

## RE - Real Estate

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Courses numbered 100 to 299 = *lower-division*; 300 to 499 = *upper-division*; 500 to 799 = *undergraduate/graduate*.

### **RE 310. Principles of Real Estate (3).**

A broad and fun introduction to real estate markets and decision making for students of all backgrounds and career goals. Emphasizes how individuals and businesses interact with real estate on a daily basis. Topics cover legal and physical characteristics of real estate, zoning and other restrictions on land use, urban development and growth patterns, the real estate sales process, mortgage finance, appraisal, business location decisions, and the basics of real estate investment. (Note: non-Barton School students do not need special permission to enroll in this course.) Prerequisite(s): junior standing.

### **RE 420. Real Estate Property Management (3).**

Covers all aspects of both multi-family and commercial property management. Topics include commercial leases, multi-family leases, cash flow management, tenant relations, personnel issues, Fair Housing, ADA laws, the management contract, take-over procedures, insurance, management trends, daily operations and more. Class format includes case studies, guest speakers and class discussions over property management issues. Prerequisite(s): RE 310 or instructor's consent.

### **RE 438. Real Estate Law (3).**

Provides in-depth coverage of the laws and regulations affecting real estate ownership and use. Particular attention is paid to Kansas statutes and case law. Topics covered include ownership interests, property conveyance, mortgages, title assurance, landlord-tenant relationships, and public and private land-use controls. Prerequisite(s): RE 310 or instructor's consent.

### **RE 481. Cooperative Education (1-3).**

An academic program that expands a student's learning experiences through paid employment in a supervised educational work setting related to the student's major field of study or career focus. Repeatable for credit. Prerequisite(s): junior standing, advanced standing, 2.250 GPA.

### **RE 481I. Noncredit Internship (0).**

Complements and enhances the student's academic program by providing an opportunity to apply and acquire knowledge in a workplace environment as an intern. Prerequisite(s): departmental consent.

### **RE 481N. Internship (1-3).**

Complements and enhances the student's academic program by providing an opportunity to apply and acquire knowledge in a workplace environment as an intern. Prerequisite(s): departmental consent.

### **RE 611. Real Estate Finance (3).**

Cross-listed as FIN 611. Covers the institutions and instruments used to finance residential and commercial properties, and provides essential knowledge and skills for students who are interested in a career as a commercial banker, mortgage banker or an analyst or investor in mortgage-related securities. Topics include fixed-rate and alternative mortgage instruments, financial analysis and decision making, residential mortgage underwriting, mortgage market regulations, primary and secondary mortgage market structure and institutions, and mortgage-backed securities. Prerequisite(s): FIN 340 with a grade of C or better, junior standing, advanced standing.

### **RE 614. Real Estate Valuation and Appraisal (3).**

Provides in-depth coverage of factors affecting the value of a parcel of real estate, as well as the techniques used by licensed appraisers to estimate the value of residential and commercial properties. The

material covered in this class provides an introduction to the appraisal industry and is of use to anyone working in fields related to real estate, including bankers, investment analysts, developers, brokers, corporate real estate specialists and others. Prerequisite(s): RE 310. Pre- or corequisite(s): FIN 340.

### **RE 618. Real Estate Investment Analysis (3).**

Cross-listed as FIN 618. Covers the tools and techniques used to evaluate the financial profitability of real estate investments, as well as real estate decisions affecting businesses. Students learn about pro forma and discounted cash flow analysis of real estate, the effects of leverage on real estate investments, federal tax treatment of real estate investments, and disposition and renovation decisions. In addition, topics such as lease-versus-own analysis, sale-leasebacks and other corporate real estate issues are discussed. Prior enrollment in RE 310 recommended for students with a declared emphasis in real estate. Prerequisite(s): FIN 340 with a grade of C or better, junior standing, advanced standing.

### **RE 619. Urban Land Development (3).**

A hands-on course focusing on the challenges and opportunities associated with real estate development projects. Class time is devoted to analyses of actual development projects, with numerous guest lecturers and field trips. Topics covered include market and feasibility analysis, site selection, development financing, ownership structures and marketing strategies. (Note: non Barton School students do not need special permission to enroll in this course.) Prerequisite(s): junior standing and RE 310, or admission into either the Master of Public Administration or Master of Business Administration program; students with a declared emphasis in real estate are strongly recommended to take as many other real estate classes as possible before taking RE 619.

### **RE 690. Seminar in Selected Topics (1-5).**

An umbrella course created to explore a variety of subtopics differentiated by letter (e.g., 690A, 690B). Not all subtopics are offered each semester – see the course schedule for availability. Students enroll in the lettered courses with specific topics in the titles rather than in this root course. Prerequisite(s): junior standing, advanced standing.

### **RE 691. Independent Study/Project (1-3).**

Courses may be of two general types. The first consists of doing research, readings or other scholarly investigation in a subject area that is coordinated by a faculty member. The topic and scope is mutually agreeable to the student and the faculty member. The second consists of doing a specific project for an organization, which might require the student to do research. The student may be embedded in an organization (either with or without pay) and under the direction of an organizational representative and a faculty member in order to accomplish a specific project. In either case, the course cannot be used to substitute for a regular departmental course. Repeatable for credit. Prerequisite(s): 2.750 GPA in the academic area, junior standing, advanced standing, departmental consent.

### **RE 709. Urban Economics (3).**

Cross-listed as ECON 709 and PADM 709. Surveys the economic structure and problems of urban areas on both the microeconomic and macroeconomic levels. Stresses the application of regional economic analysis in the study of urban areas as economic regions. Prerequisite(s): ECON 201, 202, junior standing.