FINANCE, BANKING AND REAL ESTATE

Contact
Chair, Department of Finance, Banking and Real Estate
402.554.2418

Website (http://www.unomaha.edu/college-of-business-administration/finance-banking-real-estate)

Degrees Offered
• Business Administration, Bachelor of Science (https://catalog.unomaha.edu/undergraduate/college-business-administration/bs-business-administration)

Concentrations Offered
• Banking and Financial Markets Concentration (http://catalog.unomaha.edu/undergraduate/college-business-administration/bs-business-administration/banking-financial-markets)
• Business Finance Concentration (http://catalog.unomaha.edu/undergraduate/college-business-administration/bs-business-administration/business-finance)
• Investment Science and Portfolio Management Concentration (http://catalog.unomaha.edu/undergraduate/college-business-administration/bs-business-administration/investment-science-portfolio-management)
• Legal Studies Concentration (http://catalog.unomaha.edu/undergraduate/college-business-administration/bs-business-administration/legal-studies)
• Real Estate and Land Use Economics Concentration (http://catalog.unomaha.edu/undergraduate/college-business-administration/bs-business-administration/real-estate-land-use-economics)

Secondary Concentrations Offered
• Secondary Concentration in Business Finance (http://catalog.unomaha.edu/undergraduate/college-business-administration/bs-business-administration/business-finance)
• Secondary Concentration in Legal Studies (http://catalog.unomaha.edu/undergraduate/college-business-administration/bs-business-administration/legal-studies)
• Secondary Concentration in Real Estate and Land Use Economics (http://catalog.unomaha.edu/undergraduate/college-business-administration/bs-business-administration/real-estate-land-use-economics)

Note: A careful structuring of course work will allow students to obtain a triple concentration in Investment Science and Portfolio Management, Business Finance, and Banking and Financial Markets, without extra courses. In addition, students may earn a concentration in Real Estate and Land Use Economics and a corresponding Finance concentration. Students must complete FNBK 3250 (https://catalog.unomaha.edu/search/?P=FNBK%203250) with a C+ or above in order to specialize in any Finance and Banking concentration or secondary concentration.

Certificates Offered
• Real Estate and Land Use Economics Program Certificate (https://catalog.unomaha.edu/undergraduate/college-business-administration/bs-business-administration/real-estate-land-use-economics-certificate)

FN BK 2280 PERSONAL FINANCE (3 credits)
A study of the personal and family finance designed to assist the student develop sound financial habits. (Fall, Spring)

FN BK 2710 PRINCIPLES OF INSURANCE (3 credits)
This course is intended to introduce students to the basic concepts of risk and insurance. Special emphasis is placed on the insurance coverage needed by the consumer: life, health, homeowner and auto insurance. (Fall, Spring)
Prerequisite(s)/Corequisite(s): Not open to non-degree graduate students.

FN BK 3000 FINANCIAL REPORTING AND ANALYSIS (3 credits)
Seeks to develop students' understanding of the origin and derivation of accounting data, and their skills in employing the data for the purpose of financial analysis, reporting and valuation.
Prerequisite(s)/Corequisite(s): ACCT 2020 with 'C' (2.0) or better.

FN BK 3250 PRINCIPLES OF FINANCIAL MANAGEMENT (3 credits)
As a comprehensive introduction to financial management, the course will cover various fields of finance and discuss topics including the time value of money, bond and stock valuation, capital budgeting.
Prerequisite(s)/Corequisite(s): ACCT 2020, ECON 2220, ECON 2220, MATH 1320 or MATH 1370 or MATH 1930, BSAD 2130 or 3160, ENGL 1160/ENGL 1164 or concurrent enrollment in ENGL 1160/1164 each with "C" or better and 2.5 GPA.

FN BK 3330 ENTREPRENEURIAL FINANCE (3 credits)
This course focuses on venture capital formation and the financing of entrepreneurial ventures. The course is intended for students interested in entrepreneurship, venture capital markets, investment banking, and other careers related to new venture financing and/or deal structuring. The course applies basic financial theory to the unique environment of incubating and growing new ventures.
Prerequisite(s)/Corequisite(s): FN BK 3250 with ‘C’ (2.0) or better.

