official transcript from each higher educational institution you attended in officially sealed envelopes. Transcripts that arrive in opened envelopes are not considered official.
• Submit a resume that focuses on your unique strengths and accomplishments.
• At least seven years of industry-related experience required.
• GMAT/GRE Waived with appropriate industry background (normally 8-10 years industry experience).
• Two letters of recommendation are required from individuals (non-relatives) who can evaluate your academic and/or work performance as well as your potential for success in graduate school.
• Two required and one optional essay. Essays are assessed for clarity, organization, conciseness and grammar. Through the essays, you can communicate what you hope to achieve at Daniels and how you will contribute to the Daniels community.
• Tuition Deposit: If accepted into the program, a $500 deposit is due to reserve your seat. This deposit is non-refundable and is credited toward your first tuition payment.

**Language Proficiency**
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## Master of Science in Real Estate and the Built Environment

### Degree Requirements

**Recommended Real Estate and the Built Environment Core**

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<thead>
<tr>
<th>Course Code</th>
<th>Course Title</th>
<th>Credits</th>
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<tbody>
<tr>
<td>REAL 4000</td>
<td>Business of the Built Environment</td>
<td>4</td>
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<tr>
<td>REAL 4407</td>
<td>Income Property Finance (*)</td>
<td>4</td>
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<tr>
<td>CMGT 4410</td>
<td>Construction Building Systems (*)</td>
<td>4</td>
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<tr>
<td>CMGT 4580</td>
<td>Integrated Teaming and Project Leadership</td>
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**Real Estate and the Built Environment Electives**

(Select 8 courses from one or any of the following areas.)

#### Property Development Electives:

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<tr>
<td>REAL 4210</td>
<td>Planning, Entitlements, and Public Finance</td>
<td>4</td>
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<tr>
<td>REAL 4347</td>
<td>Mgmt of Income Properties</td>
<td>4</td>
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<tr>
<td>REAL 4467</td>
<td>Property Development and Feasibility (*)</td>
<td>4</td>
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<tr>
<td>REAL 4800</td>
<td>NAIOP Challenge (Instructor Permission Required)</td>
<td>4</td>
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<tr>
<td>CMGT 4438</td>
<td>Legal Issues &amp; Risk Management</td>
<td>4</td>
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<tr>
<td>CMGT 4490</td>
<td>Residential Development</td>
<td>4</td>
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#### Real Estate Electives:

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<tr>
<td>REAL 4007</td>
<td>Real Estate Financial Analysis (*)</td>
<td>4</td>
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<tr>
<td>REAL 4010</td>
<td>Real Estate Capital Markets</td>
<td>4</td>
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<tr>
<td>REAL 4140</td>
<td>Global Perspectives in Real Estate</td>
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<td>REAL 4337</td>
<td>RE Securities/Syn/Entrep</td>
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<td>REAL 4369</td>
<td>Real Estate Taxation</td>
<td>4</td>
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<tr>
<td>REAL 4400</td>
<td>Real Estate Principles and Practices</td>
<td>4</td>
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<tr>
<td>REAL 4417</td>
<td>Income Property Valuation and Appraisal (*)</td>
<td>4</td>
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<tr>
<td>REAL 4477</td>
<td>Income Property Investment (*)</td>
<td>4</td>
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<tr>
<td>REAL 4500</td>
<td>Argus Financial Analysis</td>
<td>4</td>
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REAL 4980 Adv Valuation/Report Writing (*)

Construction Management Electives:
- CMGT 4120 Construction Planning and Scheduling
- CMGT 4155 Sustainable Development/LEED
- CMGT 4177 Environmental Systems and MEP Coordination
- CMGT 4250 Construction Job Site Management
- CMGT 4320 Architectural Planning and Design Management
- CMGT 4420 Construction Estimating
- CMGT 4480 Const Project Management

Integrated Project Delivery Electives**:
- CMGT 4110 Preconstruction Integration and Planning
- CMGT 4200 Lean Construction Project Management (CMGT 4480 or Prior CM Proj Mgmt Experience)
- CMGT 4230 Design Management and Schedule Control
- CMGT 4310 Cost Modeling and Trend Management (CMGT 4410 or prior CMGT experience)
- CMGT 4560 Relational Constracting and Risk Mitigation
- CMGT 4700 Topics in Construction Mgmt 1-4

Facilities Management Electives:
- FMGT 4110 Corporate Real Estate and Facilities Management

Minimum number of credits required: 48

* Required coursework for the MAI professional designation. Students must complete all 7 of the courses indicated to satisfy the MAI educational requirement. Courses must be completed here at the Burns School and cannot be completed from another entity.

