REAL ESTATE (M.S.)

Fordham’s 36-credit Master of Science in Real Estate program provides real estate professionals with a thorough understanding of the multidisciplinary real estate field. This M.S. program focuses on the finance, investment, and development aspects of real estate while offering students the opportunity to develop skills in other areas of the industry that are important for their individual careers.

About the Fordham Real Estate Institute

The Fordham Real Estate Institute (REI) offers a comprehensive array of professional certificates, summer intensives, and graduate programs at its Lincoln Center campus in Manhattan and its campus in Westchester, New York. Taught and developed by leading industry practitioners, our programs provide real-world professional skill sets for professionals and owners/investors from all walks of life. Flexibility and convenience are program hallmarks; classes can be taken in-person, online, and at various paces.

To learn more about the M.S. in Real Estate, visit the PCS section of the Fordham website.

Admissions

Admissions is on a rolling basis; applications are reviewed as they are received. Candidates are encouraged to apply as soon as possible to be able to register for classes and apply for financial aid if needed. International Students who require visas should contact the program office for special application deadlines. Email realestate@fordham.edu for more information.

A list of specific admissions requirements are as follows:

- A bachelor’s degree or its equivalent from an accredited U.S. college or university. International applicants submitting undergraduate or graduate transcripts must also submit a third-party evaluation of the transcripts. The School of Professional and Continuing Studies uses World Education Services.
- English-language proficiency test scores (if English is not your first language).
- Minimum undergraduate GPA of 3.0 (Work experience will be taken into consideration.)
- Two letters of recommendation
- Statement of purpose that includes your professional goals and aspirations
- Resume or CV
- Work experience is preferred, but not required for admission. We do accept qualified candidates without work experience who possess, among other criteria, exceptionally strong academic backgrounds, demonstrated leadership, and a strong potential for success in real estate.
- $70 nonrefundable application fee
- Supplemental essay. Students who do not meet the minimum requirements outlined above may apply with an additional essay stating why they would be good candidates for the program.

To learn more about the M.S. in Real Estate, visit the PCS section of the Fordham website.

Requirements

The M.S. in Real estate is a 36 credit program with evening and weekend offerings which can be completed in one year of full-time study, or as part-time study.

The core requirements of the Master of Science in Real Estate are designed to ensure that every graduate has a grasp of the most important elements of real estate finance, investment, development and management while the elective concentration allows each student to pursue a specific subject area.

Student pursuing any of the Advanced Certificate programs in Real Estate should apply their coursework for the certificate toward the elective or Flex Core requirements of the M.S. program.

### Course

<table>
<thead>
<tr>
<th>Core Courses</th>
<th>Title</th>
<th>Credits</th>
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</thead>
<tbody>
<tr>
<td>REAL 5002</td>
<td>Real Estate Finance</td>
<td>3</td>
</tr>
<tr>
<td>REAL 5004</td>
<td>Real Estate Accounting and Tax</td>
<td>3</td>
</tr>
<tr>
<td>REAL 5006</td>
<td>Real Estate Legal Concepts and Contracts</td>
<td>3</td>
</tr>
<tr>
<td>REAL 5008</td>
<td>Real Estate Economics and Market Analysis</td>
<td>3</td>
</tr>
<tr>
<td>REAL 5010</td>
<td>Real Estate Structures and Capital Markets</td>
<td>3</td>
</tr>
<tr>
<td>REAL 5012</td>
<td>Real Estate Valuation and Investment Analysis</td>
<td>3</td>
</tr>
<tr>
<td>REAL 5014</td>
<td>Negotiation in Real Estate</td>
<td>1.5</td>
</tr>
<tr>
<td>REAL 5016</td>
<td>Ethical Issues in Real Estate</td>
<td>1.5</td>
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### Flex Core Courses

Choose two from the following:

- REAL 5012 Real Estate Risk and Portfolio Management
- REAL 5014 The Real Estate Development Process
- REAL 5106 Real Estate Asset Management
- REAL 5108 Real Estate Credit Analysis and Underwriting

### Elective Courses

Select any 6 additional Real Estate credits 1

### Capstone Course

Choose one of the following:

- REAL 6100 Applied Project
- REAL 6200 Research Project (Thesis)

Total Credits 36

1 Graduate-level courses with the REAL subject code may apply toward this requirement. Students pursuing the Advanced Certificate should take coursework associated with their Advanced Certificate as their M.S. electives.

Detailed Requirement Information

Core Courses

The 21-credit core curriculum is designed to give students an in-depth mastery of the academic disciplines and applied functional areas necessary to every real estate professional’s success. The core leaves students with essential analysis, critical thinking and decision-making skills while creating a common student experience that fosters community. Students are required to complete all 8 courses in the core.
Flex Core Courses
The 6-credit flex core curriculum provides students the opportunity to focus on areas in real estate that are consistent with their career pursuits. Under guidance of their advisor, students are required to select two “core” courses from the list of four courses.

Elective Courses
The 6-credit elective course requirement offers students the opportunity to immerse themselves in specialized topics of their choice, or to complete the remaining flex core courses. These can be selected from any course not already completed in the Real Estate department, a list of which can be found on our Course Listings page. Theses options include a for-credit internship, and the special topics course.

Special Topics
These courses, which will be offered periodically, are designed to enhance the student’s educational experience by supplementing the standard array of courses with topics that are very highly specialized. Areas of study will include real estate finance, investment and development. In most cases, they will be of interest to those students who desire a more intense exposure to a particular field of study. Courses include Real Estate Financial Modeling, Private Equity, Design Issues, Socially Responsible Investing in Real Estate, the Real Estate Roundtable, and Commercial Leasing.

Capstone Course
The 3-credit capstone is the culmination of all the knowledge and skills acquired throughout the program. Students must be able to assimilate all that they have learned in the core, flex core and elective courses and apply it within the context of a real-world setting. Subject to advisor pre-approval students will either undertake an Applied Project or write a thesis under the direction of a faculty supervisor, that upon completion demonstrates professional level mastery of the subject matter involved.