**Courses**

**FIN 101. Financial Choices in Life. 2 Units.**
(GE=E1)
An introduction to how financial choices affect lifestyle decisions, economic stress, and wellbeing. Topics include how students deal with credit cards, student loans, leasing vs. buying cars, insurance, employee benefits, housing, investments, and retirement decisions.

**FIN 313. Business Finance. 4 Units.**
Prerequisites: ACCT 212 or ACCT 312, MATH 110 and ADMN 210
Basic principles of financial analysis for management. Techniques of financial decision-making for liquidity management, financial forecasting, dividend policy and selection of sources of capital.

**FIN 314. Corporate Financial Management. 4 Units.**
Prerequisites: FIN 313
An advanced study of internal business financial policies and decisions. Includes: capital budgeting, sources and forms of long-term financing, financial structure, cost of capital, equity management, and mergers and acquisitions.

**FIN 355. Business and Asian Culture. 4 Units.**
Practical approach to doing business with Asian countries and communities by introducing their historical, cultural, and business contexts. Topics also include the historical experiences and cultural contributions of Asian Americans to American society, and international business practices including documentation, customs clearance procedures, shipping, the methods and instruments of payment, and international commercial terms. (Also offered as FIN 555. Students may not receive credit for both.) Students in FIN 555 must complete additional requirements.

**FIN 360. Financial Planning Process and Insurance. 4 Units.**
Prerequisites: FIN 313
Modern money management with discussion of budgeting, banking, real estate, insurance, consumer credit, retirement, and estate planning. The course also examines the identification of risk exposures and the various tools used to address these risks.

**FIN 380. Principles of Real Estate. 4 Units.**
Prerequisites: FIN 313 or consent of instructor
Basic issues in real estate, including legal concepts, appraisal, financing, investment, brokerage, and management of real estate. This class also contributes toward the state requirements for pre-license education.

**FIN 385. Real Estate Accounting. 4 Units.**
Introduction to real estate accounting. Topics covered include accounting for operating revenues and expenses, escrow account reconciliation, budgeting, real estate acquisition and disposition costs, financial and closing statements, measures of real estate profitability, tax considerations, etc.

**FIN 420. Entrepreneurial Finance. 4 Units.**
Prerequisites: FIN 313 and 314 or consent of instructor
Financing business start-ups and entrepreneurial projects. Topics include business plan, venture capital markets, funding cycles, financial statement analysis, financial management, valuation of firms, and exit strategy.

**FIN 430. Financial Theory and Practice. 4 Units.**
Prerequisites: FIN 313 and FIN 314
Financial management with application to capital markets, financial planning, capital budgeting, capital structure, portfolio selection and managerial problems.

**FIN 432. Financial Institutions and Capital Formation. 4 Units.**
Prerequisites: FIN 313 and FIN 314
Structure, operations, portfolio compositions and problems of financial intermediaries and markets.

**FIN 433. International Business Finance. 4 Units.**
Prerequisites: FIN 313
Financial operations of multinational businesses with emphasis on foreign exchange mechanics, funds transmission, financing instruments, institutions and markets, capital investment decisions and special problems facing a firm in this unique environment. Three hours lecture and two hours activity laboratory.

**FIN 435. Investment Analysis. 4 Units.**
Prerequisites: FIN 313, FIN 314, FIN 430 and the upper-division writing requirement
Analysis and forecasting of security markets, industry studies, portfolio construction. Three hours lecture and two hours activity laboratory.

**FIN 445. Financial Analysis and Decision-Making. 4 Units.**
Prerequisites: FIN 430 and the upper-division writing requirement
Decision-making in financial management. Advanced financial applications and analysis, including reporting and presentations. Students are advised to take this course near the end of their program. Three hours lecture and two hours activity laboratory.

**FIN 460. Retirement Planning. 4 Units.**
Prerequisites: FIN 360
Analysis of key issues in retirement planning: Individual Retirement Accounts, 401ks, defined benefit plans, profit sharing plans, and other retirement planning instruments.

**FIN 480. Real Estate Appraisal. 4 Units.**
Prerequisites: FIN 313
Examines the appropriate methodology for determining the value of real estate, including both theory and practice. A foundation for potential licensing and certification will be developed. Meets requirement for California Broker Credit.

**FIN 481. Real Estate Practice. 4 Units.**
Legal, marketing and financial aspects of running a real estate business. Focus will be on the practical application of real estate theory to the operation of the firm. Meets state requirements applicable toward the real estate broker license.

