

FINANCE (FIN)

- FIN 19. Real Estate Principles. 3 Units**
Examination of real estate principles and practices necessary for the acquisition, financing, management, and disposition of real estate. Incidents of ownership, the brokerage business, state regulation and transactional ethics are emphasized.
Note: This course is required by the California Department of Real Estate prior to taking the real estate salesperson's examination.
- FIN 101. Business Finance. 3 Units**
Study of principles of finance and their application to typical financial problems of business enterprises. Special emphasis on financial analysis, management of working capital, cost of capital, capital budgeting, long-term financing, dividend policy, and internal financing.
- FIN 134. Financial Management. 3 Units**
Prerequisite(s): FIN 101.
Trends in the development of financial policy are analyzed and reports on specific aspects are presented in class. The student is placed in the position of the financial manager who must make decisions and implement them.
- FIN 135. Investments. 3 Units**
Prerequisite(s): FIN 101.
Significant characteristics of numerous types of investments; securities markets and financial institutions; principles of investment analysis; investment management.
- FIN 136. Modern Portfolio Management. 3 Units**
Prerequisite(s): FIN 101.
Asset management utilizing the major aspects of modern portfolio theory, portfolio construction and selection, portfolio performance evaluation, capital asset pricing models, and recent theoretical developments in asset pricing behavior.
- FIN 137. Financial Institutions and Markets. 3 Units**
Prerequisite(s): FIN 101.
Designed to broaden understanding of the financial system to include the network of institutions which bring into existence the increasingly important substitutes for money in the traditional sense. Emphasis is given to flow of funds analysis within the context of emerging financial theories.
- FIN 138. Principles of Risk Management and Insurance. 3 Units**
Prerequisite(s): Must be a business major (any concentration) or Health Science major (Occupational Health & Safety concentration) or Real Estate & Land Use Affairs minor or a Risk Mgmt & Insurance minor
Study of the concept of pure risk and its implications for decision making. Provides business students the basics of risk theory and its application to risk management or insurance purchasing using a personal consumer's viewpoint. Practical personalized examples and cases will be used to illustrate risk decision making, primarily on a personal basis, but also in selected business decisions. Topics include risk theory, social insurance, life insurance, pensions, medical coverage, workers' compensation, property insurances, and liability insurances. Ideal as a supplement to any business major, especially those making risk management or insuring decisions, including insurance company personnel, investment counselors, financial managers, real estate majors, employee benefits/personnel specialists, pre-law, and Occupational Health & Safety.
- FIN 139. Business Property and Liability Insurance. 3 Units**
Prerequisite(s): FIN 138 or instructor permission.
Concentrated and analytical approach to the study of property and liability loss exposures for the business enterprise. While the emphasis is on the different types of business insurance coverage's, a risk management approach and examples are used. Topics include business property insurances; liability, especially workers' compensation; the SMP and CGL contracts; business auto, crime coverage's; bonds; transportation insurance; consequential coverage's; and capacity and other related marketplace problems. Case studies and problems, as well as a computer analysis are used. The course is an excellent supplement for insurance, finance, real estate and pre-law majors, small business owners, and anyone who will be making business financial decisions, or providing insurance products in the insurance industry. Successfully completing FIN 138 and 139 substitutes for the one-year experience requirement for those interested in taking the Insurance Broker's Licensing Exam.
- FIN 140. Employee Benefits. 3 Units**
Prerequisite(s): FIN 138 or instructor permission.
Intensive and analytical examination of the employee benefit planning environment and its risk exposures. Using a risk management approach, the topical areas studied include mandatory programs, especially OASDHI and ERISA; health care; group life and disability; retirement income and capital accumulation plans; paid time off; family-centered benefits; flexible benefits and cafeteria plans; and benefit cost information. Case studies and extensive contact with the business community as well as team projects are required. This is an important class for specialists in human resources management, especially personnel, pre-law, and health care or those who will be providing insurance products to fulfill employment benefit needs.
- FIN 141. Managerial Real Estate Law. 3 Units**
Prerequisite(s): FIN 19
Examination of the decision making process in land utilization transactions relative to the minimization of risks of legal confrontation. Traditional conflicts underlying real estate transactions are examined and principles of preventive law are derived. The management of litigation and transaction attorneys is considered. Court remedies that are pertinent to land utilization transactions are analyzed and compared to nonjudicial alternatives.
- FIN 142. Real Estate Finance. 3 Units**
Prerequisite(s): FIN 19 or ACCY 121 or FIN 101 or ENGR 140; Business Majors only
Examination of the mechanisms of real estate finance, sources of funds, loan contracts, principles of mortgage risk analysis, and the role of group equity investment. The evolution of secondary mortgage markets, government policy, and market interference will be investigated from a risk management standpoint.
- FIN 143. Real Estate Investment. 3 Units**
Prerequisite(s): FIN 19 or ACCY 121 or FIN 101 or ENGR 140; business majors only
Analyzes non-financial and financial factors influencing investment decision making in income producing property. Topics include: location and its linkages; methods of estimating demand for real estate; methods for evaluating competing supply; use of market analysis in decision making; development of cash flow statements, alternative investment criteria, risk, legal, financing, and tax analysis, operating, financing investment and reversion decisions.

