# MRED+U

## Curriculum Requirements

<table>
<thead>
<tr>
<th>Title</th>
<th>Credit Hours</th>
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<tbody>
<tr>
<td>RED 601 Introduction to Real Estate Development and Urbanism</td>
<td>3</td>
</tr>
<tr>
<td>RED 608 Finance Bootcamp</td>
<td>2</td>
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<tr>
<td>RED 610 Financing Urban Real Estate Development</td>
<td>3</td>
</tr>
<tr>
<td>RED 612 Applied Real Estate Finance and Investments: I</td>
<td>2</td>
</tr>
<tr>
<td>RED 630 Real Estate Economics and Market Analysis</td>
<td>3</td>
</tr>
<tr>
<td>RED 660 Urban Redevelopment</td>
<td>3</td>
</tr>
<tr>
<td>RED 670 Construction and Project Management</td>
<td>2+</td>
</tr>
<tr>
<td>RED 680 Entrepreneurship in Real Estate Development</td>
<td>3</td>
</tr>
<tr>
<td>RED 690 Case Studies in Real Estate Development</td>
<td>3</td>
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<tr>
<td>RED 699 Capstone: Real Estate Development and Urbanism Charrette</td>
<td>3</td>
</tr>
<tr>
<td>BSL 694 Real Estate Law</td>
<td>2+</td>
</tr>
<tr>
<td>Electives</td>
<td>5-9</td>
</tr>
<tr>
<td>Required Internship/Practical Training</td>
<td>7</td>
</tr>
<tr>
<td><strong>Total Credit Hours</strong></td>
<td><strong>36</strong></td>
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## Suggested Plan of Study - FALL START

<table>
<thead>
<tr>
<th>Title</th>
<th>Credit Hours</th>
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<tbody>
<tr>
<td>SUMMER 1</td>
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<tr>
<td>RED 608 Finance Bootcamp</td>
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<td>FALL 1</td>
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<td>CMA 630 Construction Contract Documents</td>
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<td>RED 680 Entrepreneurship in Real Estate Development</td>
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<td>Electives</td>
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<td><strong>Total Credit Hours</strong></td>
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</table>
Not all electives are available every semester or academic year.

### Course Schedule

**Spring 2024**

Real Estate Impact Conference: Feb 23 | Spring Recess: March 9-17

Final Exams: May 1-8 | Commencement Ceremony: May 9

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### Core/Required: FALL Start

- **RED660-7A (3)** Urban Redevelopment | Charles Bohl / Tim Hernandez | F 9:05A-12:00P
- **RED612-J (2)** Applied Real Estate Finance and Investments | Alex Morcate | M/W 5:05P-6:20P | First 7 Weeks
- **CMA630-U (2)** Contract Documents | Johnathan Hrasar | T 6:35P-7:50P | or an approved CMA course
- **RED630-5R (3)** Complex Real Estate Transactions | Mark Troen | R 2:00P-4:45P | or an approved elective

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### Core/Required: SPRING Start

--- Depending on # of credits, this is the order of priority

- **RED660-7A (3)** Urban Redevelopment | Charles Bohl / Tim Hernandez | F 9:05A-12:00P
- **RED612-J (2)** Applied Real Estate Finance and Investments | Alex Morcate | M/W 5:05P-6:20P | Second 7 Weeks
- **RED630-5T (3)** Real Estate Economics and Market Analysis | Mark Troen | R 6:35P-7:50P
- **RED650-5R+ (3)** Complex Real Estate Transactions | Mark Troen | R 2:00P-4:45P | or an approved elective

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### Recommended Electives

- **RED614-J (2)** Applied Real Estate Finance and Investments II | Alex Morcate | M/W 5:05P-6:20P | Second 7 Weeks
- **RED618: Basic ARGUS** Mar 19-Apr 23
- **RED644: Family Succession** Jan 29-Mar 4
- **CMA630: Construction** Mar 18-Apr 22
- **ARC623-AB (3)** Urban Design Competition | Veruska Vasconez | Jan 8-22 | Registration Required by November 17
- **ARC639-5U (3)** Adaptation to Climate Change | Elizabeth Plater-Zyberk | R 6:35P-9:20P

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### Additional Elective Options