**FIN 482. Real Estate Development. 4 Units.**
Aspects of the real estate development process from the location of the property to the best use of the property.
FIN 485. Legal Aspects of Real Estate. 4 Units.
Legal aspects of real estate transactions will be emphasized. Legal considerations of listing contracts, purchase agreements, disclosure requirements, trust deeds, promissory notes and agency will be the key topics. Liability exposures to all parties will also be explored in the real estate transaction. California Broker credit can also be received.

FIN 503. Financial Management Concepts. 4 Units.
Prerequisites: ACCT 503
An introductory course in financial management with an emphasis on concepts, tools and strategies underlying corporate financial decision-making. Topics include techniques used by firms in procuring and allocating capital for short-term and long-term operations. No credit will be awarded to students who have had FIN 313 and 314. May not be counted toward fulfilling requirements for any degree program offered by the College of Business and Public Administration.

FIN 523. Security Trading and Analysis. 4 Units.
Prerequisites: FIN 313 and 314; or FIN 602; or equivalent
An applied investment analysis course, emphasizing the application of modern portfolio theory and asset allocation models in selecting and evaluating stocks and bonds. This web-enhanced course utilizes modern computer and data facilities to conduct extensive fundamental and technical analysis, security portfolio tracking, performance measurement, and trading simulation and strategies.

FIN 527. Financial Derivatives. 4 Units.
Prerequisites: FIN 313 and FIN 314; or FIN 602; or equivalent; or consent of instructor
Managing individual stock and stock portfolio price risks, interest rate risk, currency exchange-rate risk, and other financial risks using options, futures, forwards, and swaps. Emphasis on hedging risk than on speculative uses of financial derivatives.

FIN 546. Student Managed Investment Fund. 2 Units.
Prerequisites: consent of department
Gain hands-on investment experience in managing real money. Learn to be an equity analyst and junior portfolio manager. Build an investment portfolio by selecting securities from the equity and bond markets.

FIN 555. Trade and Business in Asia. 4 Units.
Prerequisites: senior standing preferred; consent of instructor and the departments internship coordinator
Supervised work and study in private or public organizations. May be repeated once for credit. A total of two College of Business and Public Administration 575 courses may be applied toward graduation. Graded credit/no credit.

FIN 585. Real Estate Finance. 4 Units.
Prerequisites: FIN 313; or FIN 602; or equivalent; or consent of instructor
Financial aspects of real estate investment, including analysis of investment characteristics, lending environment, financial instruments, and effective loan proposals. Three hours lecture and two hours activity laboratory.

FIN 586. Computer Applications in Real Estate. 4 Units.
Introduction to computer skills for real estate. Topics covered include use of social media, professional networking, MS Office and Publisher, real estate presentation, contact management software, Multiple Listing Service, and real estate data analysis.

FIN 588. Real Estate Office Administration. 4 Units.
Introduction to real estate office administration. Topics covered include recruiting salespeople for retention, selecting office personnel, written instruments between broker and salespeople, continual training, compensation and benefits, financial systems and records, market analysis, growth of a firm, etc.

FIN 590. Seminar in Finance. 4 Units.
An intensive study of some phase of finance to be developed by the instructor. May be repeated for credit as topics change.

FIN 595B. Independent Study. 2 Units.
Prerequisites: a minimum overall grade point average of 3.0, consent of instructor and approval by the department of a written project/proposal submitted to the appropriate department in the College of Business and Public Administration on a standard application filed in advance of the quarter in which the course is to be taken
Special topics involving library and/or field research. A total of 10 units in any College of Business and Public Administration 595 may be applied toward graduation. Marketing (1-5 units).

FIN 595D. Independent Study. 4 Units.
Prerequisites: a minimum overall grade point average of 3.0, consent of instructor and approval by the department of a written project/proposal submitted to the appropriate department in the College of Business and Public Administration on a standard application filed in advance of the quarter in which the course is to be taken
Special topics involving library and/or field research. A total of 10 units in any College of Business and Public Administration 595 may be applied toward graduation. Marketing (1-5 units).

FIN 602. Financial Theory and Corporate Finance. 4 Units.
Modern finance theory and analysis of financial decision making. Topics include agency theory, time value of the money, risk and return, portfolio theory, Capital Asset Pricing Model, capital market efficiency, bond and stock valuation, financial planning, cost of capital, capital budgeting, and short-term financial management.

FIN 622. Entrepreneurial and Venture Finance. 4 Units.
Prerequisites: FIN 602
An overview of the financial and investment of entrepreneurial firms. Focus is on financial and investment strategies available to entrepreneurial firms and the criteria for selecting the appropriate strategy.
FIN 651. Financial Institutions and Markets. 4 Units.
Prerequisites: FIN 313, FIN 314 or FIN 503
Analysis of financial institutions and markets. Term structure of interest rates, portfolio theory and flow-fund analysis, deposit-type intermediaries, insurance, pension funds and investment companies.

