REAL ESTATE & LAND USE ECONOMICS (RELU)

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 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)

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.