- **RED680: Entrepreneurship** | Prof TBD | R 2:00P-4:45P | or an approved elective
- **RED650: Complex Trans+**
- **RED660: Urban Redev**
- **MRED+U Lecture Series**
- **ARC623-AB (3)** Urban Design Competition | Veruska Vasconez | Jan 8-22 | Registration Required by November 17
- **ARC639-5U (3)** Adaptation to Climate Change | Elizabeth Plater-Zyberk | R 6:35P-9:20P

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*You may choose to take either Entrepreneurship (RED680-3 credits) or Complex Transactions (RED650-3 credits), or you may take both.*
### Course Schedule Summer 24

**SUMMER A**: May 13 - June 12 | Finals: June 14  
**SUMMER B**: June 17 - July 17 | Finals: July 19  
**MRED+U Celebration**: June 12 (Subject to change)

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### Core/Required

--- **SUMMER A**: Students that started the program in Spring not typically eligible for summer Core courses. To request an exemption, please contact MRED+U office ---

**RED690-A** (3)  
Case Studies in Real Estate Development | Tim Hernandez | T 3:10PM-6:15PM (IN PERSON) + R 3:10PM-6:15PM (ONLINE)  
Capstone: Real Estate Development and Urbanism Charrette | Charles Bohl | Arranged

* the capstone will take place during the full Summer A semester. Students will be placed on a team and meet with faculty either M/W or T/R, either (approx) 9-10:30 or 11:00-12:30. Students are also expected to meet with their teams outside of these times to complete assignments.

--- **SUMMER B / FALL START**: Required as listed in your acceptance letter ---

**RED608** (2)  
Finance Bootcamp | Alex Morcate | M + W 3:10PM-6:15PM (ONLINE)

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### Electives

--- **SUMMER A**: If you are still in need of elective credits, you may browse CaneLink for additional elective options. Discuss with MRED+U office to get approval from program director ---

**RED618-A** (0-1)  
Technologies and Tools for Commercial Real Estate: ARGUS Advanced | Todd Adams | W 3:10PM-6:15PM | *Interactive*

* Completion of Basic Argus required

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### Schedule Details

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<thead>
<tr>
<th>MONDAY</th>
<th>TUESDAY</th>
<th>WEDNESDAY</th>
<th>THURSDAY</th>
<th>FRIDAY</th>
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<tr>
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<td>Capstone (M-R)</td>
<td>Capstone (M-R)</td>
<td>Capstone (M-R)</td>
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<tr>
<td>3:10PM-6:15PM</td>
<td>Finance Bootcamp (M+W)</td>
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<tr>
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<th>Advanced Argus</th>
<th>Case Studies (T/R)</th>
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**SUMMER A**:  
- May 13- June 12  
- Finals: June 14

**SUMMER B**:  
- June 17 - July 17  
- Finals: July 19

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This is an interactive page. Turn on and off layers to view course options.
Advisement Guide
Course Matrix
Full-time (Fall Start, 3 Semesters)

**Fall (Semester 1)**

- **CORE 1**: RED601
- **FINANCE**: RED610, RED612
- **MARKET ANALYSIS**: RED630
- **LAW**
- **ELECTIVES**

**Spring (Semester 2)**

- **CORE 2**: RED660
- **FINANCE**: RED610, RED612, RED614
- **CONSTRUCTION**: RED670
- **ENTREPRENEURSHIP**: RED680
- **ELECTIVES**

**Summer (Semester 3)**

- **CASE STUDIES**: RED690
- **CAPSTONE**: RED699
- **ELECTIVES**

**NOTES**

1. **FINANCE**: With professor approval, students with finance experience may request to test out of RED610. Two courses total required. RED614 may be taken as an elective after successful completion of RED610 and RED612.

2. **waivers requests must be approved by program director**

3. **LAW**: Students may request an alternative Law course with Director approval. One course (2 credits min) required.

4. **ELECTIVES**: Electives vary each semester and year. Elective credits can be fulfilled from one, two and three credit course offerings over the three semesters including study abroad courses involving MRED+U faculty (or approved by the Director). At least 3 elective credits must be ARC or Urban Design credits.

5. **CONSTRUCTION**: Students may complete RED670 or a 2-3 credit CMA course. One course total required.