FIN 653. Investment Analysis and Portfolio Management. 4 Units.
Prerequisites: FIN 602
Comprehensive introduction to the descriptive and formalized quantitative areas of security analysis and portfolio management. Three hours lecture and two hours activity laboratory.

FIN 654. International Finance. 4 Units.
Prerequisites: FIN 602
Study of international financial environment and problems in operation of multinational enterprises with major focus on theory and practice of foreign exchange transactions, money and capital markets, investment decisions, current asset management and comparative financial systems.

FIN 655. Management of Financial Institutions. 4 Units.
Prerequisites: FIN 651
Concepts and techniques used in management of banks, savings and loans, credit unions and finance companies. Topics include asset, liability and capital management, expense control and productivity analysis.

FIN 656. Ethical and Professional Standard. 4 Units.

FIN 657. Quantitative Method for Finance. 4 Units.
Quantitative techniques employed in finance. Topics include time value of money, probability distributions and descriptive statistics, sampling and estimation, hypothesis testing, regression models, time series analysis, simulation methods, and technical analysis.

FIN 658. Financial Market and Environment. 4 Units.
Identify and analyze the impact of market and environmental factors on investment. Topics include effects of market forces, firm and industry organizations, income and growth, business cycles, inflation, monetary and fiscal policies, and government regulations on investment.

FIN 659. Financial Statement Analysis I. 4 Units.
Principal financial reporting system. Topics include analysis of principal financial statements, inventories and long lived assets, taxes, debt, and off balance sheet.

FIN 660. Advanced Financial Statement Analysis II. 4 Units.
Advanced financial reporting system. Topics include analysis of pensions, stock compensation, and other employee benefits; inter-corporate investments; business combinations; global operations; and ratio.

FIN 662. Corporate Financial Strategy. 4 Units.
The optimal strategic decision-making in finance. Topics include corporate governance, dividend policy, capital investment decisions, business and financial risk, capital structure decisions, working capital management, mergers and acquisitions, and corporate restructuring.

FIN 663. Portfolio Management. 4 Units.
Modern portfolio management. Topics include investment policy, behavioral finance, management of portfolios, investment manager selection, tax efficiency strategies, asset allocation, portfolio construction and revision, risk management, execution of portfolio decisions, and performance evaluation.

FIN 664. Global Equity Investment. 4 Units.
Equity Investment in global context. Topics include currency exchange rates, international trade and capital flows, types of equity securities and their characteristics, equity markets: characteristics and institutions, equity portfolio benchmarks, valuation of individual equity securities, fundamental analysis, equity market valuation and return analysis, closely held companies and inactively traded securities, and equity portfolio management strategies.

FIN 665. Fixed Income. 4 Units.
Fixed income investment. Topics include types of fixed-income securities and their characteristics, fixed-income markets, fixed-income portfolio benchmarks, fixed-income valuation and return analysis, term structure, analysis of interest rate risk, analysis of credit risk, valuing bonds with embedded options, structured products, fixed-income portfolio management strategies, and duration.

FIN 666. Corporate Financial Strategy. 4 Units.
Advanced topics in the field of corporate finance such as mergers and acquisitions, capital structure policy, dividend policy, and corporate restructuring. Emphasizes financial strategy and includes lecture and case study.

FIN 667. Advanced Topics in Finance. 4 Units.
Intensive study of an advanced topic in finance. May be repeated for credit as topics change.
FIN 695. Graduate Project. 4 Units.
Prerequisites: advancement to candidacy, written approval of student's graduate project committee, department chair and graduate director of independent graduate research in finance. Project will be under direction of a faculty member.

FIN 696. Comprehensive Investment Analysis. 4 Units.
Comprehensive course develops the future investment manager's analysis skills and integrating knowledge from the Master of Science in Finance courses. Topics cover a wide range of investment tools and portfolio management, and asset evaluation.

FIN 698A. Continuous Enrollment for Graduate Candidacy Standing. 1 Unit.
Prerequisites: advancement to candidacy and approval of program graduate coordinator or, if an interdisciplinary studies major, consent of the Dean of Graduate Studies.
Independent study leading to completion of requirements (other than course work) for the master's degree. To retain classified standing in the master's program, a student must enroll in 698 each quarter until the project or thesis is accepted or the comprehensive examination passed. Students who enroll in 698 through the university have full use of all university facilities. See Culminating Experience: Exam, Thesis, or Project in Graduate Degree and Program Requirements section of the Bulletin of Courses. 698 is a variable unit course, see fee schedule in the Financial Information section of the Bulletin of Courses. Earned units are not degree-applicable nor will they qualify for financial aid.

