

# REAL ESTATE DEVELOPMENT, MS

**Banner Code: BC-MS-REAL**

## Graduate Program Office

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The Master of Science in Real Estate Development is designed to provide real estate professionals with the knowledge essential to assume increasingly responsible leadership roles within the development industry. Areas of emphasis include real estate finance, investment analysis, project management, sustainability and economic development. The distinctiveness of this degree program lies in its multi-disciplinary curriculum, which incorporates coursework from the domains of business, engineering and public policy. Created in consultation with leading real estate development companies, the curriculum has been designed to strengthen the employment potential and upward mobility of industry professionals working in the areas of development, architecture, engineering, public planning, construction management, real estate finance, mortgage lending, property management, real estate law and related fields.

## Admissions & Policies

### Admissions

Full eligibility and admission requirements can be viewed at the Costello College of Business website (<https://business.gmu.edu/programs/graduate/admissions/>).

### Policies

The 36-hour curriculum includes 21 hours of required courses and 15 hours of electives. Students are responsible for familiarization and compliance with AP.6 Graduate Policies (<http://catalog.gmu.edu/policies/academic/graduate-policies/>).

All students registering for Costello College of Business graduate courses must have graduate standing. Non-degree student status is not available.

Graduate level courses offered by the Costello College of Business cannot be audited.

## Requirements

### Degree Requirements

Total credits: 36

#### Required Courses

Code	Title	Credits
REAL 605	Policy and Planning of the Built Environment	3
REAL 615	Brokerage and Market Analysis	3
REAL 625	Financial Analysis and Valuation	3
REAL 635	The Development Process	3
REAL 645	Law and Entitlements	3
REAL 655	Design and Construction	3

REAL 750	MSRED Capstone	3
Total Credits		21

### Electives

Code	Title	Credits
Select 15 credits of electives <sup>1</sup>		15
Total Credits		15

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Electives may be selected from other REAL courses (see below) and available offerings in appropriate areas including the Schar School of Policy and Government; the Costello College of Business; the College of Engineering and Computing; the College of Humanities and Social Sciences; the College of Science; and the Carter School for Peace and Conflict Resolution.

Students wishing to choose a field for emphasis may select, with the approval of a faculty advisor, 3 elective courses (9 credits) within the field that together constitute an emphasis area. They must also then take 2 additional courses (6 credits,) outside the selected emphasis to reach the required elective total of 15 credits. With prior approval of an advisor, students may design their own emphasis. The following are examples of fields for emphasis and courses within each field which may be selected.". With prior approval of an advisor, students may design their own emphasis.

### Organizational Issues Emphasis

Code	Title	Credits
Select 3 courses from the following:		9
PUBP 781	Entrepreneurship and Economic Development	
EVPP 638	Corporate Environmental Management and Policy	
COMM 632	Persuasion Theory	
COMM 635	Organizational Communication	
COMM 634	Theories of Interpersonal Communication	
COMM 706	Strategic Communication	
CONF 501	Introduction to Conflict Analysis and Resolution	
PHIL 644	Business and Organizational Ethics	
MBA 725	Leadership	
MBA 726	Negotiations	
REAL 710	Real Estate Entrepreneurship	
REAL 720	Real Estate Leadership and Project Management	
Total Credits		9

### Project Feasibility Emphasis

Code	Title	Credits
Select 3 courses from the following:		9
PUBP 602	Regional Economic Development: Strategies and Applications	
PUBP 714	Topics in Transportation Policy, Operations, and Logistics	
PUBP 752	Infrastructure Finance	

EVPP 524	Introduction to Environmental and Resource Economics	
CEIE 607	Public Infrastructure Management and Finance	
CEIE 667	Multi-modal Transportation Systems	
CEIE 573	Legal Aspects of the Construction Process	
CONF 741	Negotiating in Complex Systems	
REAL 730	Financing Real Estate Projects	
REAL 740	Real Estate Investments	
Total Credits		9

### Special Topics Impacting Development

The following courses may be included as electives by all students:

Code	Title	Credits
PUBP 745	Transportation and the Environment	3
EVPP 505	Selected Topics in Environmental Science	4
EVPP 670	Environmental Law	3
EVPP 533	Energy Policy	3
EVPP 635	Environment and Society	3
GG5 507	Geographic Approaches for Sustainable Development	3
PHIL 643	Environmental Ethics	3
REAL 790	Special Topics in Real Estate	3
REAL 796	Directed Reading	1-6

## Accelerated Master's

### Bachelor's Degree (any)/Real Estate Development, Accelerated MS

#### Overview

The BAM pathway will provide the opportunity for prospective undergraduate students to further their education by offering a specialized accelerated program that allows them to pair fundamental real estate development skills with interdisciplinary coursework tailored to the student's career interests.

Undergraduates may be admitted to a Bachelor's/Accelerated Master's program (BAM) and obtain a BS/BA in a chosen major and a MS in Real Estate Development (MRED) in an accelerated time frame after satisfactory completion of a minimum of 144 credits.

See AP.6.7 Bachelor's/Accelerated Master's degrees (<http://catalog.gmu.edu/policies/academic/graduate-policies/#ap-6-7>) for policies related to this program.

Students in an accelerated degree program must fulfill all university requirements for the Master's degree. For policies governing all graduate degrees, see AP.6 Graduate Policies (<http://catalog.gmu.edu/policies/academic/graduate-policies/>).

### BAM-MS Real Estate Development Pathway Admission Requirements

Applicants to all graduate programs at George Mason University must meet the admission standards and application requirements for graduate study as specified in Graduate Admissions Policies and Bachelor's/

Accelerated Master's Degree Policies. For information specific to this Accelerated Master's program, see the Costello College of Business website. (<https://business.gmu.edu/masters-in-management/>)

Undergraduate students will be considered for admission into the MRED BAM pathway after completion of a minimum of 60 credits, FNAN 351, and meeting all academic requirements which can be found on the Costello College of Business page.

Students who are accepted into the MRED BAM pathway will be allowed to register for graduate level courses after successful completion of a minimum of 75 undergraduate credits and all course specific prerequisites.

### Accelerated Master's Admission Requirements

Students in the BAM pathway will be admitted to the MS in Real Estate Development program if they have met the unit-specific criteria found here and as verified on the Bachelor's/Accelerated Master's Transition form.

### BAM-MS in Real Estate Development Pathway Courses

Students who are accepted into the MRED BAM pathway will be allowed to register for graduate level courses after successful completion of a minimum of 75 undergraduate credits.

To maintain the integrity and quality of both the undergraduate and graduate degree programs, undergraduate students interested in taking graduate courses choose from the following:

#### Advanced Standing:

Code	Title	Credits
Advanced Standing courses (up to 12 credits; grade of B- or better required):		
REAL 605	Policy and Planning of the Built Environment	3
REAL 615	Brokerage and Market Analysis	3
REAL 625	Financial Analysis and Valuation	3
REAL 635	The Development Process	3

#### Reserve Credit:

Code	Title	Credits
Reserve Credit courses (up to 6 credits; grade of B- or better is required):		
REAL 605	Policy and Planning of the Built Environment	3
REAL 615	Brokerage and Market Analysis	3
REAL 625	Financial Analysis and Valuation	3
REAL 635	The Development Process	3