

# FINANCE (FIN)

## FIN 101 Personal Finance (Units: 3)

Preparation for dealing with the challenges of making sound financial decisions in a constantly changing economy. Development of planning techniques and the ability to make appropriate financial decisions, both personal and business. Emphasis on the improvement of analytical skills to facilitate effective financial decision-making, including making informed decisions regarding budgets, investment, insurance, retirement, and estate planning.

### Course Attributes:

- D1: Social Sciences

## FIN 303 Accounting for Financial Analysis (Units: 3)

Prerequisites: Restricted to upper-division Business Administration: Concentration in Finance majors and minors; FIN 350\* with a grade of C- or better.

Theory and practice of accounting for assets, liabilities, owners' equity, income and the construction and analysis of financial statements.

## FIN 350 Business Finance (Units: 3)

Prerequisites: Restricted to Lam Family College of Business majors and minors; ACCT 101\*, ECON 101\*, and ECON 102\*; DS 212\* or MATH 124\*; all with grades of C- or better.

Sources, methods, and instruments used by firms in obtaining and utilizing funds, in domestic and international markets, for short- and long-term operations, designed to maximize shareholders' wealth.

## FIN 351 Financial Management (Units: 3)

Prerequisites: Restricted to upper-division Business Administration: Concentration in Finance majors; FIN 350\* with a grade of C- or better.

Conceptual and analytical aspects of financial decision-making. Risk-return analysis, capital budgeting, capital structure, valuation, and cost of capital.

## FIN 353 Financial Institutions (Units: 3)

Prerequisites: Restricted to upper-division Business Administration: Concentration in Finance majors; FIN 350\* with a grade of C- or better.

Financial institutions in our contemporary financial system; their role in financial markets and financing business investment, their regulation, investment policies, management problems, and current developments.

## FIN 355 Investments (Units: 3)

Prerequisites: Restricted to upper-division Business Administration: Concentration in Finance majors; FIN 350\* with a grade of C- or better.

Sources of investor information. Classes of investments, movement of security prices; analysis and interpretation of financial statements. The role of Wall Street; adapting investment policy to investor needs and purposes.

## FIN 357 Financial Statement and Data Analysis (Units: 3)

Prerequisites: Restricted to upper-division Business Administration: Concentration in Finance majors; FIN 350\* with a grade of C- or better.

Techniques for the analysis and applications of financial statements and financial data for financial management and security market analysis, and the uses of spreadsheets and statistical models for financial analysis. (Plus-minus letter grade only)

## FIN 365 Real Estate Principles (Units: 3)

Prerequisites: Restricted to upper-division Business Administration: Concentration in Finance majors; FIN 350\* with a grade of C- or better.

Economic, financial, and legal principles of real estate; real property contracts and interest; analysis of housing markets; evaluation of governmental policies and social changes; considerations in owning, leasing, managing various types of realty.

## FIN 370 Fundamentals of Real Estate (Units: 3)

Prerequisites: Restricted to upper-division Business Administration: Concentration in Finance majors; FIN 350\* with a grade of C- or better.

Fundamentals of commercial real estate ownership and management. Focus on strategies for creating value in an income-producing property, the concept of investment real estate equity, and leverage strategies to increase portfolio value.

## FIN 371 Commercial Real Estate Financial Management (Units: 3)

Prerequisites: Restricted to upper-division Business Administration: Concentration in Finance majors; FIN 350\* with a grade of C- or better.

The financial relationship between owner and tenant/user. Exploration of the dynamics of two viewpoints: the real estate professional's objectives and constraints, and the owner/investor who markets to and negotiates with a tenant.

## FIN 372 Commercial Leasing and Development (Units: 3)

Prerequisites: Restricted to upper-division Business Administration: Concentration in Finance majors; FIN 350\* with a grade of C- or better.

Application of acquired classroom knowledge to a real-world commercial leasing case addressing the financial challenges of a redevelopment case that has evaded a financial resolution for nearly 20 years. Focus on components of the proposal, such as the entitlement process, leasing, financial management, investor financing, and sustainable business issues.

## FIN 420 Introduction to FinTech (Units: 3)

Prerequisite: Restricted to upper-division standing.

Introduction to financial sector innovations involving technology-enabled business models as well as technological approaches to the main financial intermediation functions including payments, capital raising, remittances, managing uncertainty and risk, market price discovery, and mediating information asymmetry and incentives. Lecture, 2 units; activity, 1 unit. [CSL may be available]

## FIN 435 Politics of Global Finance and Crisis (Units: 4)

Prerequisite: Upper-division standing or permission of the instructor.

