Course Description
This course will provide students with a theoretical framework which can be used to analyze the ways in which the projected operations and capitalization of real estate developments influence each other, and how changes in either of those areas are likely to influence the overall viability and returns of a given development project. In addition to traditional financing and return considerations, students will explore a series of “difficult to finance” topics including such as sustainability, livability, and preservation. Focus is given to identifying where synergies exist between these topics and financial returns, where the topics and financial returns are at odds with one another, and how to approach financing decisions for both of those cases.