FIN 199 Undergraduate Open Seminar credit: 0 to 5 Hours. Approved for letter and S/U grading. Course may be repeated for credit.

FIN 221 Corporate Finance credit: 3 Hours. Introductory study of corporate financial management, in particular how the financial manager’s choices add value to shareholder wealth through investment financing and operating decisions. Prerequisite: Completion of ECON 102 or ECON 103.

FIN 230 Introduction to Insurance credit: 3 Hours. Introductory course on the role of insurance in society; covers insurance terminology, common personal insurance policies (auto, health, life and homeowners) and current issues.

FIN 232 Intro to Wealth Management credit: 3 Hours. Creating a sound personal financial plan and issues related to becoming a financial planner. Course enrollment is limited to non-College of Business students and College of Business students with freshman or sophomore standing. Credit will not satisfy Finance major requirements. Credit is not given for both FIN 232 and ACE 240.

FIN 321 Advanced Corporate Finance credit: 3 Hours. Theories of firms’ investment and financing decisions are covered. Topics include dividend policy, capital budgeting, capital structure, bankruptcy, long-term debt and leasing decisions. Prerequisite: FIN 300.

FIN 390 Finance Academy credit: 1 Hour. The Finance Academy is an enrichment program for outstanding undergraduate Finance majors. A select program that focuses on developing future business leaders via enhanced academic and career opportunities. Students are normally invited to participate by the faculty during their junior year, when they are enrolled in FIN 300. If inducted, students participate throughout their junior and senior years. Approved for letter and S/U grading. May be repeated in separate terms. Course will not satisfy Finance major requirements. Prerequisite: Induction into the Finance Academy.
FIN 418  Financial Modeling  credit: 3 Hours. (https://courses.illinois.edu/schedule/terms/FIN/418)
The objective is to learn the fundamentals and practice building financial models using Microsoft Excel. By the end of the term, each student should be able to develop an understanding of any financial relationship and build that financial relationship into a model using the built-in functions of Excel. Financial modeling, by definition, requires significant work outside of the classroom. Models are introduced, demonstrated, and reviewed in class, but each student is expected to research and collect data, and to construct the models, prior to each week's class meeting. 3 undergraduate hours. 3 graduate hours. Prerequisite: FIN 300 and FIN 321, or consent of instructor.

FIN 419  Real Client Managed Portfolios  credit: 3 Hours. (https://courses.illinois.edu/schedule/terms/FIN/419)
Applies academic topics on financial markets, security analysis/valuation and portfolio management to hands-on investment management. Students will form and review objectives, constraints, and investment policy as it relates to the client's money under management. They will purchase securities, monitor performance of the portfolio, and make recommendations for any adjustments to the holdings. They will be fully educated and responsible to the fiduciary and ethical standards of professional money management as guided by the CFA Institute. 3 undergraduate hours. No graduate credit. May be repeated to a maximum of 9 hours. Prerequisite: FIN 321 or consent of instructor.

FIN 422  Cases in Corporate Finance  credit: 3 Hours. (https://courses.illinois.edu/schedule/terms/FIN/422)
Course totally devoted to the study of financial management cases, provides students a hands-on learning experience. The case work helps students to develop their analytical and interpretative skills in solving unstructured real world problems. The theoretical concepts and tools learned in the introductory finance courses provide the foundation for the case studies. Topics discussed include financial forecasting and working capital management; capital budgeting and cost of capital; and capital structure, dividend policy, corporate financing, financial restructuring, financial distress, mergers, acquisitions and firm valuation. 3 undergraduate hours. No graduate credit. Prerequisite: FIN 300 and FIN 321.

FIN 423  Financing Emerging Businesses  credit: 3 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/423)
The study of the business environment, alternative methods of organization and financing, use of financial statements as a management tool, valuation methods and approaches to ethical dilemmas from the perspective of an owner-manager. 3 undergraduate hours. 3 or 4 graduate hours. Prerequisite: FIN 300 or consent of instructor.

FIN 424  Mergers and Acquisition  credit: 3 Hours. (https://courses.illinois.edu/schedule/terms/FIN/424)
Focuses on identifying ways to increase firm value through mergers and acquisitions (M&A) and corporate restructurings. Surveys the drivers of success (failure) in M&A transactions and develop your skills in the design and evaluation of transactions. 3 undergraduate hours. No graduate credit. Prerequisite: FIN 321.

FIN 425  Private Equity/Venture Capital  credit: 3 Hours. (https://courses.illinois.edu/schedule/terms/FIN/425)
Provides students with an understanding of the nature of the private equity market, the principal participants in this market, and how they function. 3 undergraduate hours. No graduate credit. Prerequisite: FIN 321.

FIN 428  Cases in Financial Derivatives  credit: 3 Hours. (https://courses.illinois.edu/schedule/terms/FIN/428)
This advanced elective course on financial derivatives explores the economic, legal, and regulatory concepts underlying these markets. It uses case studies to examine market weaknesses, design flaws, and regulatory breakdowns, many of which have resulted in major disasters. 3 undergraduate hours. No graduate credit. Credit is not given for FIN 428 and FIN 490 (66772) Section ADF. Prerequisite: FIN 300 or consent of instructor. Undergraduate only.