- FIN 149. Current Topics in Real Estate. 3 Units**
Prerequisite(s): Completion of 9 units of required real estate courses. Examines contemporary and emerging issues in land use regulation, market analysis, mortgage markets, property markets, real estate cycles, real estate development, real estate finance and investments, real estate securities, real estate portfolio management, and/or real estate taxation.
- FIN 150. Capstone in Professional Financial Planning. 3 Units**
Prerequisite(s): ACCY 171, FIN 135, FIN 136, FIN 138 and FIN 140; FIN 136 and/or FIN 140 may be taken concurrently. This course will engage the student in critical thinking and decision-making about personal financial management topics in the context of the financial planning process. The purpose of this course is to refine and develop skills needed for personal financial planners when working with individuals, families, and business owners in meeting financial needs and objectives.
- FIN 190. Multinational Business Finance. 3 Units**
Prerequisite(s): FIN 101 or instructor permission. Prior additional course in finance or international business recommended but not required. Principles of international financial management. Issues covered include the international environment of financial management, uses of foreign exchange spot, forward, futures, options, and swap markets, foreign exchange risk management, international investment and financing decisions.
- FIN 194. Cooperative Education Experiences in Real Estate. 6 - 12 Units**
Prerequisite(s): FIN 19, FIN 142 and a minimum overall GPA of 2.5; Business major only
 In-depth supervised work experience in Real Estate and Land Use Affairs. This supervised work experience allows the student to become familiar with the practices of the real estate industry and/or governmental agencies.
Note: Open to all upper division students subject to permission. Petitions can be obtained from the Student Affairs Office, Tahoe 2065.
 Credit/No Credit
- FIN 195. Internship In Finance. 3 Units**
Prerequisite(s): Minimum Sacramento State GPA of 2.5. Supervised work experience in business, governmental or service agencies for the purpose of increasing student understanding of the nature and scope of their operations. Supervision is provided by the faculty and the cooperating agencies.
Note: Open to upper division students, subject to permission of the Finance Area. Petitions can be obtained from the Student Affairs Office, Tahoe 2065. Open to declared business administration majors only.
 Credit/No Credit
- FIN 195A. Internship in Real Estate and Land Use Affairs. 3 - 6 Units**
Prerequisite(s): FIN 19 and FIN 142. Minimum Sacramento State GPA of 2.5 required; open to declared business administration majors only
 Supervised work experience in business, governmental or service agencies for the purpose of increasing student understanding of the nature and scope of their operations. Supervision is provided by the faculty and the cooperating agencies. Open to upper division students, subject to permission. Petitions can be obtained from the Student Affairs Office, Tahoe 2065.
 Credit/No Credit
- FIN 199. Special Problems in Finance. 1 - 3 Units**
 Individual projects or directed reading for students qualified to carry on independent work.
Note: Admission requires approval of the instructor and the Associate Dean. Petitions can be obtained from the Undergraduate Business Advising Center, Tahoe 1030.
 Credit/No Credit
- FIN 200. Financial Reporting and Analysis. 3 Units**
 Designed for business students with prior knowledge of accounting who intend to use corporate financial statements intensively in valuation, credit or equity analysis, or strategic competitor analysis. Topics include inventory, pensions, business combination, income tax and other current issues for their impacts on financial statement. Emphasis on financial statement analysis and interpretation of financial disclosures for improving risk assessment, forecasting, and decision-making.
- FIN 210. Financial Institution Management. 3 Units**
 Develop an understanding of the theory and practice of the management of financial institutions. Emphasis is placed on risk measurement and management. Financial institutions include commercial banks, investment banks, savings banks, credit unions insurance companies and financial companies such as mutual funds.
- FIN 220. Corporate Finance. 3 Units**
 Investigate the principles that corporations use in their investing, financing, and day-to-day management decisions. Topics include financial statement analysis, capital investment decision, capital structure, dividend policy, mergers and acquisitions, corporate governance and its impact on valuation.
- FIN 230. Equity Analyses. 3 Units**
 Covers advanced concepts and techniques essential to asset valuation. Key topics include, but not limited to, free cash flow, price multiples, asset-based and contingent claim valuations. Applications of various valuation techniques are emphasized. Provides a framework for selecting the most appropriate model for specific circumstances.
- FIN 240. Fixed Income. 3 Units**
 Discuss a wide range of fixed income products. Topics include trading concepts and mechanics, pricing, duration, convexity, term structure of interest rates, and options embedded fixed income securities.
- FIN 250. Derivatives. 3 Units**
 Discuss major types of financial derivatives and derivative markets. Topics include forward contracts, futures, options, SWAP's and credit derivatives. Emphasis on characteristics, trading process, pricing, parity conditions, risk involved, and investment strategies for different financial derivatives.
- FIN 260. Alternative Investments. 3 Units**
 Discuss major types of alternative investments including real estate, hedge funds, commodities, private equity, and venture capital. Emphasis on the technical aspects and the performance analyses of alternative investments, their advantages and disadvantages, role of alternative investments, and strategies of selection.
- FIN 270. Portfolio Management. 3 Units**
 Cover topics of asset management utilizing the major aspects of Markowitz portfolio theory, Capital ASSET Pricing Model, and Arbitrage Pricing theory. Discuss the comprehensive approach, starting with portfolio construction and asset selection, following with portfolio performance evaluation, and concluding with rebalancing strategies. Introduce and utilize worksheet modeling techniques which are useful for portfolio management.