The development and role of late 20th- and early 21st-century financial technologies in modern market crises. Research and critical analysis of 21st-century finance capitalism. Political and financial interactions, including limits and possibilities for controlling financial behavior. (This course is offered as PLSI 435, I R 435, and FIN 435. Students may not repeat the course under an alternate prefix.)

**FIN 460 Mathematics and Programming for Financial Analytics (Units: 3)**

Prerequisite: FIN 350.

Introduction to mathematical and numerical models under uncertainty for financial products such as fixed-income securities, equities, and derivatives. Applications of probability theory to asset pricing and risk estimates. Basic knowledge of linear regression in univariate and multivariate cases. Introduction to major computation technologies actively used by the finance industry as well as programming languages for numerical computation in financial modeling. Topics include probability theory for finance, option pricing, linear regression, and Python programming.

**FIN 465 Financial Engineering (Units: 3)**

Prerequisite: FIN 350\* with a grade of C- or better.

Explore optimization and hedging with different financial products, and introduction to potential software used by financial engineers. Financial engineers apply probabilistic models to capture the regularities of financial products, and then apply optimization techniques to their business strategies. Examine the growth in the fixed-income security markets and the use of derivative securities such as futures, forwards, swaps, and options (commonly referred to as "derivatives") for managing risk.

**FIN 470 Fundamentals of Entrepreneurial Finance (Units: 3)**

Prerequisite: FIN 350 with a grade of C or better.

Examine the entire life cycle of a startup company, from pre-seed to ultimately IPO/ M&A (exit) from both from the perspective of investors and from the perspective of entrepreneurs. Focus on theoretical principles as well as practical examples.

**FIN 510 Real Estate Practice and Financial Technology (Units: 3)**

Prerequisite: Business majors with FIN 350\*.

Survey and application of fundamental principles and techniques used in today's real estate industry. Understanding and application of real estate concepts, valuation, industry opportunities, and the application of financial technology for the development of real estate practices and businesses. (Plus-minus letter grade only)

**FIN 511 Real Estate Finance and Technology (Units: 3)**

Prerequisite: FIN 350\*.

Survey and application of financial techniques for valuing, investing in, and trading real estate. Overview of the market for collateralized securities. Identification of career opportunities in real estate with significant financial components, and application of new technologies to the field of real estate financing and valuation. (Plus-minus letter grade only)

**FIN 520 FinTech II: DeFi, Business Blockchain, and Machine Learning (Units: 3)**

Prerequisite: Restricted to upper-division standing.

Deeper exploration of key concepts in FinTech. Examination of the development of decentralized finance (DeFi). DeFi are financial services with no central authority that take traditional elements of the financial system and replace the middleman with a smart contract. Further discussion of smart contracts and blockchain technology.

**FIN 530 Financial Analytics (Units: 3)**

Prerequisite: FIN 350\*.

Survey and application of fundamental analytical techniques used in today's financial industry. Understanding and application of concepts like data analysis, probability, decision-making, investment science, risk, uncertainty, and machine learning to finance. (Plus-minus letter grade only)

**FIN 536 International Finance (Units: 3)**

Prerequisites: Restricted to upper-division Business Administration: Concentration in Finance majors; FIN 350\* with a grade of C- or better.

International financial environment and corporate financial management. Topics include balance of payment, foreign exchange markets, international parity conditions, foreign exchange risk management, and international financial markets. (Plus-minus letter grade only)

**FIN 651 Student Managed Fund in Environmental, Social and Governance (ESG) Investments (Units: 3)**

Prerequisite: Sophomore standing or higher.

Introduction to the fundamental concepts and principles of Environmental, Social, and Governance (ESG) investments and their application to firm valuation and portfolio selection. Discussion of the topics of financial markets, financial statement analysis, time value of money, asset valuation, risk and return, and portfolio selection within the context of ESG. Survey of critical skills in implementing the ESG principles in investments with a blend of discussions, readings, cases, and presentations.

(This course is offered as FIN 651, ECON 651, and ENVS 651. Students may not repeat the course under an alternate prefix.)

**FIN 653 Seminar in Bank Management (Units: 3)**

Prerequisites: Restricted to upper-division Business Administration: Concentration in Finance majors; FIN 353\* with a grade of C- or better; ECON 500 recommended.

