

# RDEV - REAL ESTATE DEVELOPMENT

## RDEV410 Legal Foundations of Real Estate (3 Credits)

Provides students with the chance to explore various legal topics related to real estate, including government regulation, rights of property owners, financing real estate purchases, protections for certain classes of people, elements of a real estate contract, title, insurance, taxation, rights of landlords and tenants, premises liability, urban planning, land use regulation, and environmental issues.

**Prerequisite:** RDEV250 and RDEV350.

**Restriction:** Must be in the Real Estate and the Built Environment major; and permission of ARCH-Real Estate Development; and must have earned a minimum 60 credits.

## RDEV415 Principles, Process and Politics of Planning for Real Estate Development (3 Credits)

Designed to introduce and familiarize students with planning and zoning and the associated processes and requirements that impact the real property development process and products. It will look at the roles the community and politics play in shaping the built environment and the development process.

**Prerequisite:** RDEV250 and RDEV350.

**Restriction:** Must be in the Real Estate and Built Environment major; and permission of ARCH-Real Estate Development; and must have earned a minimum 60 credits.

## RDEV440 Principles of Urban Design for Real Estate Professionals (3 Credits)

Introduces students to the design issues associated with development of the basic real property asset classes (office, retail, and residential) and the context driven forces that shape these different development types. Also introduces non-design students to the principles of visual literacy and the capacity of different property to support development in the effort to enhance a community.

**Prerequisite:** RDEV250 and RDEV350.

**Restriction:** Must be in Real Estate and Built Environment Major; and permission of ARCH-Real Estate Development.

## RDEV445 Essentials of Architectural Design and Construction Management for Real Estate Professionals (3 Credits)

Essential terminology, process and substantive knowledge needed by development professionals to effectively move a project through the design and construction process; includes environmental and ethical considerations throughout the process.

**Restriction:** Must be in the Real Estate and the Built Environment major; and permission of ARCH-Real Estate Development.

## RDEV450 Foundations of Real Estate Finance and Investment (3 Credits)

Real Estate Finance and Investment addresses how real estate value is established, the fundamental foundations of the time value of money, as well as more real estate specific applications of return on investment, net operating income, the components of a real estate sources and uses statement, sources of real estate equity and debt financing, commonly used debt ratios and equity returns in real estate, as well as concepts of sensitivity analysis and exit strategies.

**Prerequisite:** Must have completed RDEV270 or an approved accounting course with a grade of C- or better; and minimum grade of C- in RDEV350.

**Restriction:** Must be enrolled in RDEV Minor; and permission of ARCH-School of Architecture, Planning, & Preservation.

## RDEV470 Real Estate Development Case Studies (3 Credits)

Real Estate Development Case Studies takes the principles learned in RDEV 250, 350 and 450 and takes an in depth look at a selection of local, national and international case studies in residential, commercial office, retail and hospital and critically analyzes the success and failure, short term and long term of the projects.

**Prerequisite:** RDEV450.

**Restriction:** Must be in the Real Estate and the Built Environment major or Real Estate Development minor; and permission of ARCH-Real Estate Development.

## RDEV473 Real Estate Case Study Competition (3 Credits)

The Colvin Institute of Real Estate Development hosts a case study competition. The Colvin Case Study Challenge is a national intercollegiate real estate case study competition for full or part-time students enrolled in a college or a university real estate program (undergraduate or graduate or a university sanctioned real estate club/organization). The Challenge is to document a recent innovative real estate project within the team's metropolitan region. Unlike many other case competitions, this is a post-development report and documentation of a recently completed project (or project phase). The Challenge is designed to hone professional skills and reveal the knowledge base and understanding of markets, project valuation, finance, urban design and sustainability, entitlement processes and operational issues. This course prepares students to participate in the competition.

**Prerequisite:** RDEV250, RDEV350, and RDEV450.

**Restriction:** Must be in the Real Estate and the Built Environment major; and permission of ARCH-Real Estate Development.

## RDEV478 Special Topics in Real Property Development (1-3 Credits)

RDEV 478 will address one or more current topics in real property with a focus in one or more of the areas of real estate development from planning and entitlements, to design and construction, to market analysis and valuation, to finance and investment, to operations and property management, or social and economic impacts.

**Recommended:** RDEV250, RDEV350, and RDEV450.

**Restriction:** Permission of ARCH-School of Architecture, Planning, & Preservation.

**Repeatable to:** 6 credits if content differs.

## RDEV600 Principles and Practice of Real Property Development (3 Credits)

An introduction to basic principles of real estate development: How real estate and communities get built and how value is created. The emphasis is on entrepreneurship and an experiential learning approach to the entrepreneurial real estate development process, principles, and practice.

**Restriction:** Permission of ARCH-Real Estate Development.

**Credit Only Granted for:** RDEV688T or RDEV600.

**Formerly:** RDEV688T.

## RDEV603 Introduction to Real Property Finance (3 Credits)

Introduction to Real Property Finance addresses how real estate value is established, the fundamental foundations of the time value of money, as well as more real estate specific applications of return on investment, net operating income, the components of a real estate sources and uses statement, sources of real estate equity and debt financing, commonly used debt ratios and equity returns in real estate, as well as concepts of sensitivity analysis and exit strategies.

**Restriction:** Permission of the Department.

**Credit Only Granted for:** RDEV688Z, RDEV689V, or RDEV603.

**Formerly:** RDEV688Z and RDEV689V.

**RDEV605 Tax and Accounting for Real Property Developers (3 Credits)**

This course is designed to familiarize students with taxation and accounting as it pertains to real estate development.