FIN 431  Property-Liability Insurance  credit: 3 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/431)
Examines in detail the functions of property-liability insurers, including marketing, underwriting, claims, ratemaking and administration, and the major current issues facing this industry. 3 undergraduate hours. 3 or 4 graduate hours. Prerequisite: FIN 230.

FIN 432  Managing Fin Risk for Insurers  credit: 3 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/432)
Introduces basic concepts in financial economics used in the analysis and management of financial risks, with an emphasis on the applications by insurers and pension plans; topics include decision making under uncertainty, economic statistics, deterministic and stochastic interest rate models, derivative securities, valuation, binomial models and option pricing models. 3 undergraduate hours. 3 or 4 graduate hours. Prerequisite: FIN 300; either FIN 230 or FIN 435.

FIN 433  Corporate Risk Management  credit: 3 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/433)
Case study course examining how corporations deal with pure risk. 3 undergraduate hours. 3 or 4 graduate hours. Prerequisite: FIN 221, FIN 431, and FIN 434.

FIN 434  Employee Benefit Plans  credit: 3 Hours. (https://courses.illinois.edu/schedule/terms/FIN/434)
Studies the purpose, structure, and financial aspects of employee benefit plans, including pensions, health insurance, life insurance, and disability plans. 3 undergraduate hours. No graduate credit. Prerequisite: FIN 300 or consent of instructor.

FIN 435  Personal Wealth Management  credit: 3 Hours. (https://courses.illinois.edu/schedule/terms/FIN/435)
Studies personal wealth management techniques with an emphasis on life insurance products; covers life insurance policies, annuities, trusts, buy-sell arrangements, investing in stocks, bonds and mutual funds, banking and borrowing, purchasing residential and commercial real estate, income and estate taxation and management of personal financial portfolio. 3 undergraduate hours. No graduate credit. Prerequisite: FIN 300.

FIN 443  Legal Issues in Real Estate  credit: 3 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/443)
Overview of legal concepts, issues, and principles involving real estate. 3 undergraduate hours. 3 or 4 graduate hours. Prerequisite: Junior standing or consent of instructor.

FIN 444  Urban Real Estate Valuation  credit: 3 Hours. (https://courses.illinois.edu/schedule/terms/FIN/444)
The terminology, theory and techniques of real estate valuation (appraisal); a modern view of the three approaches to estimating value - sales comparison, cost and income. Special requirements include local field trips to appraise at least one single-family property and one income property. 3 undergraduate hours. No graduate credit. Prerequisite: FIN 300 or consent of the instructor, FIN 241 is recommended but not required.
FIN 445 Real Estate Investment  
credit: 3 Hours. (https://courses.illinois.edu/schedule/terms/FIN/445)
An approach to the evaluation of real estate investment opportunities. Begins with the identification of the investor’s goals and ends with an investment decision. Considers legal, physical, locational, and financial constraint, aggregate real estate and financial markets, tax considerations and investment criteria. 3 undergraduate hours. No graduate credit. Prerequisite: FIN 300 or consent of the instructor. FIN 241 is recommended but not required.

FIN 446 Real Estate Financial Markets  
credit: 3 Hours. (https://courses.illinois.edu/schedule/terms/FIN/446)
Discusses real estate financing techniques and the secondary market for real estate financial assets including residential and commercial mortgage-backed securities (RMBS and CMBS). 3 undergraduate hours. No graduate credit. Prerequisite: FIN 300 or consent of instructor, FIN 241 is recommended but not required.

FIN 447 Real Estate Development  
credit: 3 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/447)
Provides students with an exposure to the real world of real estate through a series of lectures by real estate professionals focused primarily on retail real estate development. A side benefit of the class will be to provide graduating seniors some insights into different career paths to help improve the career choices that they make. 3 undergraduate hours. 4 graduate hours. Prerequisite: FIN 221 or FIN 241.

FIN 451 Intl Financial Markets  
credit: 3 Hours. (https://courses.illinois.edu/schedule/terms/FIN/451)
This course covers the three major international financial markets; the foreign exchange market, the eurocurrency market, and the international equity and bond market. The course looks at international financial decisions including operations, structure and valuation. 3 undergraduate hours. No graduate credit. Prerequisite: FIN 300 and FIN 321.

FIN 461 Banking and Financial Regulation  
credit: 3 Hours. (https://courses.illinois.edu/schedule/terms/FIN/461)
Survey of the structure, functions, regulation, and risk management activities of banks and nonbank financial institutions; central banking and monetary policy effects on financial institutions. 3 undergraduate hours. No graduate credit. Prerequisite: FIN 300 or consent of instructor.

FIN 463 Investment Banking  
credit: 3 Hours. (https://courses.illinois.edu/schedule/terms/FIN/463)
The mechanics of financial statement analysis and ratio analysis; development of investment banking/corporate finance valuation models (including DCF, leveraged buyout and merger models) in order to determine the intrinsic value of companies and price investment banking deals. 3 undergraduate hours. No graduate credit. Prerequisite: FIN 300 (FIN 300 is waived if student is admitted to FIN 391 IBA). Priority to finance majors.

