

**DePaul University College of Law
Course Offerings for Chicago-Kent College of Law
Fall 2013**

Course No.	Course Title	Instructor	Credits	Days	Times	Exam Date
449-201	Predatory Lending	Dudley	3	Tu	5:50 - 8:30 pm	Take-home
459-101	Real Estate Finance and Commercial Development	Ralph	3	Tu/Th	4:00 - 5:15 pm	Take-home
218-201	Taxation of Structured Real Estate Transactions	Cullen	3	Th	5:50 - 8:30 pm	Take-home
311-201	Workout for Financially Troubled Companies	Labate	3	Tu	5:50 - 8:30 pm	Tu 12/10 6:00

COURSE DESCRIPTIONS:

Predatory Lending

This course will examine the origins and dimensions of predatory lending, defined as mortgage loan origination fraud and foreclosure rescue fraud. Emphasis will be given to the development of the sub-prime mortgage market, facets of predatory lending and various methods to curb it. This course will include background lectures and discussion, case study and analysis, and written and oral advocacy exercises related to actual cases.

Real Estate Finance and Commercial Development

This course addresses legal and economic issues relevant to commercial real estate development and investment, including acquisition, financing, leasing ownership structures and tax considerations.

Taxation of Structured Real Estate Transactions

This course will provide an introductory overview of the primary tax considerations involved in structured real estate transactions, including: an analysis of the effect of income taxes on real estate transactions; a comparison of the various structures used for the ownership and development of real estate; a review of section 1031 like-kind exchange driven real estate syndications; alternative financing techniques such as sale-leaseback transactions; REIT; and inbound and outbound real estate investments.

Workout for Financially Troubled Companies

This course will examine a pre-bankruptcy corporate restructuring from the viewpoint of each of the principal parties to that workout and will examine the legal and business issues commonly faced by each party. Students will develop an understanding of the legal rights available to each party and the strategies often employed by parties with competing interests when a company is in financial distress.