FN BK 3400 INVESTMENT PRINCIPLES AND PRACTICES (3 credits)
A study of the market for investment securities, an introduction to the field of security analysis, and selection and management of a portfolio of securities. (Fall, Spring)
Prerequisite(s)/Corequisite(s): FN BK 3250 with ‘C’ (2.33) or better, or approval of instructor.

FN BK 3500 FINANCIAL MARKETS (3 credits)
An overview of money and banking, monetary policy, and analysis of the operations of financial markets in a global context, as well as the evolving regulatory framework within which these markets operate.
Prerequisite(s)/Corequisite(s): ECON 2220 and ECON 2220 and FN BK 3250 with ‘C’ or better, or approval of instructor.

FN BK 3550 PUBLIC FINANCE (3 credits)
Prerequisite(s)/Corequisite(s): MATH 1310 or MATH 1220, ECON 2220 and ECON 2220, each with a “C” (2.0) or better.

FN BK 3650 COMMERCIAL BANK MANAGEMENT (3 credits)
A study of the organization, structure and operation of commercial banks with an emphasis on the banking functions, competitive aspects and the nature and framework of regulation.
Prerequisite(s)/Corequisite(s): FN BK 3250 with ‘C’ (2.0) or better.

FN BK 3700 INTERNATIONAL FINANCIAL MANAGEMENT (3 credits)
Application of basic principles and techniques of international financial management to the decision-making process of the multinational firm. The course covers the foreign exchange markets, management of the foreign exchange risk, international working capital management, and foreign portfolio and direct investment. Factors bearing on the international financing and investment decisions, such as political risk and international taxation issues will be also examined. (Fall, Spring, Summer).
Prerequisite(s)/Corequisite(s): FN BK 3250 with ‘C’ (2.3) or better or approval of instructor.
FNBK 4000 SPECIAL TOPICS IN FINANCE AND BANKING (1-5 credits)
The course content and topic will vary. Please contact the CBA for specific course offerings.

FNBK 4150 INTERMEDIATE FINANCIAL MANAGEMENT (3 credits)
Seeks to develop the students' ability to identify, analyze and solve integrative problems in management of business finance, including financial analysis, working capital management, capital budgeting decisions, long term financing, and leasing, through the use of prescribed readings, case studies and computer applications. (Fall, Spring).
Prerequisite(s)/Corequisite(s): FNBK 3250 with a 'C+' (2.33) or better, GPA of 2.5 or better, and senior standing. It is highly recommended that a student have an additional 6 hours of finance instruction beyond the introductory course prior to taking this class.

FNBK 4500 SPECIAL PROBLEMS IN FINANCE AND BANKING (2-3 credits)
Individual investigation of specific problems in the fields of finance and banking. (Fall, Spring).
Prerequisite(s)/Corequisite(s): Senior. Note: permission of department chair required prior to registration.

FNBK 4510 FINANCE AND BANKING INTERNSHIP (1-3 credits)
Students will engage in an applied experience in their area of specialization to gain relevant experience and to practice the skills and concepts learned in the classroom. Supplemental reports and/or reading may be required. Note: FNBK4510 may be taken for a maximum of 3 credits.
Prerequisite(s)/Corequisite(s): Permission of internship coordinator; 'C+' or better in FNBK 3250; 2.5 cumulative GPA; junior or senior standing

FNBK 4560 STATE AND LOCAL FINANCE (3 credits)
Theoretical and policy analysis of state and local government fiscal behavior. Revenues, expenditures, borrowing, and intergovernmental fiscal relations. Applications to education, transportation and economic development. (Cross-listed with BSAD 8566).
Prerequisite(s)/Corequisite(s): ECON 2200 and ECON 2220.

