

# BUSINESS, MASTER OF SCIENCE (M.S.) WITH A CONCENTRATION IN REAL ESTATE

**Note: Admission to this program is temporarily suspended.**

## Program accreditation

Association to Advance Collegiate Schools of Business (<http://www.aacsb.edu/>)

## Program goal

1. To prepare students for successful careers in real estate and lifelong learning by providing education that is firmly grounded in technology, interdisciplinary teamwork and a global perspective
2. To ensure that students understand and can apply appropriate analytical methodologies and technology to the discipline of real estate
3. To prepare students for professional licensing, certification and/or professional designations

## Student learning outcomes

1. Graduates will demonstrate the ability to communicate the qualitative and quantitative dimensions of real estate in a clear and well-organized manner.
2. Graduates will be able to select, conceptualize and apply the appropriate quantitative measurement and analysis to correctly value real estate. Such methods might include an economic and financial analysis of commercial real estate investments, alternative financing structures and/or surveys of recent trends in the securitization of commercial real estate debt and equity markets.
3. Graduates will be able to analyze a real estate problem in terms of:
  - a. Development of a precise statement of the problem and how it relates to the goals of the firm and/or client
  - b. A consideration of the ethical, policy and/or practical limitations on any proposed solution strategy
  - c. Statement and consideration of proposed solutions strategies and their implementation
  - d. Formulation of a plan for implementation and monitoring of the proposed solution
4. Graduates will be able to analyze the ethical dimensions of a real estate situation and relate those dimensions to professional ethical standards.

## VCU Graduate Bulletin, VCU Graduate School and general academic policies and regulations for all graduate students in all graduate programs

The VCU Graduate Bulletin website documents the official admission and academic rules and regulations that govern graduate education for all graduate programs at the university. These policies are established by the graduate faculty of the university through their elected representatives to the University Graduate Council.

It is the responsibility of all graduate students, both on- and off-campus, to be familiar with the VCU Graduate Bulletin as well as the Graduate School website (<http://www.graduate.vcu.edu/>) and academic

regulations in individual school and department publications and on program websites. However, in all cases, the official policies and procedures of the University Graduate Council, as published on the VCU Graduate Bulletin and Graduate School websites, take precedence over individual program policies and guidelines.

**Visit the academic regulations section for additional information on academic regulations for graduate students. (<https://bulletin.vcu.edu/academic-regs/>)**

## Degree candidacy requirements

A graduate student admitted to a program or concentration requiring a final research project, work of art, thesis or dissertation, must qualify for continuing master's or doctoral status according to the degree candidacy requirements of the student's graduate program. Admission to degree candidacy, if applicable, is a formal statement by the graduate student's faculty regarding the student's academic achievements and the student's readiness to proceed to the final research phase of the degree program.

Graduate students and program directors should refer to the following degree candidacy policy as published in the VCU Graduate Bulletin for complete information and instructions.

**Visit the academic regulations section for additional information on degree candidacy requirements. (<https://bulletin.vcu.edu/academic-regs/grad/candidacy/>)**

## Graduation requirements

As graduate students approach the end of their academic programs and the final semester of matriculation, they must make formal application to graduate. No degrees will be conferred until the application to graduate has been finalized.

Graduate students and program directors should refer to the following graduation requirements as published in the Graduate Bulletin for a complete list of instructions and a graduation checklist.

**Visit the academic regulations section for additional information on graduation requirements. (<https://bulletin.vcu.edu/academic-regs/grad/graduation-info/>)**

## Other information

School of Business **policies and procedures for graduate students** are available on the school's website.

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## Admission requirements

Degree:	Semester(s) of entry:	Deadline dates:	Test requirements:
M.S.	Fall	Jul 1	
	Spring	Nov 1	
	Summer	Mar 1	

In addition to the general admission requirements of the VCU Graduate School (<https://bulletin.vcu.edu/graduate/study/admission-graduate-study/admission-requirements/>), applicants must submit an up-to-date resume.

International applicants may be required to submit an approved English proficiency score and/or course-by-course international transcript evaluation.

All applicants may opt to submit a GMAT or GRE score for consideration. Additional information can be found on the Graduate Studies in Business webpage (<https://business.vcu.edu/prospective-students/graduate/admissions/#sob-content-1801062>).

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## Degree requirements

The real estate concentration satisfies the rigorous educational requirements of the Appraisal Institute's MAI designation. Students can satisfy most of the Appraisal Institute's education requirements by completing the concentration. This concentration provides comprehensive education in related disciplines so that graduates' analytical skills and abilities to communicate with other professionals are greatly enhanced.

In addition to the VCU Graduate School graduation requirements (<https://bulletin.vcu.edu/academic-regs/grad/graduation-info/>), students must complete the undergraduate prerequisite and/or foundation courses listed below. At the time of application, all undergraduate and graduate transcripts will be reviewed to determine if the following courses may be waived.

## Prerequisite undergraduate and/or foundation courses

Prerequisite and/or foundation courses may be waived for students who present satisfactory equivalent preparation at either the undergraduate or graduate level. This determination is made by the faculty adviser at the time of admission.

Course	Title	Hours
<b>Prerequisite undergraduate courses</b>		
Calculus (or demonstrated quantitative ability)		3
<b>Foundation courses</b>		
0-9 credits; courses may be waived for demonstrated equivalence.		
ACCT 507	Fundamentals of Accounting	3
FIRE 520	Financial Concepts of Management	3
SCMA 524	Statistical Fundamentals for Business Management	3

## Curriculum requirements

Course	Title	Hours
<b>Required core courses</b>		
FIRE 615	Foundations in Real Estate	3
FIRE 627	Real Estate Development	3
FIRE 629	Cases in Real Estate	3
FIRE 630	Real Estate Valuation	3
FIRE 658	Real Estate Finance and Investments	3
<b>General finance requirement</b>		
Select at least three credit hours from the following:		3
FIRE 610	Financial Modeling and Analysis	
FIRE 623	Financial Management	
FIRE 626	Risk Management	

FIRE 635	Investments and Security Analysis	
<b>Approved electives</b>		
Select nine credit hours from the following and those courses not used toward general finance requirement above:		9
FIRE 697	Guided Study in Finance, Insurance and Real Estate	
MGMT 654	Negotiations	
MKTG 673	Marketing Research	
MKTG 691	Topics in Marketing (marketing analytics)	
SCMA 632	Statistical Analysis and Modeling	
SCMA 643	Applied Multivariate Methods	
SCMA 669	Developing and Implementing Forecasting Methods for Business	
URSP 621	Introduction to Geographic Information Systems	
URSP 625	Spatial Database Management and GIS Modeling	
URSP 628	Land Use Planning	
URSP 643	Housing Policy	
<b>Free elective</b>		
Choose three credits approved by faculty adviser.		3
<b>Total Hours</b>		<b>30</b>

The minimum number of graduate credit hours required for this degree is 30.

Students who complete the requirements for this concentration will receive a Master of Science in Business.

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### Contact

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### Additional contact

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