

BUSINESS: REAL ESTATE AND URBAN LAND ECONOMICS: REAL ESTATE, M.S.

REQUIREMENTS

MINIMUM GRADUATE SCHOOL REQUIREMENTS

Review the Graduate School minimum academic progress and degree requirements (<http://guide.wisc.edu/graduate/#policiesandrequirements>), 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 are able to complete a program with minimal disruptions to careers and other commitments.

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 Requirement 30 credits

Minimum Graduate Coursework Requirement Half of degree coursework (15 credits out of 30 total credits) must be completed graduate-level coursework; courses with the Graduate Level Coursework attribute are identified and searchable in the university's Course Guide (<https://registrar.wisc.edu/course-guide>)).

Overall 3.0 GPA required.

Graduate GPA Requirement

Other Grade Requirements The Graduate School requires an average grade of B or better in all coursework (300 or above, not including research credits) taken as a graduate student unless conditions for probationary status require higher grades. Grades of Incomplete are considered to be unsatisfactory if they are not removed during the first four weeks of the following semester. 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 three paths are as follows:

- Path I - Core MS
- Path II - Applied Real Estate Investment
- Path III - Private Equity Investment

Path I - Core MS

Code	Title	Credits
<i>Students must take the following courses:</i>		
REAL EST 425 or REAL EST 760	Real Estate Law Lawyering the Development Deal: A Practical Guide to Real Estate Law	3
REAL EST 631	Real Estate Excel Modeling	1
REAL EST 632	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
Approved Electives (see list below for possible course options)*		13
Total Credits		30

Path II - Applied Real Estate Investment

Code	Title	Credits
<i>Students must take the following courses:</i>		
REAL EST 425 or REAL EST 760	Real Estate Law Lawyering the Development Deal: A Practical Guide to Real Estate Law	3
REAL EST 631	Real Estate Excel Modeling	1
REAL EST 632	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 740	Real Estate Equity Investment	3
REAL EST 750	Commercial Property Development	3
REAL EST 765	Contemporary Topics ¹	9

Approved Electives (see list below for possible course options)*	1
Total Credits	30

¹ This course is taken 3 times with different Applied Real Estate Investment topics. Each topic is taken for 3 credits.

Path III - Private Equity Investment

Code	Title	Credits
<i>Students must take the following courses:</i>		
REAL EST 425 or REAL EST 760	Real Estate Law Lawyering the Development Deal: A Practical Guide to Real Estate Law	3
REAL EST 550	Private Real Estate Equity Investment I: Analysis and Structures	3
REAL EST 631	Real Estate Excel Modeling	1
REAL EST 632	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 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
Total Credits		30

*** Approved Electives**

Code	Title	Credits
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 661	Real Estate Investment Analysis and Presentation	3
REAL EST 740	Real Estate Equity Investment	3
REAL EST 760	Lawyering the Development Deal: A Practical Guide to Real Estate Law	3
REAL EST 765	Contemporary Topics	1-4
REAL EST 770	Commercial Real Estate Finance	3
REAL EST 799	Reading and Research-Urban Land Economics	1-6
ACCT I S 603	Financial Statement Analysis	3
CIV ENGR 498	Construction Project Management	3
CIV ENGR 571	Urban Transportation Planning	3
FINANCE 635	Business Valuation	3
FINANCE 757	Entrepreneurial Finance	2-3
PUB AFFR 820	Community Economic Analysis	3

PUB AFFR 891	State and Local Government Finance	3
M H R 728	Bargaining, Negotiating and Dispute Settlement for Managers	3
OTM 752	Project Management	1-3
OTM 770	Sustainable Approaches to System Improvement	4
R M I 660	Risk Analytics and Behavioral Science	2-3
URB R PL 411	Marketplaces and Entrepreneurship	3
URB R PL 512	Gentrification and Urban Restructuring	3
URB R PL 601	Site Planning	3
URB R PL/C&E SOC/ SOC 617	Community Development	3
URB R PL/LAW 830	Land Use Controls	3
URB R PL/ ENVIR ST 843	Land Use Policy and Planning	3
URB R PL 844	Housing and Public Policy	3