

Program Leading to Dual Degrees of Juris Doctor and Masters of Science in Real Estate Development

Nova Southeastern University offers a joint Program that leads to the award of the dual degrees of the Juris Doctor degree (JD) from the Shepard Broad College of Law (COL) and the M.S. degree in Real Estate Development (MSRED) from the H. Wayne Huizenga College of Business and Entrepreneurship (HCBE).

Course Descriptions for MSRED Program Acceptance of JD Courses

REE 5881 Real Estate Law and Ethics (3 cr.)

This course focuses on the legal aspects of real estate development, including real and personal property, land, air, and water rights, forms of ownership of land, leases and landlord-tenant relationships, business organizations, purchase agreements and closing transactions, mortgages and other liens, transfer of title, legal instruments, and governmental regulation of real estate development. This course will examine ethical ramifications of Real Estate Development.

LAW 0612 Contracts (4 cr.)

Course providing a comprehensive study of the creation, transfer, and termination of contract rights and duties. **This is a required first year course for day and evening students.**

REE 5884 Land Use Regulation (3 cr.)

This course discusses the legal and regulatory requirements of the entitlement and development approval or permitting process. This includes discussion of laws pertaining to wetlands, endangered species, historical and archaeological sites, air and water quality, hazardous wastes and toxic substances, as well as the purpose, content, and use of environmental impact statements. Issues of Smart Growth and sustainable development are covered. Also covered is the impact on private property rights of land use regulation and growth management through developments of regional impact, comprehensive planning laws, adequate public facilities requirements, concurrency requirements, zoning, and impact fees and other exactions. The course emphasizes strategic thinking and creative approaches to navigating the labyrinth of federal, state, and local laws, rules, and regulations. Primary attention will be focused on growth management and development controls in Florida, but not to the exclusion of other states.

LAW 0653 Property (4 cr.)

Course introducing rights and interests in both real and personal property. Topics include possession, estates in land, landlord and tenant, real estate transactions and finance, and private and governmental control of land use. **This is a required first year course for day and evening students.**

REE 5866 – Real Estate Special Topics (3 cr.)

An in-depth treatment of a current area of special concern or interest within the field of real estate development. May be repeated for credit if topics change.

LAW 0662 Legal Research and Writing I (3 cr.)

Course integrating legal theory with practice, professionalism, and technology in a transactional setting. LRW I combines instruction in legal research, writing, and analysis with other practical lawyering skills while focusing on predictive legal analysis. Case files are used to develop problem-solving strategies, conduct legal research, draft legal memoranda, and negotiate a settlement of a transactional case. **This is a required first year course for day and evening students.**

Course Descriptions for JD Program of MSRED Courses:

REE 5862 – Real Estate Market Analysis (3 cr.)

This course provides an introduction and knowledge of the functioning of various urban real estate markets, land development, residential single and multifamily, office, retail, industrial, and resort-recreational properties. Students are introduced to the use of research, techniques and quantitative methodologies for accurate measurement of demand for real estate products and specific projects. The course provides students with current approaches to performing sophisticated real estate market studies by acquainting them with standard practice modern market research methodologies and computerized market analysis packages for site and project-specific levels.

REE 5864 – Real Estate Development Software (3 cr.)

Students will be trained to use ARGUS Enterprise software which is used by appraisers, brokers, developers, managers, investors, lenders and other real estate professionals to make better and more informed decisions. The software uses a lease by lease approach to building cash flows and valuations so that property models have greater precision and clarity.

Students will also be trained to use ARGUS Developer which is an established real estate feasibility software program in use by thousands of owners, commercial developers, home builders, land developers, agents and financial institutions throughout the world. It combines feasibility with sensitivity analysis and a powerful discounted cash flow model that is a flexible, consistent and stable platform. Executive level views of single and multi-phased projects allow changes to be assessed instantly. The finance component provides for detailed debt and equity financing and advanced waterfall profits for precise deal structuring.

REE 5865 – Real Estate Construction Principles (3 cr.)

