REAL ESTATE & LAND USE ECONOMICS (RELU)

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 APPLICATIONS (3 credits)
Upper-level survey course in real estate principles, concepts, and their applications. The course will familiarize students with industry terminology, current practices, and cover the following topics: Licensure, property rights, legal descriptions, real estate law and contracts, appraisal, financing, investments, Fair Housing, and related topic areas. NOTE: Students cannot receive credit for both RELU 2410 and RELU 3410. (Cross-listed with BSAD 8605).

RELU 3430  REAL ESTATE BROKERAGE AND SALES (3 credits)
Overview of real estate brokerage and sales principles, to include buying and selling, leasing, brokerage business operations, contracts, closings, legal requirements, Fair Housing, advertising, and career opportunities.
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)
Upper-level survey course in real estate law, which examines estates in land, conveyances, leases, mortgages, easements, zoning, environmental law, contracts, taxes, foreclosures, landlord-tenant relations, agency, Fair Housing, and Nebraska License Law. (Cross-listed with LAWS 3460)
Prerequisite(s)/Corequisite(s): RELU 2410 or RELU 3410.

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 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 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  REAL ESTATE INDEPENDENT STUDY (1-3 credits)
Individual investigation of specific issues or problems in real estate.
Prerequisite(s)/Corequisite(s): Permission of Real Estate Program Director.

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.