** Undergraduate degree in Construction Management, Architecture, Engineering or approved major required for this track.

Master of Science in Real Estate and the Built Environment, Executive

Degree Requirements

Recommended Real Estate and the Built Environment Core
- XRCM 4000 Business of the Built Environment 4
- XRCM 4407 Income Property Finance (*) 4
- XRCM 4410 Construction Building Systems (*) 4
- XRCM 4580 Strategic Leadership and Integrated Teaming 4

Real Estate and the Built Environment Electives
32
(Select 8 courses from one or any of the following areas.)

Property Development Electives:
- XRCM 4210 Planning, Entitlements, and Public Finance 4
- XRCM 4347 Management - Income Properties 4
- XRCM 4467 Property Development and Feasibility (*) 4
- XRCM 4438 Legal Issues & Risk Management 4
- XRCM 4490 Residential Development 4

Real Estate Electives:
- XRCM 4007 Real Estate Financial Analysis (*) 4
- XRCM 4010 Real Estate Capital Markets 4
- XRCM 4140 Global Perspectives in Real Estate 4
- XRCM 4337 RE Securities/Syn/Entrep 4
- XRCM 4369 Real Estate Taxation 4
- XRCM 4777 Real Estate Principles and Practices 4
- XRCM 4417 Income Property Valuation and Appraisal (*) 4
- XRCM 4477 Income Property Investment (*) 4
- XRCM 4702 Argus Financial Analysis 4
- XRCM 4980 Adv Valuation/Report Writing (*) 4

Construction Management Electives:
- XRCM 4120 Construction Planning and Scheduling 4
## Construction Management Courses

**CMGT 4110 Preconstruction Integration and Planning (4 Credits)**
This course examines the role of preconstruction services, team integration, and joint design planning in various Integrated Project Delivery (IPD) approaches. Various tools and techniques associated with preconstruction services and design planning from the proposal stage through the design stages of a project are considered.

**CMGT 4120 Construction Planning and Scheduling (4 Credits)**
Understanding and applying scheduling and control to construction projects is essential to successful construction management. Project scheduling emphasizes network-based schedules, such as critical path management (CPM), network calculations, critical paths, resource scheduling, probabilistic scheduling and computer applications. Project control focuses on goals, flow of information, time and cost control, and change management. Prerequisite: CMGT 4410.

**CMGT 4155 Sustainable Development/LEED (4 Credits)**
The course includes many case studies of historic and contemporary structures exemplifying various sustainability features. Emphasis is placed on how LEED project certification influences the overall construction project. Topics include LEED certification techniques for sustainable sites, water efficiency, energy and atmosphere, materials and resources, indoor environmental quality, innovation and design. The following topics are covered from a LEED perspective: ventilation, air conditioning, heating, electrical lighting, energy efficiency, and building control systems. The student studies and analyzes how management and LEED techniques are applied to current construction projects.

**CMGT 4177 Environmental Systems and MEP Coordination (4 Credits)**
A study of electrical and mechanical systems used in the construction of buildings. Course content includes system design, component selection and utilization for energy conservation, cost estimating or systems, coordination and management of installation. Specific systems included are electrical, air conditioning, heating, ventilation and plumbing, fire protection, life safety, communication, power systems and lighting. The course also considers coordination of MEP systems and explores emerging technology and environmental issues related to mechanical and electrical systems in buildings. Cross listed with CMGT 3177 and XRCM 4177.

**CMGT 4180 Construction Layout/Surveying (4 Credits)**
Designed to provide the student with the theory, principles and techniques of construction layout and surveying. Includes field procedures in fundamental land surveying as well as site and foundation layout. Cross listed with CMGT 3180.

**CMGT 4200 Lean Construction Project Management (4 Credits)**
This advanced course focuses on cutting edge lean tools and other productive strategies for the management of people and processes in the construction industry. The tools and strategies presented draw on the very successful Toyota Production System adapted to the construction industry. Lean construction methodologies such as the Last Planner System, the Lean Project Delivery System, and Integrated Project Delivery are discussed. Topics also include sustainability and the emerging interest in "green construction," as well as the use of Building Information Modeling to enhance the development and management of integrated projects. This course also looks at the human element in relation to motivation, safety, and environmental stresses. A number of case studies are presented to highlight best practices in Lean Construction Project Management.
CMGT 4230 Design Management and Schedule Control (4 Credits)
This course examines the various strategies and techniques associated with managing the design delivery process to align with the construction budget and schedule needs in an integrated fashion. Design planning, scheduling, and resource allocation are considered along with design value determination and management of the design-construct interfaces. Constructability, value engineering, design performance.