FIN 280. Global Financial Markets. 3 Units

Cover advanced concepts and applied techniques essential to understand the mechanism of the global financial markets. Key topics include global capital allocation, international tax management, foreign exchange markets, derivatives, parity relationships, and others. Focuses on the core concepts and techniques are applied in the global financial markets using different case studies. Integrate the key principles of finance and extends them to a multinational setting. Topics follow the Chartered Financial Analyst (CFA) Level 1 and 2 Exam on equity valuation.

FIN 299. Special Problems in Finance. 3 Units

Prerequisite(s): Classified graduate status or instructor approval
Individual projects or directed reading for students qualified to carry on independent work.

Note: Enrollment requires approval of faculty member supervising work in addition to the approval of the Associate Dean for Graduate and External Programs; 6 units maximum; May be repeated for credit.

FIN 500. Culminating Experience Project in Finance and Ethics. 3 Units

Prerequisite(s): Advancement to candidacy; 12 units of any combination of the following courses: FIN 200, FIN 210, FIN 220, FIN 230, FIN 240, FIN 250, FIN 260, FIN 270 and FIN 280.

Each student conducts an individual project to fulfill the culminating experience graduation requirement of the MS in Finance program as required in Title V of the CA Educational Code. The course also covers the ethical conducts and professional standards as outlined in CFA institute standards.

Note: May be repeated for credit