Analysis of decisions in liquidity, forecasting fund flows, portfolio adjustments, capital structure, profitability, and regulatory constraints applicable to bank management.

**FIN 655 Alternative Investment (Units: 3)**

Prerequisite: Restricted to upper-division Business Administration: Concentration in Finance majors; FIN 355\* with a grade of C- or better.

A theoretical and practical look into the world of managing alternative investments and behavioral finance. Topics include hedge funds, market rationality, and irrationality, fixed income, risk and rewards of various investment styles, etc. (Plus-minus letter only)

**FIN 658 Financial Risk Management (Units: 3)**

Prerequisites: Restricted to upper-division Business Administration: Concentration in Finance majors; FIN 350\* with a grade of C- or better.

Analysis and management of corporate and institutional financial risk exposure using financial derivatives. Risk exposures include market risk, credit risk, liquidity risk, and operational risk. (Plus-minus letter grade only)

**FIN 659 Special Topics in Finance (Units: 3)**

Prerequisites: Restricted to upper-division Business Administration: Concentration in Finance majors; FIN 350\* with a grade of C- or better.

Critical and emerging issues in finance. Topics may include derivative assets, pricing and application, financial and economic crisis mergers and acquisitions, start-up financing, private equity, venture capital, and other relevant topics as they arise. (Plus-minus letter grade only)

**FIN 699 Independent Study (Units: 1-3)**

Prerequisites: Restricted to senior Business Administration: Concentration in Finance majors; FIN 350\*, two additional required courses for the concentration with a grade of B or better; or permission of the instructor.

Intensive problem analysis under the direction of a Finance faculty member. Open only to upper-division students who have demonstrated the ability to do independent work. May be repeated for a total of 12 units. (CR/NC grading only)

**FIN 785 Financial Management (Units: 3)**

Prerequisites: Restricted to graduate Business students; ACCT 780 and DS 776; graduate students in other programs permitted with the permission of the Faculty Director of Graduate Programs.

Using valuation as the theme, examine the conceptual, analytical, and institutional aspects of financial decision-making. Specific topics include the time value of money, valuation models, capital budgeting, risk and return, the required rate of return, modern portfolio theory, and capital structure. (Plus-minus letter grade only) [Formerly BUS 785]

**FIN 819 Financial Analysis and Management (Units: 3)**

Prerequisites: Restricted to graduate Business students; FIN 785 with a grade of B- or better; graduate students in other majors with the permission of the Faculty Director of Graduate Programs.

Analysis of recent innovations in financial theory applied to domestic and international aspects of working capital management, security valuation, capital budgeting, cost of capital, capital structure, dividend policy, mergers, and acquisitions. (Plus-minus letter grade only)

**FIN 820 Seminar in Financial Risk Management (Units: 3)**

Prerequisites: Restricted to graduate Business students; FIN 785 with a grade of B- or better and FIN 825; FIN 828 recommended; graduate students in other majors with the permission of the Faculty Director of Graduate Programs.

Analysis of the use of financial derivatives to hedge or diversity market risk, interest rate risk, credit risk, liquidity risk, operational risk, currency risk, and legal risk. (Plus-minus letter grade only)

**FIN 825 Seminar in Investments (Units: 3)**

Prerequisites: Restricted to graduate Business students; FIN 785 with a grade of B- or better; graduate students in other majors with the permission of the Faculty Director of Graduate Programs.

Theoretical literature on domestic and international aspects of investment analysis, valuation, and management. Micro and macro aspects of investments, including models for investment decision-making and security valuation. (Plus-minus letter grade only)

**FIN 828 Seminar: Financial Markets and Institutions (Units: 3)**

Prerequisites: Restricted to graduate Business students; FIN 785 with a grade of B- or better; graduate students in other majors with the permission of the Faculty Director of Graduate Programs.

Domestic and international aspects of financial institutions, their markets, securities, and business and regulatory environment. Presented from the viewpoint of managers responsible for asset and liability management of financial institutions. (Plus-minus letter grade only)

**FIN 836 Seminar in International Finance (Units: 3)**

Prerequisites: Restricted to graduate Business students; FIN 785 with a grade of B- or better; graduate students in other majors with the permission of the Faculty Director of Graduate Programs.

International financial environment and corporate financial management. Topics include balance payment, foreign exchange markets, international parity conditions, foreign exchange risk management, and international financial markets. (Plus-minus letter grade only)