6. **ENTREPRENEURSHIP**: You may choose to take either Entrepreneurship (RED680-3 credits) or Complex Transactions (RED650-2 or 3 credits), or you may take both.
# Advisement Guide

## Course Matrix

### Part-time (Spring Start, 4 Semesters)

#### Spring (Semester 1)
- **CORE 2**
  - RED660
- **FINANCE 1**
  - RED610
- **MARKET ANALYSIS**
  - RED630
- **ELECTIVES 4**

#### Optional Summer (see below)

#### Fall (Semester 2)
- **CORE 1**
  - RED601
- **FINANCE 1**
  - RED612
  - RED614
- **LAW 2**
  - BSL694
- **ELECTIVES 4**

#### Spring (Semester 3)
- **ENTREPRENEURSHIP**
  - RED680
- **FINANCE 1**
  - RED650 1a
- **CONSTRUCTION 3**
  - RED670
- **ELECTIVES 4**

#### Summer (Semester 4)
- **CASE STUDIES**
  - RED690
- **CAPSTONE**
  - RED699
- **ELECTIVES 4**

### NOTES

1. **FINANCE**: With professor approval, students with finance experience may request to test out of RED610. Two courses total required. RED614 may be taken as an elective after successful completion of RED601 and RED612.
2. **waivers requests must be approved by program director**
3. **LAW**: Students may request an alternative Law course with Director approval. One course (2 credits min) required.
4. **Construction**: Students may complete RED670 or a 2-3 credit CMA course. One course total required.
5. **Electives**: Electives vary each semester and year. Elective credits can be fulfilled from one, two and three credit course offerings over the three semesters including study abroad courses involving MRED+U faculty (or approved by the Director). At least 3 elective credits must be ARC or Urban Design credits.

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1 FINANCE: With professor approval, students with finance experience may request to test out of RED610. Two courses total required. RED614 may be taken as an elective after successful completion of RED601 and RED612.
2 At least 3 elective credits must be ARC or Urban Design credits.
3 CONSTRUCTION: Students may complete RED670 or a 2-3 credit CMA course. One course total required.
4 ELECTIVES: Electives vary each semester and year. Elective credits can be fulfilled from one, two and three credit course offerings over the three semesters including study abroad courses involving MRED+U faculty (or approved by the Director).
5 RED690 may be available during your first summer on a case-by-case basis with professor and Director approval, depending on experience and previous coursework.
Advisement Guide
Course Matrix
Part-time (Fall Start, 4 Semesters)

**Fall (Semester 1)**

- **CORE 1**
  - RED601
- **FINANCE**
  - RED610
- **LAW**
  - BSL694
- **ELECTIVES**
  - Electives vary each semester and year. Elective credits can be fulfilled from one, two and three credit course offerings over the three semesters including study abroad courses involving MRED+U faculty (or approved by the Director). At least 3 elective credits must be ARC or Urban Design credits.

**Spring (Semester 2)**

- **CORE 1**
  - RED660
- **FINANCE**
  - RED612
- **MARKET ANALYSIS**
  - RED630
- **ENTREPRENEURSHIP**
  - RED680

**Summer (Semester 3)**

- **CASE STUDIES**
  - RED690
- **CAPSTONE**
  - RED699
- **ELECTIVES**
  - Electives vary each semester and year. Elective credits can be fulfilled from one, two and three credit course offerings over the three semesters including study abroad courses involving MRED+U faculty (or approved by the Director). At least 3 elective credits must be ARC or Urban Design credits.

**Fall (Semester 4)**

- **CONSTRUCTION**
  - RED670
- **FINANCE**
  - RED614
- **ELECTIVES**
  - Electives vary each semester and year. Elective credits can be fulfilled from one, two and three credit course offerings over the three semesters including study abroad courses involving MRED+U faculty (or approved by the Director). At least 3 elective credits must be ARC or Urban Design credits.

**NOTES**

1. **FINANCE**: With professor approval, students with finance experience may request to test out of RED610. Part-time students will be required to complete RED614 in the Semester 4 (Fall).

2. **LAW**: Students may request an alternative Law course with Director approval. One course (2 credits min) required. Law requirement may be completed in either Fall semester.