FNBK 4570 INVESTMENT MANAGEMENT FOR FINANCIAL ANALYSTS (3 credits)
This course provides critical knowledge needed for students pursuing a career in investment management. The topic areas bridge academic theory, current industry practice, and ethical and professional standards and comprehensively address the areas assessed in the Chartered Financial Analyst examinations. (Cross-listed with BSAD 8576).
Prerequisite(s)/Corequisite(s): Senior standing. Not open to non-degree graduate students.

FNBK 4590 RISK MANAGEMENT FOR BUSINESS MANAGERS (3 credits)
An analysis of risk management techniques for handling the risk exposures most businesses face, including insurance, self insurance, risk control and risk avoidance, among others. (Cross-listed with BSAD 8596).
Prerequisite(s)/Corequisite(s): At least junior standing.

FNBK 4600 FINANCIAL RISK MANAGEMENT (3 credits)
The course introduces students to the financial derivatives market, and the use (or abuse) of derivative instruments for risk management (or speculative) purposes. It employs computer applications to illustrate various hedging strategies with derivative instruments. (Cross-listed with BSAD 8606).
Prerequisite(s)/Corequisite(s): FNBK 3400 and FNBK 3500 both with a 'C' (2.0) or better, and senior or graduate standing.

FNBK 4610 PORTFOLIO MANAGEMENT (3 credits)
This course will focus on modern development in portfolio management including efficient markets, stock selection, and hedging procedures. The main objective of this course is to prepare students for the management of financial resources through the development of skills necessary to make prudent investment decisions.
Prerequisite(s)/Corequisite(s): FNBK 3400 with a "C+" (2.33) or above, and a 2.5 GPA.

RELU 2000 SPECIAL TOPICS IN REAL ESTATE AND LAND USE ECONOMICS (1-5 credits)
The course content and topic will vary. Please contact CBA for specific course offerings.

RELU 2410 REAL ESTATE PRINCIPLES AND PRACTICES (3 credits)
An introductory survey of real estate principles and practices which introduces the terminology, concepts and basic practices in the fields of real estate law, real estate finance, real estate appraisal, real estate property taxation and miscellaneous topic areas. Note: Students cannot receive credit for both RELU 2410 and RELU 3410. (Fall, Spring)
Prerequisite(s)/Corequisite(s): Junior.

RELU 3410 REAL ESTATE CONCEPTS AND PROCESSES (3 credits)
A survey course for business students introducing theory and practice applicable to real estate markets. (Fall, Spring)
Prerequisite(s)/Corequisite(s): Junior.

RELU 3420 BUILDING INDUSTRY AND REAL ESTATE (3 credits)
Site planning, orientation and design of buildings with emphasis on residential building; introduction to architectural styles, building materials, methods, techniques and processes, preparation of working plans and specifications. (Spring)
Prerequisite(s)/Corequisite(s): RELU 2410 or RELU 3410.

RELU 3430 REAL ESTATE BROKERAGE AND SALES (3 credits)
The basic principles of the real estate brokerage and sales business, such as brokerage business operation, legal environment and understanding contracts and closing statements. (Spring)
Prerequisite(s)/Corequisite(s): RELU 2410 or RELU 3410.

RELU 3450 REAL ESTATE MANAGEMENT (3 credits)
Commercial and residential property management fundamentals, including leasing space, tenant selection and relations, maintenance and investor relations. (Fall)
Prerequisite(s)/Corequisite(s): RELU 2410 or RELU 3410.

RELU 3460 REAL ESTATE LAW (3 credits)
This course is concerned with the sources of real estate law, both cases and statutes, and covers estates in land, conveyances, leases, mortgages, easements, zoning, brokers, contracts, taxes, foreclosures and open occupancy (Fall, Spring). (Cross-listed with LAWS 3460)
Prerequisite(s)/Corequisite(s): RELU 2410 or RELU 3410.

RELU 3470 METROPOLIS CONFLICTS AND HOUSING PROBLEMS (3 credits)
Urban value conflicts, urbanization, transportation and land use, the environment, the property tax base. Housing: needs, goals, housing markets, government housing programs. Housing and community development. (Fall)
Prerequisite(s)/Corequisite(s): RELU 2410 or RELU 3410.