FIN 464 Applied Financial Analysis  
credit: 3 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/464)
Provides key building blocks necessary for many careers in finance. Designed to provide a practical approach to analyzing and interpreting complex financial statements to make decisions from a range of user perspectives, including investment banks, equity investors and commercial banks. Advanced financial analysis and forecasting will be applied through assignments and casework. There will be an emphasis on business writing skills commonly applied by finance professionals. 3 undergraduate hours. 4 graduate hours. Credit is not given for FIN 464 and FIN 490 CRNs 57268 and 57353. Prerequisite: ACCY 201. Priority given to finance majors.

FIN 490 Special Topics in Finance  
credit: 1 to 3 Hours. (https://courses.illinois.edu/schedule/terms/FIN/490)
Lectures and discussions relating to new areas of interest. See class schedule for topics and prerequisites. 1 to 3 undergraduate hours. No graduate credit. May be repeated in the same term or subsequent terms to a maximum of 3 undergraduate hours or 4 graduate hours. Credit is not given for FIN 490 CRNs 57268 and 57353 and FIN 464. Course will not satisfy Finance major requirements. Prerequisite: FIN 300 or consent of instructor.

FIN 494 Senior Research  
credit: 2 to 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/494)
Research and reading course for students concentrating in finance, insurance, urban land economics, or related areas who meet one of the following requirements: (1) have a cumulative grade-point average of 3.0 or better; (2) have attained Honors Day recognition in the junior year; or (3) have consent of instructor. May be taken by students in the college honors program in partial fulfillment of the honors requirements. 2 to 4 undergraduate hours. No graduate credit. May be repeated as topics vary. Prerequisite: Senior standing.

FIN 495 Senior Research  
credit: 2 to 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/495)
Research and reading course for students concentrating in finance, insurance, urban land economics, or related areas. May be taken by students in the college honors program in partial fulfillment of the honors requirements. 2 to 4 undergraduate hours. No graduate credit. Prerequisite: Senior standing; and cumulative grade-point average of 3.0 or better, Honors Day recognition in the junior year, or consent of instructor.

FIN 500 Introduction to Finance  
credit: 2 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/500)
Introduction to financial management and decision making. A customized course, designed to provide a survey of finance for graduate students who do not necessarily have previous training in the disciplines. Different sections of the course will cover different sets of topics. Prerequisite: Graduate standing or consent of department.

FIN 501 Economics of Stock Market Fundamentals  
credit: 2 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/501)
A firm’s long-run value ultimately depends on its business fundamentals. This course covers micro- and macro-economic drivers of such fundamentals, such as consumer demand, market competitiveness, government regulation, interest rates, business cycles, and monetary policy. Also includes topics in risk and intertemporal decision-making. 2 or 4 graduate hours. No professional credit.

FIN 502 Quantitative Finance  
credit: 2 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/502)
Quantitative methods used for financial decision making. Topics include elements of statistics, mathematics, and specific analytical tools used in the study and practice of finance. Approved for letter or S/U grading. May be repeated in the same or separate terms to a maximum of 4 hours. Material may be split into two 8-week 2-hour modules, either across semesters or within the same semester, if so, credit is not given for taking the same half twice. Prerequisite: Graduate standing.
FIN 503  Quantitative Finance II  credit: 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/503)
This course covers topics in time series analysis with an emphasis on applications. It is intended to prepare MSF students for more advanced courses in finance. This course provides some basic knowledge of financial time series data. It also introduces models and methods widely used by academics and practitioners. The purpose of this course is to understand proper use and limitations of econometric methods in applied time series analysis. 2 graduate hours. No professional credit. Credit is not given for FIN 503 and FIN 580: Section QM2, (68387). This course covers topics in time series analysis with an emphasis on applications. It is intended to prepare MSF students for more advanced courses in finance. This course provides some basic knowledge of financial time series data. It also introduces models and methods widely used by academics and practitioners. The purpose of this course is to understand proper use and limitations of econometric methods in applied time series analysis. Prerequisite: FIN 580 Section Q1M.

FIN 504  Accounting for Financial Analysis  credit: 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/504)
This course will develop an understanding of the most fundamental accounting concepts and provide key building blocks necessary for intermediate and advanced financial statement analysis. It is designed to provide a basic but practical application of financial analyses commonly performed by industry professionals. 2 graduate hours. No professional credit. Credit is not given for FIN 504 and FIN 580 (58811), Section FS.

FIN 510  Big Data Analytics in Finance for Predictive and Causal Analysis  credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/510)
Recent trends in “big data” present both enormous challenges and opportunities for businesses. This course introduces concepts and techniques of data analytics and shows how they can be used for making predictions, and to distinguish between correlation and causation, in the context of financial and economic analysis. Covered tools include data visualization, machine learning, regression analysis, randomized trials, A/B testing, and quasi-experiments. Students will apply these tools using R programming within the Amazon Web Services cloud computing environment. 4 graduate hours. No professional credit. Credit is not given for FIN 510 and these sections of FIN 580: Section BD1, (50081); Section BD2, (48173); and Section BD3, (70398). Prerequisite: Consent of Instructor.