3. **CONSTRUCTION**: Students may complete RED670, CMA601 or a 2-3 credit CMA course. One course total required. Construction requirement may be completed in any semester.

4. **ELECTIVES**: Electives vary each semester and year. Elective credits can be fulfilled from one, two and three credit course offerings over the three semesters including study abroad courses involving MRED+U faculty (or approved by the Director). At least 3 elective credits must be ARC or Urban Design credits.
RED 601. Introduction to Real Estate Development and Urbanism
Fundamentals of real estate development of urban places, including the many challenges of the development process such as analyzing market sectors and development opportunities, comprehending the development context of regulation, public policy and politics, raising investment capital, assembling land, program formulation, building types, construction management, marketing, and sales.
Typically Offered: Fall Credits: 3 Prerequisite: None

RED 610. Financing Urban Real Estate Development
Concepts and techniques for analyzing financial decisions in property development and investment including: real estate economics and investment performance measurement, leasing and property income streams, pro forma analysis, basics of equity and debt valuation, income tax and leverage considerations, mortgages, and deal structures. Emphasis on financing individual projects.
Typically Offered: Fall and Spring Credits: 3 Prerequisite: None

RED 612. Applied Real Estate Finance and Investments: Level I
This course builds a foundation for further study of real estate investments and development. This course provides for advanced application of theory and techniques for the analysis of horizontal and vertical development. Discounted cash flow models are developed and enhanced to address topics including multiple property types, staggered sellouts, and condominiums. Emphasis is placed on analysis where extreme data poverty or uncertainty exist.
Typically Offered: Fall and Spring Credits: 2 Prerequisite: RED 610 or Approval from Professor

RED 620/BSL 694. Real Estate Law
Fundamentals of law and the entitlement process, including contractual aspects of real estate development, finance, management and ethical issues and a real-world overview of the review and approvals process.
Typically Offered: Fall Credits: 2 Prerequisite: None

RED 630. Real Estate Market Analysis. 3 Credit Hours.
Identification of critical market factors that determine development opportunities. Topics include business and construction cycles, regional and urban growth trends, commercial and industrial location theories, and advanced demographic analysis and projection techniques to project and analyze occupancy, rental growth, absorption, and competitive supply.
Typically Offered: Fall and Spring Credits: 3 Prerequisite: None

RED 650. Complex Urban Real Estate Transactions
Real estate transactions and deal structuring from the development perspective. Using the case study method, the course explores the key components and the disciplines needed for successful real estate transactions and projects.
Typically Offered: Spring Credits: 3 Prerequisite: At least one full semester of MRED+U curriculum

RED 660. Urban Development
Urban redevelopment builds students’ competencies for infill and redevelopment practice focusing on: mixed-use development, transit-oriented development, barriers and solutions for urban infill development, urban site analysis, repositioning of urban land, vacant and underutilized properties, long-term land leases, tax incentives, historic preservation, public-private partnerships, business improvement districts, tax increment financing, community (re)development districts, parking strategies, urban housing types, and the public process for urban redevelopment projects.
Typically Offered: Spring Credits: 3 Prerequisite: RED 601 or Approval from Professor

RED 670. Construction and Project Management
Management of construction projects including legal considerations and techniques of management science applied to construction. Includes engineering methods of cost and time estimating, and exercises in applications of engineering economics, flow charts, tracking progress, construction contracts, indemnity agreements, and network planning techniques including CPM and PERT.
Typically Offered: Fall and Spring Credits: 3 Prerequisite: None

RED 680. Entrepreneurship in Real Estate Development
Focuses on management and business practices for building new urban real estate firms capable of leading the industry and assuming competitive advantages over conventional models.
Typically Offered: Spring Credits: 3 Prerequisite: At least one full semester of MRED+U curriculum

RED 690. Case Studies in Real Estate Development
Students integrate and apply their learning and skills to complex problem-solving involving a series of intensive real world cases of urban real estate development. Focuses on project feasibility and helps hone the required set of development skills.
Typically Offered: Summer Credits: 3 Prerequisite: Final semester or Approval from Professor

RED 699. Capstone: Real Estate Development and Urbanism Charrette
An intensive real estate development and urban design studio in which students are part of a multi-disciplinary team on an urban development project. Focuses on comprehensive analysis, project planning, feasibility and program development through the application of advanced development skills in an urban context.
Typically Offered: Summer Credits: 1-3 Prerequisite: Final semester or Approval from Director
RED 614. Applied Real Estate Finance and Investments: Level II
This course builds a foundation for further study of real estate investments and development. This course provides for advanced application of theory and techniques at the entity and deal-level. Discounted cash flow models are developed and enhanced to address topics including partnerships and waterfalls, income tax considerations and a greater exploration of a variety of public and private debt instruments. Emphasis is placed on analyzing the performance of a prospective development across the entire capital stack.

