

BUSINESS: REAL ESTATE AND URBAN LAND ECONOMICS: REAL ESTATE AND URBAN ECONOMICS, 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 |

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 | 30 credits |

Minimum Graduate Coursework Requirement 15 credits must be graduate-level coursework. Details can be found in the Graduate School's Minimum Graduate Coursework (50%) policy (<https://policy.wisc.edu/library/UW-1244> (<https://policy.wisc.edu/library/UW-1244/>)).

| | |
|---|---|
| Overall Graduate GPA Requirement | 3.0 GPA required. |
| 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 Housing and Sustainable Development

Path I - Core MS

| Code | Title | Credits |
|--|--|-----------|
| <i>Students must take the following courses:</i> | | |
| 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 |
| Total Credits | | 30 |

Path II - Applied Real Estate Investment

| Code | Title | Credits |
|--|---|---------|
| <i>Students must take the following courses:</i> | | |
| REAL EST 411 | Real Estate Excel Modeling | 1 |
| REAL EST 412 | Real Estate ARGUS Modeling | 1 |
| REAL EST 540 | Public Real Estate Equity Investment 1 | 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 |
| Total Credits | | 30 |

1
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

| Code | Title | Credits |
|--|---|-----------|
| <i>Students must take the following courses:</i> | | |
| 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 ¹ | 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 |
| Total Credits | | 30 |

1
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 Housing and Sustainable Development

| Code | Title | Credits |
|--|--|---------|
| <i>Students must take the following courses:</i> | | |
| 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/URB R PL 720 | Urban Economics | 3 |
| REAL EST 760 | Lawyering the Development Deal: A Practical Guide to Real Estate Law | 3 |
| REAL EST 611 | Residential Property Development | 3 |
| REAL EST 651 | Green - Sustainable Development | 3 |
| REAL EST 765 | Contemporary Topics ¹ | 6 |

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|--|-----------|
| Approved Electives (see list below for possible course options)* | 7 |
| Total Credits | 30 |

1
Students will need to take REAL EST 765 Contemporary Topics twice for three credits to meet this requirement.

***Approved Electives**

| Code | Title | Credits |
|---|--|---------|
| <i>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.</i> | | |
| 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.