FIN 511  Investments  credit: 2 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/511)
Introduction to investment analysis, including the theory and implementation of portfolio theory; empirical evidence on the performance of financial assets; evaluation of portfolio investment strategies; and the extension of diversification to international markets. Prerequisite: FIN 520; or MBA 505 - Section G (Finance II); or consent of instructor.

FIN 512  Financial Derivatives  credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/512)
Introduction to options, futures, swaps and other derivative securities; examination of institutional aspects of the markets; theories of pricing; discussion of simple as well as complicated trading strategies (arbitrage, hedging, and spread); applications for asset and risk management. Prerequisite: FIN 520; or MBA 505 - Section G (Finance II); or consent of instructor.

FIN 513  Financial Engineering I  credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/513)
Provides an introduction to modern techniques for pricing options, swaps, and related financial instruments; the use of such instruments in managing financial risk; and the measurement and management of their risks. Prerequisite: FIN 520; or MBA 505 - Section G (Finance II); or consent of instructor.

FIN 514  Financial Engineering II  credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/514)
Presents the main ideas and techniques of modern option pricing theory, including: the Black-Scholes-Merton analysis; risk-neutral probabilities and the probabilistic solution; numerical techniques for computing option prices; an introduction to term structure modeling; and perhaps other topics, at the discretion of the instructor. Prerequisite: Prior or concurrent registration in FIN 513 or consent of instructor.

FIN 515  Fixed Income Portfolios  credit: 2 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/515)
Conceptual foundations and implementation of strategies for the selection, evaluation, and revision of portfolios of fixed-income financial assets (bonds); examination of related research. Prerequisite: FIN 520; or MBA 505 - Section G (Finance II); or consent of instructor.

FIN 516  Term Structure Models  credit: 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/516)
Coverage of the fundamental models models of the term structure of interest rates, including their implementation, calibration, and use in valuing interest rate derivatives. Focus will be on the Black model and short rate models such as Black-Derman-Toy and Hull-White. 2 graduate hours. No professional credit. Approved for Letter and S/U grading. Prerequisite: FIN 512; IE 525 OR FIN 514 OR FIN 513.

FIN 517  Advanced Term Structure Models  credit: 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/517)
This class is a continuation of FIN 516 Term Structure Models. Coverage of advanced term structure models with a focus on the LIBOR Market Model (LMM). Students will learn the theory behind the model, how to calibrate the model to data and how to to develop numerical algorithms in order to implement the model to price a variety of real world interest rate products. 2 graduate hours. No professional credit. Approved for Letter and S/U grading. Prerequisite: FIN 516.

FIN 518  Financial Modeling  credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/518)
The objective is to learn the fundamentals and practice building financial models using Microsoft Excel. By the end of the term, each student should be able to develop an understanding of any financial relationship and build that financial relationship into a model using the built-in function of Excel. Financial modeling, by definition, requires significant work outside of the classroom. Models are introduced, demonstrated, and reviewed in class, but each student is expected to research and collect data, and to construct the models, prior to each week's class meeting. Prerequisite: MSF students only.
FIN 519 Gen Equ Env Tax Policy credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/519)
Focuses on how to build and use analytical general equilibrium models to do research. Students will replicate and extend existing G.E. models with general production and demand functions that are differentiated to find closed-form solutions for the incidence of the tax, including changes in all factor prices, input quantities, outputs, prices, and welfare of each group. The primary examples are drawn from environmental tax policy, but the method is equally useful for analysis of non-tax policies and other economic problems. Same as ECON 546. Prerequisite: Microeconomics and Econometrics at graduate level.

FIN 520 Financial Management credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/520)
Introduction to financial management and decision making. Topics include risk-return relationships for financial securities; financial statement analysis and forecasting; working capital management; capital budgeting and the resource allocation process; capital structure and the cost of capital; dividend policy. Prerequisite: Enrollment in the Executive MBA, MSBA, or MS program.

FIN 521 Advanced Corporate Finance credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/521)
Addresses both the theoretical and applied aspects of firms' financing decisions; topics include capital structure and cost of capital theories; mergers, acquisitions and leveraged buyouts; options, warrants, andconvertibles; venture capital and initial public offerings; and pensions. Prerequisite: FIN 520, plus either ECON 506 or BADM 572 or concurrent registration in either course; or MBA 505 - Section G (Finance II); or consent of instructor.

FIN 522 Cases in Financial Strategy credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/522)
Course focuses on financial management cases. Provides students with an active learning experience. Case work is based on concepts learned in introductory corporate finance. Topics discussed include measuring and interpreting cash flow performance, financial accounting and turnaround management; capital investment and initial public offerings; and pensions. Prerequisite: FIN 520, plus either ECON 506 or BADM 572 or concurrent registration in either course; or MBA 505 - Section G (Finance II); or consent of instructor.

FIN 524 Mergers and Acquisitions credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/524)
The primary objective of this course is to give students experience in valuing firms. While the primary focus of the course is on mergers and acquisitions, the course will also cover topics such as initial public offerings, leveraged buyouts, spin-offs, and divestitures. Prerequisite: FIN 520; or MBA 505 - Section G (Finance II); or consent of instructor.

