

Heejin Yoon

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University of Wisconsin–Madison
Wisconsin School of Business
5298B Grainger Hall
975 University Ave
Madison, WI 53706

Phone: +1 (608) 867-6751
Email: heejin.yoon@wisc.edu
Homepage: <https://heejin-yoon.github.io/>

Education

University of Wisconsin–Madison, Wisconsin School of Business

PhD in Business (Minor in Economics)

Expected May 2026

Fields: Real Estate Finance, Household Finance, Financial Intermediation

Committee: Yongheng Deng (co-chair), Lu Han (co-chair), Anthony DeFusco, Erik Mayer

Korea Advanced Institute of Science and Technology (KAIST)

MS in Finance

2020

Yonsei University

BBA in Business Administration

2014

Job Market Paper

Barriers to Reentry: Initial Borrowing Frictions, Refinancing, and Wealth Redistribution

Abstract: This paper examines how frictions encountered during the *initial* home-purchase mortgage origination process shape borrowers' future refinancing behavior and long-term financial outcomes. Leveraging variation in loan officer *workload* as a quasi-random source of origination delays, I find that experiencing a 60+ day delay reduces quarterly refinancing rates by 16–24%. Exposure to these origination frictions is disproportionately concentrated among minority borrowers, low-income households, and those with lower credit scores, with evidence consistent with lender bias contributing to racial disparities. I quantify the cost of origination delays using both a back-of-the-envelope calculation and a model-based simulation, which imply present-value overpayments of approximately \$6,500 to \$8,500 per delayed borrower. I also evaluate policy alternatives including streamlined refinancing, automatic refinancing, and type-specific pricing, using the simulations to show how each option affects refinancing behavior and total mortgage payments.

Best Paper Award, USC Marshall PhD Conference in Finance 2025

Best Poster Award, ABFER Annual Conference 2025

Best Poster Award Honorable Mention, AREUEA-ASSA Conference 2026

Dr. Bong-Soo Lee Memorial Scholarship, Korea-America Finance Association 2025

Humane Studies Fellowship, Institute for Humane Studies 2025

Presentations: ABFER Annual Conference Poster Session 2025, AsianFA Annual Conference 2025, BFWG International Conference 2025, FIRS 2025, FMA Annual Meeting 2025, KAIST, Real Estate Finance and Investment Symposium 2025, UEA North American Meeting 2025, USC Marshall PhD Conference in Finance 2025, WSB Summer Research Conference 2025

Working Papers

Nonbank Growth and Local Housing Booms (with Hyun-Soo Choi and Yongheng Deng), 2024.

How Detrimental Was the Pandemic on Commercial Mortgages? Unveiling Long-Term Consequences for Retail Sector (with Dayin Zhang), 2024.

Publications

Peer-Reviewed Journals

Does Venture Capital Investment Enhance Corporate Innovation? Evidence from Korea (with Kyoungun Lee, Frederick Oh, and Donglim Shin), *Journal of Business Finance & Accounting*, 50(1-2), 236–266, 2022.

Book Chapter

The American Housing Finance System: Structure, Evolution, and Implications (with Yongheng Deng and Susan M. Wachter), *Oxford Research Encyclopedia of Economics and Finance*, 2024, August.

Scholarships and Awards

Research

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| Dr. Bong-Soo Lee Memorial Scholarship, Korea-America Finance Association | 2025 |
| Best Paper Award, USC Marshall PhD Conference in Finance | 2025 |
| Best Poster Award, ABFER Annual Conference | 2025 |
| Humane Studies Fellowship, Institute for Humane Studies | 2025 |

Teaching

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| Henry C. Naiman Outstanding Teaching Award, Wisconsin School of Business | 2025 |
| Advanced Achievement in Teaching Award Nomination, UW–Madison | 2024 |
| Distinguished Teaching Award (2×), Wisconsin School of Business | 2021–2022, 2023–2024 |

Other

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| Shinhan Bank & KAFA Scholarship for PhD Students, Korea-America Finance Association | 2025 |
| Student Research Grant, UW–Madison | 2025 |
| PhD Travel Grant, Behavioural Finance Working Group (ICAEW Charitable Trusts) | 2025 |
| ABFER Travel Grant | 2025 |
| FIRS PhD Travel Grant | 2025 |
| PhD Travel Award (3×), Wisconsin School of Business | 2023–2025 |
| Dean's Naming Gift Scholarship, Wisconsin School of Business | 2020–2024 |

Invited Presentations

2025: ABFER, ABFER PhD Poster Session, AREUEA International Conference*, AsianFA, BFWG International Conference, FIRS, FMA Annual Meeting, KAIST, Real Estate Finance and Investment Symposium, UEA North American Meeting, USC Marshall PhD Conference in Finance, WSB Summer Conference

2024: Annual Conference on Asia-Pacific Financial Markets*, Asia-Pacific Association of Derivatives (APAD)*, AREUEA National Conference, FSU-UF Critical Issues in Real Estate Symposium, Konkuk University (South Korea), NTU* (Singapore), NUS* (Singapore), Seoul National University* (South Korea), SKKU* (South Korea), Sogang University (South Korea), TFA-KFA Joint Conference*

2022: AREUEA-ASSA Conference*

*: presentation by co-author, †: scheduled

Professional Service

Discussant

2025: AsianFA, BFWG International Conference, UEA North American Meeting, FMA Annual Meeting (Scheduled)

Referee

International Review of Finance and Economics, Real Estate Economics

Organizer

Organizer for Real Estate PhD Biweekly Seminar Series, Wisconsin School of Business 2024–2025

Teaching

Instructor, UW–Madison

Urban and Regional Economics (BBA) Fall 2024

Teaching Assistant, UW–Madison

Advanced Real Estate Finance (PhD) Spring 2024

Urban and Regional Economics (MBA/BBA) Fall 2025, Fall 2023, Fall 2022

Real Estate Finance (BBA) Spring 2022, Fall 2021, Spring 2021

Real Estate Process (BBA) Fall 2020

Teaching Assistant, KAIST

Corporate Valuation (MBA) Fall 2019

Employment

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| Economist, Bank of Korea (Central Bank of South Korea) | 2014–2018 |
| - Monetary Policy Board Division | 2016–2018 |
| - Macroprudential Analysis Department | 2014–2016 |
| Staff Sergeant, Republic of Korea Air Force (Mandatory Military Service) | 2009–2011 |
| - Command and Control Center, Air Force Operations Command (K-55 / Osan Air Base) | |

Other Information

Language: English, Korean

Programming: Julia, Python, Stata

Citizenship: South Korea (U.S. F-1 visa)

References

Yongheng Deng (*Co-Chair*)

John P. Morgridge Distinguished Chair in Business
Wisconsin School of Business, UW–Madison
yongheng.deng@wisc.edu

Anthony A. DeFusco

Jeffrey J. Diermeier Distinguished Chair in Finance
Wisconsin School of Business, UW–Madison
anthony.defusco@wisc.edu

Lu Han (*Co-Chair*)

Nathan F. Brand Chair in Real Estate and Urban
Land Economics
Wisconsin School of Business, UW–Madison
lu.han@wisc.edu

Erik J. Mayer

Assistant Professor in Finance
Wisconsin School of Business, UW–Madison
erik.mayer@wisc.edu