CMGT 4250 Construction Job Site Management (4 Credits)
This course addresses how a successful construction project is managed and administered from design through construction to closeout. Emphasis will focus on how to unite the key stakeholders (contractors, architects, engineers, etc.) to provide them with a workable system for operating as an effective project team. The latest technology, laws and regulations associated with contract administration will be presented. Topics pertinent to each stage of a project are introduced and discussed as they occur throughout the life of the project. Numerous real-world examples will be utilized throughout the course. Various electronic project administration tools and techniques will be demonstrated including Building Information Modeling.

CMGT 4310 Cost Modeling and Trend Management (4 Credits)
This course covers various approaches to construction cost estimating at the conceptual stages of planning and design through detailed construction. Students learn parametric estimating techniques and how they are applied to construct and predict reliable budgets at the earliest stages of design. Students build cost models and refine those models with greater detail as design develops through a project. Building information modeling is introduced and used to create massing models to demonstrate design impacts on project costs. Cost trending techniques are presented to manage, monitor and document project performance relative to cost.

CMGT 4320 Architectural Planning and Design Management (4 Credits)
This course introduces students to the significant value that architecture brings to real estate and the built environment and the various services and professions associated with it. Students will be introduced to principles, protocols and the planning process related to the design function and the link between the architect’s vision and the finished physical structure. Students will be introduced to design, thinking, theory and application. Student will learn to read and interpret the various graphical and written construction documents as well as know how they are developed and what information they contain. Architectural, structural, mechanical, electrical, plumbing and civil drawings and specifications are covered. The business model for design services will be explored as well as the unique risks and challenges associated with managing the design throughout the various stages of development and construction.

CMGT 4401 Residential Practicum I (4 Credits)
A three course sequence designed to emphasize the practical application of the theories and concepts of residential development. The courses provide a capstone experience for seniors. Students are expected to apply their knowledge of general business, real estate and construction management practices by forming a student business entity, acquiring land, building and selling a residential property. Students will apply accounting, finance, marketing, real estate and construction management techniques in the development of a single family residence. Cross listed with CMGT 3401.

CMGT 4410 Construction Building Systems (4 Credits)
A survey of residential and commercial construction materials, means, and methods associated with the various structural and architectural systems used to design and construct buildings. Project plans and specifications are incorporated to teach the basic sequencing and overall construction process. The influence of sustainability in construction is introduced.

CMGT 4420 Construction Estimating (4 Credits)
Integrated approach addressing construction accounting, estimating, purchasing, and management reporting systems. Cross listed with CMGT 3100, XRCM 4420. Prerequisite: CMGT 4400 or permission of instructor.

CMGT 4438 Legal Issues & Risk Management (4 Credits)
General contract and real estate law, including property rights, title concepts, deeds, purchase contracts, law of agency, environmental issues and disclosures, basics finance concerns, tax law, landlord-tenant law, construction contracts, indemnity agreements, rights and remedies of property owners, contractors and subcontractors issues, and various areas of liability for real estate practitioners and property owners.

CMGT 4480 Const Project Management (4 Credits)
Principles and techniques of construction project management, use of systems analysis, internal and external procedures, planning, programming, budgeting and staffing, controlling major projects, emphasis on construction scheduling techniques with case application. Cross listed with CMGT 3120.

CMGT 4490 Residential Development (4 Credits)
A seminar-style capstone course that integrates various aspects of the construction management curriculum. Emphasis is on topics in the construction and development industries. Cross listed with CMGT 3190. Prerequisite: CMGT 4410.