FIN 526 Enterprise Risk Management credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/526)
The application of basic risk management principles to all risks facing the organization. Integrates hazard, financial, strategic and operational risks under a single framework. Provides a conceptual framework for making risk management decisions to increase business value. The course will include a review of the legal and regulatory environment that sets the stage for Enterprise Risk Management, cover the tools used for risk analysis, examine data integration processes and show how risk measurement relates to strategic and tactical business decisions.

FIN 527 Mergers & Acquisitions Topics credit: 2 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/527)
Focuses on identifying ways to increase firm value through mergers and acquisitions (M&A) and corporate restructurings. We will develop your skills in the design and evaluation of transactions. Specific topics addressed in the course are the valuation of companies, structuring of transactions, deal tactics and strategy, valuation of leveraged buyouts, and spin-offs/carve-outs. We will also delve into issues of law, accounting and taxation and how they affect the structuring and outcome of merger transactions. Knowledge about M&A is an important component of any corporate finance professional and is the foundation for effective work in a wide range of fields including corporate development, investment banking, consulting, and advising senior management. 2 or 4 graduate hours. No professional credit.

FIN 528 Cases in Financial Derivatives credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/528)
This advanced elective course on financial derivatives explores the economic, legal, and regulatory concepts underlying these markets. It uses case studies to examine market weaknesses, design flaws, and regulatory breakdowns, many of which have resulted in major disasters. 4 graduate hours. No professional credit. Credit is not given for FIN 528 and FIN 580 (66393), Section ADF. Prerequisite: Graduate students only.

FIN 530 Foundations in Risk Management credit: 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/530)
This course introduces risk management including basic concepts and techniques of pure risk and financial risk management. Corporate hazard risk management including insurance and securitization of pure risks will be covered in detail. Insurer risk management will be examined including reinsurance, loss reserving, underwriting of risks, and catastrophic risk management. Students will also be introduced to Enterprise Risk Management (ERM). 2 graduate hours. No professional credit. Prerequisite: MSF and MBA students only.

FIN 535 Wealth Management credit: 2 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/535)
This course studies personal wealth management techniques with an emphasis on life insurance products; covers life insurance policies, annuities, trusts, buy-sell arrangements, investing in stocks, bonds and mutual funds, banking and borrowing, purchasing residential and commercial real estate, income and estate taxation and management of personal financial portfolio. The course also allows students to build a wealth management plan based on a case scenario. 2 or 4 graduate hours. No professional credit.

FIN 536 Government Insurance Programs credit: 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/536)
Government insurance programs – including Social Security, Medicare and Medicaid, unemployment and disability insurance, terrorism insurance, and disaster relief – currently account for more than half of U.S. federal spending. These programs, which for decades have collectively been growing more quickly than the U.S. economy, represent a significant share of an employer’s compensation expenses and significantly impact household budgets. This course will examine how the design of these programs affects economic efficiency, growth, business competitiveness, and social well-being. An important theme of the course will be the role of imperfect information and aggregate or long-term risks of insurance market failures, and conditions under which the government can or cannot remedy these failures. Prerequisite: MAS BPP Concentration.
FIN 541 Real Estate Fundamentals credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/541)
Discusses the theory and practice of real estate and urban land economics; emphasizes real estate market analysis, finance, appraisal, and investment. 4 graduate hours. No professional credit. Prerequisite: FIN 520, plus ECON 302, ECON 500, or equivalent; or MBA 505 - Section G (Finance II); or consent of instructor.

FIN 543 Legal Issues in Real Estate credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/543)
This course examines the fundamentals of real estate from a legal perspective. Students develop skills in using legal concepts in a real estate transactional setting that incorporates traditional course materials, case studies, real life transactions, and guest lectures designed to provide a practical "hands-on" approach to real estate law. We explore a broad range of current sophisticated real estate transactions relating to residential and commercial purchases, sales, leasehold interests, common interest communities, ownership, financing, brokerage, land use and development. We discuss the legal implications that contractual private and legislative public restrictions have on individuals' real property rights and discuss public policy arguments related to private owners' legal rights. 4 graduate hours. No professional credit. Prerequisite: Restricted to graduate students.

FIN 544 Urban Real Estate Valuation credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/544)
The terminology, theory and techniques of real estate valuation (appraisal); a modern view of the three approaches to estimating value - sales comparison, cost and income. Special requirements include local field trips to appraise at least one single-family property and one income property. 4 graduate hours. No professional credit. Prerequisite: FIN 541 is recommended but not required.

FIN 545 Real Estate Investment credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/545)
Real estate accounts for one-third of the world's capital assets. This course provides students with a comprehensive understanding of real estate valuation, cycles, markets, investments, and decision-making. The bulk of the course covers income-producing commercial property, although we will also discuss residential housing. This course provides a unified finance based framework to answer real estate investment decision making problems in the real world. 4 graduate hours. No professional credit. Prerequisite: FIN 541 is recommended but not required. Graduate students only.