Typically Offered: Fall and Spring  
Credits: 2  
Prerequisite: RED610, RED612 and/or Approval from Professor

RED 640. Applied Design Skills for Developers
This course provides developers with essential knowledge in urban design and architecture, emphasizing the creation of economically, environmentally, and socially valuable projects through master planning, street design, and individual lot development, with a focus on walkable, car-optional spaces. Students will learn urban design principles, form-based codes, and the design process to enhance their vision for a site and facilitate communication with design professionals, culminating in the creation of a conceptual neighborhood, streets, and building design.

Typically Offered: Fall  
Credits: 0-1  
Prerequisite: None

RED 642. Urbanismus Practicum
This course was developed specifically as an introduction to architecture and urbanism for MRED+U students. Introduction to the lexicon of urbanism; review of greatest intellectual traditions in city design; survey of urban design techniques; inspection of global state of contemporary urbanism and sub-urbanism; review of pertinent literature; examination of case-studies in urbanism and sustainability; exploration and critique of contemporary alternatives; introductory survey course for students with no urban design experience.

Typically Offered: Fall  
Credits: 2  
Prerequisite: None

Zoning and the Shaping of Cities
This course introduces students to the history and contemporary significance of zoning regulations, emphasizing their impact on urban form, public space quality, and land valuation. Through presentations, readings, assignments, and discussions, students will explore zoning’s role in shaping communities and its potential for promoting affordability, inclusion, and sustainability in urban development.

Typically Offered: Fall  
Credits: 1  
Prerequisite: None

Retail Placemaking
This course provides an introduction to placemaking with a focus on retail real estate and its impact on communities. Development, architecture, and urban design are all critical elements and will be discussed in the class and evaluated in the field. The course will also identify leadership roles and participants in placemaking, which include developers and investors, architects and urban planners, tenants, and customers. A developer who can match the right concept with the right location can generate substantial profits. Similarly, a well-executed placemaking plan creates value for all the participants in a community. The class will investigate the science of retail leasing and designing an executable placemaking plan.

Typically Offered: Fall  
Credits: 1  
Prerequisite: None

Advocacy for Architects: The Art of Approval
This is a multi-disciplinary course intended to prepare practitioners in the real estate development industry with a legal framework of the local government development approval process and the essential tools for developers, architects, and other design professionals to successfully present projects and secure entitlements within the regulatory and design approval process. The course will start with an overview of the legal principles animating the government’s regulation of the use and development of land, including federal, state and local laws. The course will introduce students to the elements of successful advocacy, including effective communication with local government staff, preparation for public hearing presentations, public speaking, cross-examination, and emerging trends including impacts of new technology. Steve Wernick is a practicing attorney (Wernick & Co) who teaches this course on the entitlement process for RED and works with major developers throughout South Florida.

Typically Offered: Spring  
Credits: 1  
Prerequisite: None

RED 618. Technologies and Tools for Commercial Real Estate
Students in the Technologies and Tools for Commercial Real Estate will learn basic skills for ARGUS Enterprise, REIS, CoStar Real Capital Analytics and/or the latest in Real Estate Technology and Tools. Students will be introduced to concepts of entering, leases, budgets, market assumptions or valuation and yields parameters on a repetitive basis. The modules that are covered in the course include Valuation–Cash Flow, Portfolio Level Reporting and Sensitivity. Courses concentrate on practical applications of software and tools through interactive examples and case studies. Participants are exposed to a large cross section of software capabilities, fundamentals and unique nuances.

Typically Offered: Spring  
Credits: 0-1  
Prerequisite: None

Approved CMA or ARC Electives (1-3 Credits)
Approved MBS or LAW Elective (1-3 Credits)