

# BUSINESS: REAL ESTATE AND URBAN LAND ECONOMICS: REAL ESTATE AND URBAN ECONOMICS, MS

## REQUIREMENTS

### MINIMUM GRADUATE SCHOOL REQUIREMENTS

Review the Graduate School minimum degree requirements (<https://guide.wisc.edu/graduate/#requirements>) and policies (<https://guide.wisc.edu/graduate/#policies>), in addition to the program requirements listed below.

### NAMED OPTION REQUIREMENTS MODE OF INSTRUCTION

Face to Face	Evening/ Weekend	Online	Hybrid	Accelerated
Yes	No	No	No	No

#### Mode of Instruction Definitions

**Accelerated:** Accelerated programs are offered at a fast pace that condenses the time to completion. Students typically take enough credits aimed at completing the program in a year or two.

**Evening/Weekend:** Courses meet on the UW–Madison campus only in evenings and/or on weekends to accommodate typical business schedules. Students have the advantages of face-to-face courses with the flexibility to keep work and other life commitments.

**Face-to-Face:** Courses typically meet during weekdays on the UW–Madison Campus.

**Hybrid:** These programs combine face-to-face and online learning formats. Contact the program for more specific information.

**Online:** These programs are offered 100% online. Some programs may require an on-campus orientation or residency experience, but the courses will be facilitated in an online format.

### CURRICULAR REQUIREMENTS

Requirements	Detail
Minimum Credit Requirement	30 credits
Minimum Residence Credit Requirements	16 credits

Minimum Graduate Coursework Requirement	15 credits must be graduate-level coursework. Refer to the Graduate School: Minimum Graduate Coursework (50%) Requirement policy: <a href="https://policy.wisc.edu/library/UW-1244">https://policy.wisc.edu/library/UW-1244</a> ( <a href="https://policy.wisc.edu/library/UW-1244/">https://policy.wisc.edu/library/UW-1244/</a> ).
Overall Graduate GPA Requirement	3.00 GPA required. Refer to the Graduate School: Grade Point Average (GPA) Requirement policy: <a href="https://policy.wisc.edu/library/UW-1203">https://policy.wisc.edu/library/UW-1203</a> ( <a href="https://policy.wisc.edu/library/UW-1203/">https://policy.wisc.edu/library/UW-1203/</a> ).
Other Grade Requirements	Students may be required to retake a course in which they receive a grade lower than a C.
Assessments and Examinations	No required assessments or examinations beyond course requirements.
Language Requirements	No language requirements.

### REQUIRED COURSES

This degree allows students to select one or more areas of focus as they pursue their degree. The four paths are as follows:

- Path I - Core MS
- Path II - Applied Real Estate Investment
- Path III - Private Equity Investment
- Path IV - Affordable and Sustainable Housing Development

These pathways are internal to the program and represent different curricular paths a student can follow to earn this degree. Pathway names do not appear in the Graduate School admissions application, and they will not appear on the transcript.

#### Path I - Core MS

Students must take the following courses:

Code	Title	Credits
REAL EST 411	Real Estate Excel Modeling	1
REAL EST 412	Real Estate ARGUS Modeling	1
REAL EST 710	Real Estate Finance	3
REAL EST 715	Techniques of Real Estate Valuation	3
REAL EST/ URB R PL 720	Urban Economics	3
REAL EST 750	Commercial Property Development	3
REAL EST 760	Lawyering the Development Deal: A Practical Guide to Real Estate Law	3
REAL EST 540 or REAL EST 550	Public Real Estate Equity Investment Private Real Estate Equity Investment I: Analysis and Structures	3
M H R 728	Bargaining, Negotiating and Dispute Settlement for Managers	3
Approved Electives (see list below for possible course options)*		7
<b>Total Credits</b>		<b>30</b>

#### Path II - Applied Real Estate Investment

Students must take the following courses:

Code	Title	Credits
REAL EST 411	Real Estate Excel Modeling	1
REAL EST 412	Real Estate ARGUS Modeling	1

REAL EST 540	Public Real Estate Equity Investment <sup>1</sup>	3
REAL EST 710	Real Estate Finance	3
REAL EST 715	Techniques of Real Estate Valuation	3
REAL EST/ URB R PL 720	Urban Economics	3
REAL EST 750	Commercial Property Development	3
REAL EST 760	Lawyering the Development Deal: A Practical Guide to Real Estate Law	3
REAL EST 841	Applied Real Estate Investment Track (AREIT) I	6
REAL EST 842	Applied Real Estate Investment Track (AREIT) II	3
Approved Electives (see list below for possible course options)*		1
<b>Total Credits</b>		<b>30</b>

<sup>1</sup> If you would like to complete this path of the degree in one year this course must be completed prior to starting the program.

### Path III – Private Equity Investment

Students must take the following courses:

Code	Title	Credits
REAL EST 411	Real Estate Excel Modeling	1
REAL EST 412	Real Estate ARGUS Modeling	1
REAL EST 550	Private Real Estate Equity Investment I: Analysis and Structures <sup>1</sup>	3
REAL EST 710	Real Estate Finance	3
REAL EST 715	Techniques of Real Estate Valuation	3
REAL EST/ URB R PL 720	Urban Economics	3
REAL EST 750	Commercial Property Development	3
REAL EST 760	Lawyering the Development Deal: A Practical Guide to Real Estate Law	3
REAL EST 851	Private Real Estate Equity Investment II: Underwriting and Investment Processes	6
REAL EST 852	Private Real Estate Equity Investment III: Guidelines, Governance, and Portfolios	3
Approved Electives (see list below for possible course options)*		1
<b>Total Credits</b>		<b>30</b>

<sup>1</sup> If you would like to complete this path of the degree in one year this course must be completed prior to starting the program.

### Path IV – Affordable and Sustainable Housing Development

Students must take the following courses:

Code	Title	Credits
REAL EST 411	Real Estate Excel Modeling	1
REAL EST 412	Real Estate ARGUS Modeling	1
REAL EST 560	Affordable Housing	3

REAL EST 651	Green - Sustainable Development	3
REAL EST 710	Real Estate Finance	3
REAL EST 715	Techniques of Real Estate Valuation	3
REAL EST/ URB R PL 720	Urban Economics	3
REAL EST 760	Lawyering the Development Deal: A Practical Guide to Real Estate Law	3
REAL EST 765	Contemporary Topics	3
Approved Electives (see list below for possible course options)*		7
<b>Total Credits</b>		<b>30</b>

### \*Approved Electives

This list includes approved electives for all four paths. If a course on this list is required in your selected path, it cannot also count as an approved elective.

Code	Title	Credits
REAL EST 540	Public Real Estate Equity Investment	3
REAL EST 550	Private Real Estate Equity Investment I: Analysis and Structures	3
REAL EST 611	Residential Property Development	3
REAL EST 640	Real Estate Capital Markets	3
REAL EST 651	Green - Sustainable Development	3
REAL EST 715	Techniques of Real Estate Valuation	3
REAL EST 750	Commercial Property Development	3
REAL EST 765	Contemporary Topics	1-4
M H R 728	Bargaining, Negotiating and Dispute Settlement for Managers	3
OTM 752	Project Management	1-3
URB R PL 512	Gentrification and Urban Restructuring	3
URB R PL 601	Site Planning	3
CIV ENGR 451	Architectural Design	3

### Other Policy

Students in this program may not take courses outside the prescribed curriculum without faculty advisor and program director approval.

Students in this program cannot enroll concurrently in other undergraduate or graduate degree programs.