FIN 546 Real Estate Financial Markets credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/546)
This is an applied course in real estate investment that focuses on the U.S. mortgage and asset-backed securities markets. The course will review the multi-trillion dollar mortgage and asset-backed bond markets. We will discuss the fundamentals of securitization, and strategies to structure deals. We will also consider real estate investment trusts (REITs), collateralized debt obligations (CDOs) and credit default swaps (CDS). The course will develop analytical skills in deal structuring and pricing, and offer all students an opportunity to develop their business skills through case discussions. 4 graduate hours. No professional credit. Prerequisite: FIN 541 recommended but not required. Graduate students only.

FIN 547 Real Estate Development credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/547)
Discusses key steps in the real estate development process, from market feasibility analysis to financing, legal issues, construction and asset management. Current issues in real estate development will also be presented by guest lecturers who are senior industry executives. 4 graduate hours. No professional credit. Prerequisite: FIN 541 recommended but not required. Restricted to graduate students only.

FIN 551 International Finance credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/551)
Explores the characteristics of the international financial market and examines various aspects of corporate financial management. Topics may include international parity conditions, exchange rate risk management, country risk, cross-border investment analysis, multinational firm budgeting, hedging in foreign currency markets, accessing international financial markets for financing, and competitive strategy in a global marketplace. Prerequisite: FIN 520; or MBA 505 - Section G (Finance II); or consent of instructor.

FIN 552 Applied Financial Econometrics credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/552)
The aim of this course is to equip students with a working knowledge of important econometric techniques necessary to understand and interpret financial market data. The course covers time-series and cross-sectional properties of asset returns, predictability of equity returns, empirical tests of asset pricing models, modelling time-varying volatility. The interplay between asset pricing theories, statistical assumptions and relevant econometric techniques is explored in the context of published empirical work, including classical papers as well as a more recent research. 4 graduate hours. No professional credit. Credit is not given for FIN 552 and FIN 580 Section DK2 (72033) or FIN 580 Section DK (70390). Prerequisite:FIN 511.

FIN 553 Machine Learning in Finance credit: 2 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/553)
Machine Learning includes the design and the study of algorithms that can learn from experience, improve their performance and make predictions. In this course students will learn the foundations of Machine Learning and explore state of the art algorithms and tools. Topics include supervised learning (neural networks, support vector machines), unsupervised learning (clustering, dimensionality reduction) and reinforcement learning (dynamic programming, Q-learning, SARSA, policy gradient methods). Applications include option pricing, portfolio selection and credit card fraud detection. Students will gain practical experience implementing these models in Python with frequently used packages such as TensorFlow. 2 or 4 graduate hours. No professional credit. Credit is not given for FIN 553 and FIN 580: Section V2, (72206); or FIN 580: Section V1 (72205).
FIN 555  Financial Innovation  credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/555)
Recent years have seen the rapid development of the fintech sector, bringing together technology and data, startups and established firms in ways that are likely to shape and disrupt financial markets going forward. This course will involve a mix of lectures, guest speakers, and class discussion of breaking developments and new ventures. Some of the fintech sectors we will discuss include consumer finance, payments, investing and trading, cryptocurrencies and blockchain, and privacy and regulatory concerns. Because of the innovative and rapidly evolving nature of the fintech sector, this class will depend heavily on student engagement and class discussion. Students should be prepared to participate actively, and not just sit and listen to lectures. Each student will participate in two group presentations on the fintech sector, at the middle and end of the semester. A group project is due at the end of the semester, detailing a fintech startup idea, an analysis of an existing fintech business, or an analysis of a fintech sector. 4 graduate hours. No professional credit. Credit is not given for FIN 555 and FIN 580: Section FT2 (72037).

FIN 561  Banking and Financial Regulation  credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/561)
Survey of the structure, functions, regulation, and risk management activities of banks and nonbank financial institutions; central banking and monetary policy effects on financial institutions. 4 graduate hours. No professional credit. Prerequisite: FIN 520 or consent of instructor.

FIN 562  Macrofinance  credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/562)
Overview of the workings of the financial sector of the macro economy; includes the roles of financial institutions, financial markets, macroeconomic policies, interest rates, and the flows of funds. Prerequisite: FIN 520; or MBA 505 - Section G (Finance II); or consent of instructor.

FIN 563  Investment Banking  credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/563)
This course will provide key building blocks necessary for a career in investment banking, valuation and other related fields. It is designed to provide a practical application of financial statement analysis, modeling, valuation, and presentation skills commonly performed by industry professionals. The course has three major parts. The first focuses on the mechanics of financial statement analysis, ratio analysis, and financial model building. The second applies the financial statements and forecasts within the context of company valuation, utilizing common industry techniques. In the third part of the course, we will employ these valuation techniques in common investment-banking deliverables such as pitch books and fairness opinions. 4 graduate hours. No professional credit. Prerequisite: Previous introductory accounting and finance coursework recommended. Graduate students only.