CMGT 4560 Relational Constructing and Risk Mitigation (4 Credits)
Relational contracting is a construction project delivery framework for multidisciplinary, integrated projects that focuses on aligned goals, high performance, innovation, mutual respect, open communication and a "no blame" culture between Client, Contractor, and Design Team. This approach to contracting, also known as Alliance Contracting, is becoming more prevalent in the United States and is often applied when using integrated project delivery systems. This course compares and contrasts transactional contracting methods with relational contracting methods and the influences on the project team and projects outcomes. Relational contracting is also considered in the context of risk mitigation and project optimization.
CMGT 4580 Integrated Teaming and Project Leadership (4 Credits)
This course examines the unique leadership skills and talents associated with leading and facilitating multidisciplinary, integrated design and construction teams. The focus of the course is on applying strategic intelligence and a system of leadership in the development of integrated solutions for the built environment. This leadership model is driven by a compelling purpose and supported by people who share practical values and have excellent processes, to look into the future, create a vision, and bring that vision to reality. Effective strategies for supporting high performance teams are explored.

CMGT 4700 Topics in Construction Mgmt (1-4 Credits)
CMGT 4980 Construction Mgmt Internship (0-10 Credits)
CMGT 4991 Independent Study (1-10 Credits)
CMGT 4992 Directed Study (1-10 Credits)
CMGT 4995 Independent Research (1-10 Credits)

Real Estate Courses
REAL 4000 Business of the Built Environment (4 Credits)
The emphasis of this course is on the importance of real estate and the built environment and its impacts and influences on how we live, work, and play. The course employs a full life cycle sustainable model that links the various phases, functions, and professions of real estate, project delivery, and asset/facility management to create holistic, value generating solutions for society. Professional practices/skillsets associated with the many career options that engage the built environment are explored.

REAL 4002 The Business of Real Estate (2 Credits)
This is an introduction to home ownership, real estate industry and its markets; legal aspects of home ownership from consumer’s point of view, including property rights, title, concepts, deeds, and purchase contracts. Listing contracts, law of agency, types of mortgages, basics of home loan finance, appraisal, investment and tax benefits are also covered in this class. Partially satisfies Colorado Real Estate sales licensing requirements.

REAL 4007 Real Estate Financial Analysis (4 Credits)
Alternative analysis formats that can be applied to a wide array of real estate analysis issues; simulates working/decision-making environment; structured overview of analysis tools focused on specific facets of multidimensional real estate decision-making environment; applications in investment analysis, feasibility analysis, valuation, market analysis, and report writing and presentation. Prerequisite: REAL 4407.

REAL 4010 Real Estate Capital Markets (4 Credits)
This course will expose students to the Commercial Real Estate Capital Markets that have evolved from exclusively private in the 1980s to a mix of private and public, including commercial mortgage backed securities (CMBS) and real estate investment trusts (REITs), in the 1990s. Any person involved in real estate today must understand all the alternative capital sources available and their requirements. Students will be exposed to the positives and pitfalls of all the capital market products. This course will provide students with the general concepts and definitions. A combination of lectures, guest lectures from industry experts, text & article readings, class discussions, and case studies using real life examples. Cross listed with REAL 3010. Prerequisite: REAL 4007.

REAL 4110 Advanced Issues in Real Estate & Construction Management (4 Credits)
This course concentrates on five advanced real estate and construction management topics; the design build environment, negotiation skills in real estate and construction management, real estate capital markets, the entitlement process – urban planning, zoning, PUDs and underutilized tax advantages in real estate. Cross listed with REAL 3110. Prerequisite: REAL 4407.

REAL 4140 Global Perspectives in Real Estate (4 Credits)
This course focuses on inbound U.S. and outbound U.S. real estate transactions and the cultural issues that impact these transactions. This can also be taken as a Burns Global Delegation travel course. Cross listed with REAL 3140, XRCM 4140.

REAL 4210 Planning, Entitlements, and Public Finance (4 Credits)
Real estate development, place making, and community building require the combined efforts of the public, for-profit, and non-profit sectors. Participants in the real estate development process need to understand and appreciate the sometimes competing and sometimes collaborative interests of governments, agencies, and the private developer. This course is designed to familiarize students with the overall context of urban planning and land use. Students discover the variety of participants in the development process and also become familiar with the project entitlement process, zoning, and land use regulation. Students also examine public/private financing structures such as public-private-partnerships (P3s) and become familiar with detailed calculations relating to Tax Incremental Financing (TIF) and Metropolitan Districts.

REAL 4337 RE Securities/Syn/Entrep (4 Credits)
Introduction to real estate securities; emphasis on private offerings; determining whether a contemplated transaction involves a security, and what happens if it does; exemptions from registration (Reg D); registration requirements; investor suitability, how to syndicate, acquisition of property, marketing or the property, tax structure and formation of syndication, compensation to syndicators, real estate tax considerations. Cross listed with REAL 3337, XRCM 4337.