This course examines topics related to commercial construction materials and methods, green buildings, and project management for commercial investment real estate.

REE 5868 – Real Estate Development ePortfolio (1 cr.)

The collection of electronic artifacts assembled and managed by MSRED students and placed on the Web. Such electronic artifacts may include class projects, term papers, spreadsheets, images, multimedia, blog entries, and hyperlinks. E-portfolios are both demonstrations of MSRED student's coursework and abilities that can be maintained dynamically over time.

REE 5878 Real Estate Development Process: Part I (3 cr.)

This course focuses on the initial stages of the real estate development process. Course materials, lectures, and cases provide a comprehensive examination of the nature and current state of the development process including market analysis, acquisitions, discounted cash flow analysis, financial feasibility, pro forma building, the use of debt and equity, site selection, due diligence, and interrelationships of the functional components of the process to each other.

REE 5879 Real Estate Development Process: Part II (3 cr.)

This course focuses on to the remaining stages of the real estate development process. Course materials, lectures, and cases provide a comprehensive examination of the nature and current state of the development process including advanced pro forma analysis, land development, land use regulation, dealing with the public sector and the community interests, planning and design, construction management, and the life cycle of projects.

REE 5880 Real Estate Finance (3 cr.)

This course provides an introduction to real estate financing principles and practices. The class begins with an introduction to time value of money and discounted cash flow techniques. The course reviews the financing of income-producing properties and real estate construction and development projects. Sources of financing and financing techniques are presented along with mortgage underwriting and lending. The course concludes with an introduction to alternative financing methods, including joint ventures, private placements, and mezzanine structures.

REE 5882 Land Use Planning and Project Design (3 cr.)

This course examines the role of planning and design in the development process as the key stage between acquisition and permitting, and its importance in the overall real estate development process. This course is designed to facilitate an understanding of the importance of site planning and product design. Project planning and design combines art and science for arranging uses of parcels of land to achieve their highest and best operational character and profitability. These disciplines involve the efforts of architects, planners, designers, landscape architects, and others in a coordinated effort.

REE 5887 Real Estate Investments (3 cr.)

This course is an introduction to the fundamental concepts, principles, analytical methods and tools used for making real estate investment decisions. The course will focus primarily on income producing real estate, including commercial properties (office, retail, industrial) and apartment communities. One weekend session will be dedicated to development properties. The objective of this course is to develop an analytical framework by which students can make sound real estate investment decisions. The course examines the analysis of real estate investments from the point of view of investors and developers. Economic and financial concepts are applied to real estate analysis with the objective of building a solid foundation in the fundamentals of property analysis, valuation and deal structuring.

REE 5890 Real Estate Accounting (3 cr.)

This course introduces the unique features real estate transactions their structure, accounting, financial reporting and managerial level financial analysis techniques used for real estate transactions. The course presents real estate accounting from the real estate developer / investor perspective to make decisions about accounting methods for investment properties (commercial and residential), land development and construction projects. Utilizing generally accepted accounting principles, this course presents the foundation for real estate transactional accounting and the review of financial reports used in decision making for acquisition, development and construction; the holding, operating, and (possible) write-down of assets, and sales and transfers using the techniques, principles and practices for estimating fair value, as well as analysis of income and expense statements, balance sheets and credit information for underwriting tenants, leases and performing due diligence for acquisitions and sales. The course presents accounting principles, concept building and practical applications from lectures, discussions, case studies, article reviews and presentations by real estate professionals.

REE 5894 Real Estate Capital Markets (3 cr.)

This course introduces the fundamental concepts, principles and practices of the public and private real estate capital markets, advanced concepts and analytical methods and tools essential to attract capital for real estate acquisitions, financing and portfolio investment. The course presents the foundation and frameworks of common sources and structures of capital (debt and equity) to make decisions about financial instruments and advanced negotiating considerations. The market roles of capital providers banks, insurance companies, private equity, hedge funds, governmental, institutional investors, securitized debt and equity including REITs, mortgage backed securities and traded investment funds are introduced, explained and analyzed.