FIN 564  Applied Financial Analysis  credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/564)
Provides key building blocks necessary for many careers in finance. Designed to provide a practical approach to analyzing and interpreting complex financial statements to make decisions from a range of user perspectives, including investment banks, equity investors and commercial banks. Advanced financial analysis and forecasting will be applied through assignments and casework. There will be an emphasis on business writing skills commonly applied by finance professionals. 4 graduate hours. No professional credit. Prerequisite: FIN 580, ACCY 501 or equivalent. A baseline understanding of financial accounting is expected of all students coming into this course.

FIN 565  Financial Risk Management  credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/565)
This course covers selected topics in financial risk management. The focus is on statistical techniques used in financial risk management rather than risk management practice, cases, or valuation issues. The course will cover the value-at-risk (VaR) measure and expected shortfall, statistical techniques useful to model financial market returns, and techniques used to model the joint distribution of defaults on fixed income instruments. The course will also cover additional topics such as retail credit risk, risk budgeting, and economic capital modelling. 4 graduate hours. No professional credit. Prerequisite: FIN 500 or 511; IE 522 or FIN 502; FIN 512 (concurrent enrollment allowed); or consent of instructor.

FIN 566  Algorithmic Market Microstructure  credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/566)
This course introduces the modern theoretical, empirical and institutional foundations of market microstructure and trading activity, with an emphasis on applications to algorithmic and high-frequency trading. The first part of the course addresses market microstructure and the algorithmic implementation of traditional microstructure-inspired tasks such as minimizing execution costs. The second part of the course proceeds to examine actual algorithmic strategies, and ultimately high-frequency trading. Recurrent themes throughout the course will be the use of economic theory to simplify computationally challenging problems, and the use of theory-driven structural models to construct more robust trading algorithms. 4 graduate hours. No professional credit. Prerequisite: Restricted to students in the MS in Financial Engineering program.

FIN 567  Behavioral Finance  credit: 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/567)
This course covers selected topics in financial risk management. The focus is on statistical techniques used in financial risk management rather than risk management practice, cases, or valuation issues. The course will cover the value-at-risk (VaR) measure and expected shortfall, statistical techniques useful to model financial market returns, and techniques used to model the joint distribution of defaults on fixed income instruments. The course will also cover additional topics such as retail credit risk, risk budgeting, and economic capital modelling. 4 graduate hours. No professional credit. Prerequisite: FIN 500 or 511; IE 522 or FIN 502; FIN 512 (concurrent enrollment allowed); or consent of instructor.

FIN 568  Retirement Policy  credit: 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/568)
The retirement landscape in the US - including public policy, retirement plan design, and individual behavior - is constantly changing and evolving. This course will examine the economic, financial, legal, regulatory, political, and human resource issues involved with designing and implementing both public and private retirement plans, including Social Security, pensions and retirement savings plans. Credit is not given for both FIN 434 and FIN 571. Prerequisite: MAS BPP Concentration.

Information listed in this catalog is current as of 09/2020
FIN 572  Health Care Policy  credit: 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/572)
Costly advances in health technology, together with an aging population, are making health care an increasingly important issue for individuals, firms, and governments. This course examines the economic, legal, and regulatory issues involved with implementing both public and private health plans, including Medicare, Medicaid, and employer-sponsored plans. Credit is not given for both FIN 434 and FIN 572. Prerequisite: MAS BPP Concentration.

FIN 573  Competition Policy  credit: 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/573)
While perfect competition is a useful model, it often fails to capture much of what is observed in the real world. This course examines interaction of firms and consumers in markets that are not perfectly competitive and reviews policies that aim to increase efficiency in these markets. Topics covered will include oligopoly, anti-competitive practices, price discrimination, and antitrust regulation. Prerequisite: MAS BPP Concentration.

FIN 574  Individual Tax Policy  credit: 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/574)
Contentious public debate surrounds how to tax individuals fairly and efficiently. This course will provide the tools to design and evaluate tax policies. Topics will include measuring how taxes affect individual behavior including labor supply, savings, and portfolio decisions; the efficiency cost of taxation; understanding who bears the true economic burden of taxes; measuring the progressivity of a tax system; and the pros and cons of alternative approaches to taxation. Prerequisite: MAS BPP Concentration.

FIN 575  Business Tax Policy  credit: 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/575)
Government needs revenue and taxes people, but why also tax business? We review the pros and cons of a separate corporate taxes system, the interaction of corporate and personal taxes, the inefficiencies of capital misallocations, and economic incidence (who really bears the burden of a corporate income tax). We also review pros and cons of other taxes on capital income such as interest, dividends, capital gains, rental income, and foreign source-income. Prerequisite: MAS BPP Concentration.

FIN 576  Domestic Environmental Policy  credit: 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/576)
Environmental regulation has become ubiquitous; Modern business leaders need to be aware of how it affects their businesses and how to operate within its constraints. The focus of this course is the design and critique of domestic environmental policies such as liability law, taxation, command-and-control regulations, and permit markets. We compare their effectiveness and distributional impacts, including effects on regulated firms, and discuss the differential effects these policies can have on technological process. Prerequisite: MAS BPP Concentration.

FIN 577  International Environmental Policy  credit: 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/577)
As the business landscape becomes more and more global, international environmental policy is increasingly more relevant for the success of modern firms. In this course, we demonstrate how one country’s policies can affect other countries and firms in those countries, the typical difficulties that arise in negotiating international environmental agreements and how these can be ameliorated, and the interaction between trade and the environment. Prerequisite: MAS BPP Concentration.