RELU 3480 CITY PLANNING (3 credits)
Cities: ancient, classic, medieval, industrial, commercial. Planning process: general plan, zoning, circulation, neighborhood unit, commercial. Urban renewal: new regional distribution of settlements; dynamic planning for change. (Spring)
Prerequisite(s)/Corequisite(s): RELU 2410 or RELU 3410.

RELU 4000 SPECIAL TOPICS IN REAL ESTATE AND LAND USE ECONOMICS (1-5 credits)
The course content and topic will vary. Please contact the CBA for specific course offerings.

RELU 4390 REAL ESTATE INVESTMENTS (3 credits)
Methods used to analyze existing commercial real estate investments through traditional, as well as more technical, dynamic programming models.
Prerequisite(s)/Corequisite(s): RELU 2410 and FNBK 3250

RELU 4400 RESIDENTIAL REAL ESTATE FINANCE (3 credits)
Methods of financing residential real estate, analysis of mortgage risks, mortgage instruments, mortgage lenders, financial calculations, influences of governmental agencies. (Fall, Spring)
Prerequisite(s)/Corequisite(s): RELU 2410 and junior standing.
RELU 4410 BASIC APPRAISAL PROCEDURES (3 credits)
Fundamentals of real estate valuation and appraising; factors affecting value; valuing land, valuing improvements and the valuation of special classes of residential property; appraisal practice, depreciation and obsolescence, appraising rules, the mathematics of appraising; an appraisal of a single family residence is required.
Prerequisite(s)/Corequisite(s): RELU 2410 or RELU 3410 AND FNBK 3250 with a C or better

RELU 4420 INCOME PROPERTY APPRAISAL (3 credits)
Introduction to the theory and concepts of income capitalization approaches, methods and techniques to valuation of real estate income property. Characteristics of yield on investment real estate; future income projections; mortgage coefficients; purchase and leaseback reversions; Ellwood Tables; capitalization rates and investment yields; types of annuities; and condemnation appraisal. (Spring)
Prerequisite(s)/Corequisite(s): RELU 2410 or RELU 3410; and FNBK 3250

RELU 4430 REAL ESTATE ENVIRONMENTAL PROBLEMS (3 credits)
Survey of environmental problems, air pollution, man's structural changes; environmental policy analysis and controls and their effect on real estate markets; legislation and regulatory structures; land use problems and environmental impact statements. (Fall)
Prerequisite(s)/Corequisite(s): RELU 2410 or RELU 3410.

RELU 4440 CREATING A REAL ESTATE COMMUNITY (3 credits)
Market analysis and planning for land developments for various types of uses: residential, campus, civic centers, housing for the elderly, urban renewal, shopping centers.
Prerequisite(s)/Corequisite(s): RELU 2410 or RELU 3410.

RELU 4450 URBAN REAL ESTATE LABORATORY (2 credits)
On-site analysis of history, economics, design and profitability status on local low-, medium-, and high-income housing, both single and multiple family. Public housing and housing for the aged. Shopping centers, industrial parks, central business district and recreational real estate. Planning board and city council zoning change hearings, county recorder, assessor, treasurer offices.
Prerequisite(s)/Corequisite(s): RELU 2410 or RELU 3410.

RELU 4460 COMMERCIAL REAL ESTATE FINANCE (3 credits)
A foundation course in commercial real estate finance including legal, analytical, institutional and governmental aspects.
Prerequisite(s)/Corequisite(s): RELU 2410 and FNBK 3250

RELU 4500 SPECIAL PROBLEMS IN REAL ESTATE AND LAND USE ECONOMICS (1-3 credits)
Individual investigation of specific problems in real estate and land use economics.
Prerequisite(s)/Corequisite(s): Senior and permission of program chair.

RELU 4510 REAL ESTATE INTERNSHIP (1-3 credits)
Correlation of theory and practice through part-time employment and weekly seminars; required readings. (Maximum of 4 hours).
Prerequisite(s)/Corequisite(s): Permission of program chair or internship coordinator.