REAL 4347 Mgmt of Income Properties (4 Credits)
Explore the complexities of managing apartments, condominiums, office buildings, industrial property and shopping centers. This course covers rental markets, development of rental schedules, leasing techniques and negotiations, repairs and maintenance, tenant relations, merchandising, selection and training of personnel, accounting, and owner relations. Cross listed with REAL 3347.
REAL 4369 Real Estate Taxation (4 Credits)
Tax factors affecting investments and operations in real estate; special attention is given to legal forms of ownership, depreciation, tax basis, tax impacts of exchanges, syndications, real estate securities, and other federal tax laws affecting real estate. Cross listed with REAL 3369.

REAL 4400 Real Estate Principles and Practices (4 Credits)
Principles of real estate, real estate industry and its markets; legal aspects of home ownership from consumer's point of view, including property rights, title concepts, deeds, purchase contracts, listing contracts, law of agency, environmental issues and disclosures, types of mortgages, basics of home loan financing, appraisal investment and tax benefits. Partially satisfies Colorado real estate broker licensing requirements. Cross listed with REAL 1777.

REAL 4407 Income Property Finance (4 Credits)
This course explores conventional and alternative financing, mortgage banking, law and markets, loan underwriting analysis and the impact of monetary and fiscal policies on the real estate and mortgage markets, with emphasis on decision making from the equity investors point of view. Specific topics include an overview and history of real estate finance, the taxation and legal aspects of real estate finance, compounding and discounting, functions of interest and real estate capital markets and securities. Specific areas of focus are residential property finance, income property finance, and construction and development financing. Cross listed with REAL 3307.

REAL 4417 Income Property Valuation and Appraisal (4 Credits)
Residential/Commercial appraising, including market cost and income approaches to value, gross rent multiplier analysis, neighborhood and site analysis, valuation of income properties including market cost and income approaches to value, capitalization theory and techniques, mortgage-equity analysis, and investment value concepts. Prerequisite: REAL 4407.

REAL 4467 Property Development and Feasibility (4 Credits)
Commercial real estate development analysis and feasibility includes economic base analysis, tenant demand analysis, development and construction cost analysis, lease-up analysis, financial feasibility, leasing and property management practices. Five major property types (office, industrial, retail, apartment and hotel) are covered. Prerequisite: REAL 4007.

REAL 4477 Income Property Investment (4 Credits)
Comprehensive analytical framework for real estate investment decision-making, equity investment decisions via discounted cash flow, and risk analysis models and strategic planning concepts, structuring parameters to maximize rates of return while controlling downside risks; emphasis on theory, concept building, and practical application to various types of investment properties. Cross listed with REAL 3377. Prerequisite: REAL 4007.

REAL 4500 Argus Financial Analysis (4 Credits)
This course concentrates on practical applications of the Argus (TM) Real Estate Financial Software through interactive examples and case studies. Participants will be exposed to the software's capabilities, fundamentals, and unique nuances. Cross listed with REAL 4500, XRCM 4702. Prerequisite: REAL 4007.

REAL 4701 Topics in Real Estate (1-5 Credits)

REAL 4705 Risk Management in the Built Environment (4 Credits)
Decision making and risk analysis concepts in the context of real estate and the built environment. This includes, but is not limited to, liability issues as to persons and property, casualty and property damage questions, employee and employer insurance areas, auto insurance, professional liability insurance, directors' and owners' liability issues, medical insurance, life insurance, environmental risks, and much more in areas of exposure that one can face in the business world. The course further examines means to minimize such areas of exposure.

REAL 4800 NAIOP Challenge (2-4 Credits)
A unique non-traditional course, where the students will work on a complex real estate problem culminating in an internal competition and external competition which includes a written report and an oral presentation. Cross listed with CMGT 3800, CMGT 4800, REAL 3800.

REAL 4890 Internship (0-10 Credits)

REAL 4980 Adv Valuation/Report Writing (1-10 Credits)
Advanced cutting-edge techniques not yet institutionalized nor commonly practiced in the field. Includes writing skills workshops appropriate to specialized nature of appraisal reports, and composition of a complex field problem report to prepare student for writing "demonstration" report required for MAI professional designation. Prerequisite: REAL 4417.

REAL 4991 Independent Study (1-10 Credits)

REAL 4992 Directed Study (1-10 Credits)

REAL 4995 Independent Research (1-10 Credits)