**Restriction:** Permission of ARCH-Real Estate Development.

**Credit Only Granted for:** RDEV688K or RDEV605.

**Formerly:** RDEV688K.

**RDEV610 Real Property Development Law and Ethics (3 Credits)**

Presents foundational knowledge about real property, contracts, administrative and constitutional law, and ethical principals and reasoning skills.

**Restriction:** Permission of ARCH-Real Estate Development.

**Credit Only Granted for:** RDEV688A or RDEV610.

**Formerly:** RDEV688A.

**RDEV615 Principles, Process and Politics of Planning for Real Property Development (3 Credits)**

Designed to introduce and familiarize students with planning and zoning and the associated processes and requirements that impact the real property development process and products. It will look at the roles the community and politics play in shaping the built environment and the development process.

**Restriction:** Permission of ARCH-Real Estate Development.

**Credit Only Granted for:** RDEV688G or RDEV615.

**Formerly:** RDEV688G.

**RDEV620 Market Analysis for Real Property Development (3 Credits)**

Designed to introduce and familiarize students with completing market analysis for real property projects. Includes a broad range of land uses including for-rent and for-sale residential, retail, office, and hospitality.

Covers all aspects of completing a market analysis from the site visit to recommendations, and all the steps in-between. Examines how various real estate practitioners, such as developers, builders, investors, landowners, and public officials, utilize market studies.

**Restriction:** Permission of ARCH-Real Estate Development.

**Credit Only Granted for:** RDEV689M or RDEV620.

**Formerly:** RDEV689M.

**RDEV630 Real Property Finance and Investment (3 Credits)**

This course is designed to introduce students who have experience in real estate finance or have taken an introductory course in real estate finance and investment to move to this intermediate course that addresses foundational concepts of commercial real estate finance and the measures used in analyzing and evaluating real estate projects. Quantitative analysis and financial modeling comprise the main focus.

**Restriction:** Permission of ARCH-Real Estate Development.

**Credit Only Granted for:** RDEV630, RDEV688B, or URSP664.

**Formerly:** RDEV688B.

**RDEV635 Capital Markets and Real Estate Investments for Developers (3 Credits)**

An advanced course in real estate finance focusing on capital markets and complex financing mechanism in the public and private markets for raising capital for development of public, private and public/private projects.

**Prerequisite:** RDEV630, URSP664, or RDEV688.

**Restriction:** Must be in Real Estate Development (Master's) program; or permission of ARCH-Real Estate Development.

**Credit Only Granted for:** RDEV635 or RDEV688F.

**Formerly:** RDEV688F.

**RDEV640 Principles of Urban Design for Real Property Developers (3 Credits)**

Introduces students to the design issues associated with development of the basic real property asset classes (office, retail, and residential) and the context driven forces that shape these different development types. Also introduces non-design students to the principles of visual literacy and the capacity of different property to support development in the effort to enhance a community.

**Restriction:** Permission of ARCH-Real Estate Development.

**Credit Only Granted for:** RDEV688J or RDEV640.

**Formerly:** RDEV688J.

**RDEV650 Essentials of Design and Construction Management for Development Professionals (3 Credits)**

Essential terminology, process and substantive knowledge needed by development professionals to effectively move a project through the design and construction process; includes environmental and ethical considerations throughout the process.

**Restriction:** Must be in Real Estate Development (Master's) program; or permission of ARCH-Real Estate Development.

**Credit Only Granted for:** RDEV650 or RDEV688C.

**Formerly:** RDEV688C.

**RDEV660 Commercial Leasing for Real Property Developers (3 Credits)**

Provides students with a hands-on look at commercial and real estate leases, lease provisions, and current market activity, a key factor in determining when and whether to proceed with developing a commercial property.

**Restriction:** Permission of ARCH-Real Estate Development.

**Credit Only Granted for:** RDEV688L or RDEV660.

**Formerly:** RDEV688L.

**RDEV670 Negotiating Agreements & Resolving Conflicts when Developing Real Property (3 Credits)**

Designed to develop students' negotiation and leadership skills for managing differences between individuals and groups while in the process of developing and operating real property. Includes a blend of skill-building exercises and theory discussions about the behavior of individuals to understand negotiation dynamics.

**Restriction:** Permission of ARCH-Real Estate Development.

**Credit Only Granted for:** RDEV688E or RDEV670.

**Formerly:** RDEV688E.

**RDEV688 Selected Topics in Real Estate Development (3 Credits)**

Selected topics in real estate development.

**Prerequisite:** Permission of ARCH-Real Estate Development.

**Repeatable to:** 8 credits if content differs.

**RDEV689 Current Topics in Real Estate Development (1-3 Credits)**

Explores a focused aspect in any of the five major phases of real estate development: planning, finance, law, design, construction, or management.

**RDEV690 Capstone Project: Real Property Feasibility Study (3 Credits)**

The capstone course is designed to provide students with an opportunity to apply acquired classroom knowledge to real world conditions. Each student in the class will work separately to create a development proposal and feasibility study for an assigned property. For students doing a feasibility study of a development the study will address at least market analysis, entitlement process, construction, and financing for the project.

**Prerequisite:** Completion of at least 7 RDEV courses.

**Restriction:** Permission of ARCH-Real Estate Development.

**Credit Only Granted for:** RDEV688I or RDEV690.

**Formerly:** RDEV688I.