FIN 698B. Continuous Enrollment for Graduate Candidacy Standing. 2 Units.
Prerequisites: advancement to candidacy and approval of program graduate coordinator or, if an interdisciplinary studies major, consent of the Dean of Graduate Studies.
Independent study leading to completion of requirements (other than course work) for the master's degree. To retain classified standing in the master's program, a student must enroll in 698 each quarter until the project or thesis is accepted or the comprehensive examination passed. Students who enroll in 698 through the university have full use of all university facilities. See Culminating Experience: Exam, Thesis, or Project in Graduate Degree and Program Requirements section of the Bulletin of Courses. 698 is a variable unit course, see fee schedule in the Financial Information section of the Bulletin of Courses. Earned units are not degree-applicable nor will they qualify for financial aid.

FIN 698C. Continuous Enrollment for Graduate Candidacy Standing. 3 Units.
Prerequisites: advancement to candidacy and approval of program graduate coordinator or, if an interdisciplinary studies major, consent of the Dean of Graduate Studies.
Independent study leading to completion of requirements (other than course work) for the master's degree. To retain classified standing in the master's program, a student must enroll in 698 each quarter until the project or thesis is accepted or the comprehensive examination passed. Students who enroll in 698 through the university have full use of all university facilities. See Culminating Experience: Exam, Thesis, or Project in Graduate Degree and Program Requirements section of the Bulletin of Courses. 698 is a variable unit course, see fee schedule in the Financial Information section of the Bulletin of Courses. Earned units are not degree-applicable nor will they qualify for financial aid.

FIN 698D. Continuous Enrollment for Graduate Candidacy Standing. 4 Units.
Prerequisites: advancement to candidacy and approval of program graduate coordinator or, if an interdisciplinary studies major, consent of the Dean of Graduate Studies.
Independent study leading to completion of requirements (other than course work) for the master's degree. To retain classified standing in the master's program, a student must enroll in 698 each quarter until the project or thesis is accepted or the comprehensive examination passed. Students who enroll in 698 through the university have full use of all university facilities. See Culminating Experience: Exam, Thesis, or Project in Graduate Degree and Program Requirements section of the Bulletin of Courses. 698 is a variable unit course, see fee schedule in the Financial Information section of the Bulletin of Courses. Earned units are not degree-applicable nor will they qualify for financial aid.

FIN 698E. Continuous Enrollment for Graduate Candidacy Standing. 5 Units.
Prerequisites: advancement to candidacy and approval of program graduate coordinator or, if an interdisciplinary studies major, consent of the Dean of Graduate Studies.
Independent study leading to completion of requirements (other than course work) for the master's degree. To retain classified standing in the master's program, a student must enroll in 698 each quarter until the project or thesis is accepted or the comprehensive examination passed. Students who enroll in 698 through the university have full use of all university facilities. See Culminating Experience: Exam, Thesis, or Project in Graduate Degree and Program Requirements section of the Bulletin of Courses. 698 is a variable unit course, see fee schedule in the Financial Information section of the Bulletin of Courses. Earned units are not degree-applicable nor will they qualify for financial aid.

FIN 698F. Continuous Enrollment for Graduate Candidacy Standing. 6 Units.
Prerequisites: advancement to candidacy and approval of program graduate coordinator or, if an interdisciplinary studies major, consent of the Dean of Graduate Studies.
Independent study leading to completion of requirements (other than course work) for the master's degree. To retain classified standing in the master's program, a student must enroll in 698 each quarter until the project or thesis is accepted or the comprehensive examination passed. Students who enroll in 698 through the university have full use of all university facilities. See Culminating Experience: Exam, Thesis, or Project in Graduate Degree and Program Requirements section of the Bulletin of Courses. 698 is a variable unit course, see fee schedule in the Financial Information section of the Bulletin of Courses. Earned units are not degree-applicable nor will they qualify for financial aid.
FIN 698Z. Continuous Enrollment for Graduate Candidacy Standing. 0 Units.
Prerequisites: advancement to candidacy and approval of program graduate coordinator or, if an interdisciplinary studies major, consent of the Dean of Graduate Studies.
Independent study leading to completion of requirements (other than course work) for the master's degree. To retain classified standing in the master's program, a student must enroll in 698 each quarter until the project or thesis is accepted or the comprehensive examination passed. Students who enroll in 698 through the university have full use of all university facilities. See Culminating Experience: Exam, Thesis, or Project in Graduate Degree and Program Requirements section of the Bulletin of Courses. 698 is a variable unit course, see fee schedule in the Financial Information section of the Bulletin of Courses. Earned units are not degree-applicable nor will they qualify for financial aid.