FIN 578  Govt Market Economy  credit: 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/578)
Given the presumed efficiency of competitive markets, when might it be appropriate for government to intervene? This course reviews possible "market failures" like externalities, public goods, taxes, monopoly power, adverse selection, and moral hazard. We show how each can reduce efficiency of private markets. We then discuss whether, when and how government can improve economic welfare using well-designed tax policy, social insurance, environmental regulation, or health policy. Prerequisite: MAS BPP Concentration.

FIN 579  Applied Portfolio Management  credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/579)
Applies academic topics on financial markets, security analysis/valuation and portfolio management to hands-on investment management. Students will form and review objectives, constraints, and investment policy as it relates to the client’s money under management. They will purchase securities, monitor performance of the portfolio, and make recommendations for any adjustments to the holdings. They will be fully educated and responsible for the fiduciary and ethical standards of professional money management as guided by the CFA Institute. May be repeated to a maximum of 8 hours. Prerequisite: Credit or concurrent enrollment in FIN 511.

FIN 580  Special Topics in Finance  credit: 0 to 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/580)
Lectures and discussions relating to new areas of interest. See class schedule for topics and prerequisites. 4 graduate hours. No professional credit. Approved for Letter and S/U grading. May be repeated to a maximum of 18 hours in a semester; may be repeated to a maximum of 32 hours in subsequent semesters. Credit is not given for FIN 528 and FIN 580 (66393), Section ADF: Prerequisite: Varies by section.

FIN 581  Professional Development  credit: 0 to 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/581)
Effective communication skills are one of the most sought-after traits of business leaders across industries and throughout the world. Understanding the world around you, as well as communicating clearly and persuasively is critical to your success as a student, as an employee and as a leader in the business world. These skills will help establish your own credibility and lead you to become an effective leader among your peers and colleagues. This course will introduce successful strategies for structuring both written and verbal communication in the business world, with an eye toward the specific outcomes listed below: 0 to 2 graduate hours. No professional credit. Approved for S/U grading only. Prerequisite: Restricted to MSF and MSFE students.

FIN 582  Project Management  credit: 1 to 2 Hours. (https://courses.illinois.edu/schedule/terms/FIN/582)
This course is all about learning by doing. It is designed to assist you in your real-world experience as you work in a team with a real organization to help solve a problem the organization is facing. In class, we will help you gain the skills you will need to successfully complete the project. If you work hard in this class, you will have a compelling story to tell as you interview for internships and jobs and you will gain skills that will help you succeed in your career. 1 to 2 graduate hours. No professional credit. Approved for S/U grading only. Prerequisite: Concurrent enrollment in FIN 583 is required. Restricted to MSF students.
FIN 583 Practicum credit: 1 to 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/583)
A semester-long, typically corporate-sponsored, team project for MSFE and MSF students that is usually completed by the end of the third semester of study. The goals of the Practicum are: a) to use learned or new tools on real world projects of interest to the corporate sponsor; b) to replicate as closely as possible the environment of the working world where students will soon find themselves employed; c) to work cohesively with other members of a team so as to efficiently produce the desired project results; and d) to be able to communicate effectively with technical and non-technical audiences, which may include the sponsor and/or co-workers. 1 to 4 graduate hours. No professional credit. Prerequisite: Restricted to MSF and MSFE students.

FIN 590 Individual Study and Research credit: 0 to 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/590)

FIN 591 Theory of Finance credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/591)
Examines theoretical frameworks for financial decision making under certainty and uncertainty, as well as perfect and imperfect capital markets; discusses state preference, mean-variance, and continuous time models; emphasizes the structure of individual utility functions. Prerequisite: ECON 502; STAT 400; and admission to doctoral program or consent of instructor.

FIN 592 Empirical Analysis in Finance credit: 2 or 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/592)
Designed to train the student in the conduct of empirical work in Finance. Covers the major tools and databases needed to replicate the results of published academic papers and to conduct original research. Prerequisite: Enrollment in the doctoral program in Finance or consent of instructor.

FIN 593 Seminar in Investments credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/593)
Investigates portfolio theory, CAPM, OPM, and arbitrage pricing theory theoretically and empirically; uses both mathematical statistics and modern econometric models to empirically analyze investment decisions and portfolio management. Prerequisite: FIN 591 and ECON 507.

FIN 594 Seminar in Corporate Finance credit: 4 Hours. (https://courses.illinois.edu/schedule/terms/FIN/594)
Theories, paradigms, and models of nonfinancial corporations; investigates the theoretical foundations and empirical evidence regarding corporate resource allocation, capital structure decisions, and dividend policies; covers in detail contingent claim analysis, signaling theory, and agency theory. Prerequisite: FIN 591 and ECON 507.

FIN 599 Thesis Research credit: 0 to 16 Hours. (https://courses.illinois.edu/schedule/terms/FIN/599)
Required for those writing master’s and doctoral theses in finance. Approved for S/U grading only. May be repeated to a maximum of 16 hours.