Real Estate (REAE)

COURSES

REAE 3325. REAL ESTATE FUNDAMENTALS. 3 Hours.
A foundation for study and research in specialized areas such as real estate financing, real estate investment and counseling, real estate management, real estate development, and property appraising, as well as relevant social, legal, and policy issues. Formerly BUSA 3325; credit will be granted only once. Prerequisite: MATH 1315 or MATH 1316 or any other Calculus (or permission of instructor) and junior standing.

REAE 4191. STUDIES IN REAL ESTATE. 1 Hour.
Advanced studies, on an individual basis, in the various fields of real estate. Prerequisite: 90 credit hours and permission of instructor. May be repeated for credit with consent of department chair.

REAE 4291. STUDIES IN REAL ESTATE. 2 Hours.
Advanced studies, on an individual basis, in the various fields of real estate. Prerequisite: 90 credit hours and permission of instructor. May be repeated for credit with consent of department chair.

REAE 4314. REAL ESTATE DEVELOPMENT. 3 Hours.
The land conversion process including feasibility analysis, site selection, design, construction, and financial analysis. Land use controls, planning, and environmental constraints are also examined. Formerly REAE 4311; credit will be granted only once. Prerequisite: junior standing.

REAE 4319. REAL ESTATE FINANCE. 3 Hours.
Problems associated with real property financing. In-depth study of financial intermediaries who supply funds for real property investment. May be included as a part of the finance concentration. Formerly BUSA 4319; credit will be granted only once. Prerequisite: REAE 3325 (FINA 3313 may be substituted for non-real estate majors).

REAE 4321. REAL ESTATE INVESTMENT. 3 Hours.
The determination of financial feasibility for proposed real estate investments, the effect of income taxes and various financing patterns on the equity investment, and the criteria for proper decision making to maximize benefits for equity investors. Formerly REAE 4310; credit will be granted only once. Prerequisite: REAE 3325 (FINA 3313 may be substituted for non-real estate majors).

REAE 4331. SEMINAR IN REAL ESTATE. 3 Hours.
Readings and discussion of special topics in real estate. Prerequisite: Junior or senior standing and consent of instructor. May be repeated for credit with consent of department chair.

REAE 4334. REAL ESTATE APPRAISAL. 3 Hours.
Theory and methods of residential and income property appraisal. Market analysis, highest-and-best-use analysis, capitalization techniques, and market, cost, and income approaches to valuation and reconciliation of value indicators. Prerequisite: REAE 3325 (FINA 3313 may be substituted for non-real estate majors).

REAE 4391. STUDIES IN REAL ESTATE. 3 Hours.
Advanced studies, on an individual basis, in the various fields of real estate. Prerequisite: 90 credit hours and permission of instructor. May be repeated for credit with consent of department chair.

REAE 4393. REAL ESTATE INTERNSHIP. 3 Hours.
Practical training in real estate. Analysis of theory applied to real life situations. May be used as an advanced business elective only; graded on a pass/fail basis. No credit will be given for previous experience or activities. May not be repeated for credit. Prerequisite: Junior standing and consent of department internship advisor.

REAE 5182. INDEPENDENT STUDIES IN REAL ESTATE. 1 Hour.
Extensive analysis of a real estate topic. Prerequisite: departmental permission.

REAE 5199. GRAD REAL ESTATE INTERNSHIP. 1 Hour.
Practical training in real estate. Analysis of theory applied to real life situations. Course counts as an elective and has a pass/fail grade. No credit will be given for previous experience or activities. Prerequisite: Minimum nine graduate semester house completed.

REAE 5299. GRAD REAL ESTATE INTERNSHIP. 2 Hours.
Practical training in real estate. Analysis of theory applied to real life situations. Course counts as an elective and has a pass/fail grade. No credit will be given for previous experience or activities. Prerequisite: Minimum nine graduate semester house completed.

REAE 5301. SUSTAINABLE ISSUES IN THE BUILT ENVIRONMENT. 3 Hours.
A survey-based course that analyzes current and historical sustainability issues. The global and political nature of this evolving discipline is emphasized. Additionally, a macro view of the components currently embodied in the practice of sustainability will be examined and discussed.

REAE 5302. SUSTAINABLE STRATEGIES IN THE BUILT ENVIRONMENT. 3 Hours.
Business strategies that emphasize quantitative methods, asset allocation, socially responsible investing, and evaluation research.

REAE 5303. SUSTAINABLE POLICIES IN THE BUILT ENVIRONMENT. 3 Hours.
Governmental, regulatory, internal reporting, and policy development related to sustainability. Grant writing will also be explored.

REAE 5304. SUSTAINABLE PROJECTS IN THE BUILT ENVIRONMENT. 3 Hours.
A field-based study of buildings, developments, organizations, and companies that exemplify sustainable practices. Course will include elements of social networking and communication strategies.

REAE 5311. REAL ESTATE ANALYSIS. 3 Hours.
Survey of real estate finance, investment, valuation/market analysis, and urban development, including financial, physical, and social aspects of the real estate development process.

REAE 5312. INTERNATIONAL PROPERTY MARKETS. 3 Hours.
Property markets are characterized by significant institutional differences that affect the nature and performance of national markets. Analysis of socio-economic and cultural factors influencing the operation of international markets.

REAE 5313. GIS & PROPERTY ANALYSIS. 3 Hours.
The increasing availability of geographically referenced property data offers significant potential for real estate research and modeling. Covers fundamentals of Geographic Information Systems (GIS) (Concepts, principles, and functions) and essential skills for applying GIS to real estate industry problems.

REAE 5314. SEMINAR IN REAL ESTATE DEVELOPMENT. 3 Hours.
Topics relating to site selection, design, market analysis, financial feasibility, and management in the real estate development process.

REAE 5315. REAL ESTATE TRENDS & ISSUES. 3 Hours.
Analysis of specialized topics associated with emerging trends and issues in the real estate industry using current literature and case studies.

REAE 5316. ADAPTIVE REUSE & REDEVELOPMENT OF COMMERCIAL INVESTMENT REAL ESTATE. 3 Hours.
The tools and techniques associated with the market and financial feasibility analysis of adaptively reusing and redeveloping existing properties into economically viable commercial investment real estate.

REAE 5317. REAL ESTATE CONSTRUCTION MANAGEMENT. 3 Hours.
Topics relating to construction management for commercial investment real estate.

REAE 5318. SUSTAINABLE DEVELOPMENT. 3 Hours.
Sustainability perspectives about values, rights, property and what constitutes an optimum human environment; sustainability principles and case studies emphasizing on-the-ground, incentive-based commercial investment real estate development that balances economic growth with environmental quality. Projects will include those in urban areas as well as those in rural areas focusing on agricultural elements.

REAE 5319. SEMINAR IN REAL ESTATE FINANCE. 3 Hours.
Study of real property financing methods; analysis of cost of borrowing, sources of funds, and mortgage terms; emphasis on construction and permanent financing of commercial and industrial properties.

REAE 5320. TEXAS REAL ESTATE STUDY TOUR. 3 Hours.
A field-based study of Texas real estate markets, focusing on projects in Austin, San Antonio, Houston, and Dallas-Fort Worth.

REAE 5321. SEMINAR IN REAL ESTATE INVESTMENT. 3 Hours.
Introduction to analytical techniques, sources of financing, and other factors related to real estate investment. Stresses current developments and topics.

REAE 5322. COMMERCIAL LEASE ANALYSIS. 3 Hours.
Application of critical occupancy decisions such as comparative lease analysis, lease vs. purchase analysis, lease buyout analysis, and sale-leaseback analysis to optimize user space decisions.

REAE 5323. REAL ESTATE PROJECT STUDIO. 3 Hours.
Studio based course focused on a commercial real estate project.

REAE 5324. REAL ESTATE ECONOMICS. 3 Hours.
A review of the nature of urban areas and the development of the urban economics as an economic discipline. Emphasis will be on identifying location patterns in urban areas, policy issues, real estate and urban housing options, government issues in urban areas, and urban social problems. Students will utilize data analytics and projective techniques in developing projects based on current local urban real estate issues and opportunities.

REAE 5327. ADVANCED REAL ESTATE MARKET ANALYSIS. 3 Hours.
Study of advanced market analysis techniques and methods, including trend analysis and demand forecasting. Emphasis is on the application of these methods to commercial property markets.

REAE 5334. SEMINAR IN REAL ESTATE APPRAISAL. 3 Hours.
Market, cost, and income approaches with stress on income forecasting and capitalization.

REAE 5337. REAL PROPERTY LAW. 3 Hours.
Legal property theory underlying real estate transactions and relationships including estates and interests in land, conveyances, and mortgages.

REAE 5350. QUANTITATIVE METHODS FOR REAL ESTATE. 3 Hours.
Study of advanced statistical, modeling, and econometric techniques as applied to real estate markets. Emphasis on the integration of these techniques with traditional real estate analysis.

REAE 5382. INDEPENDENT STUDIES IN REAL ESTATE. 3 Hours.
Extensive analysis of a real estate topic. Prerequisite: departmental permission.

REAE 5392. SELECTED TOPICS IN REAL ESTATE. 3 Hours.
In-depth study of selected topics in real estate. May be repeated when topics vary. Prerequisite: REAE 5311.

REAE 5398. THESIS. 3 Hours.
Prerequisite: departmental permission.

REAE 5399. GRAD REAL ESTATE INTERNSHIP. 3 Hours.
Practical training in real estate. Analysis of theory applied to real life situations. Course counts as an elective and has a pass/fail grade. No credit will be given for previous experience or activities. Prerequisite: Minimum nine graduate semester hours completed.

REAE 5698. THESIS. 6 Hours.
Prerequisite: departmental permission.

REAE 6390. SEMINAR IN SPECIAL TOPICS IN REAL ESTATE. 3 Hours.
Doctoral level coverage of advanced topics in real estate. May be repeated for credit when topics vary. Prerequisite: REAE 5311.

REAE 6392. RESEARCH IN REAL ESTATE. 3 Hours.
Independent study of advanced topics in real estate under the direction of graduate faculty. May be repeated for credit when topics vary. Prerequisite: REAE 5311.