



# Online Session 2: Homework Assignment

## 第2次线上课程：作业



# Session 2 Homework

## 第2次在线课程准备作业

### *Homework to Prepare for Session 3*

#### **Module 3: Investment Analysis Tools**

- Review and Understand Proofs of IRR (pg 3.40-3.41)
- Activity 3-4: Calculating IRR and NPV (page 3.51)
- Self Assessment (pages 3.54 - 3.56)

#### **Module 4: Introduction to the Real Estate Cash Flow Model**

- Read entire Module
- Download Excel 贴现现金流分析-CCIM INTL DCF BETA v2.1.2 macro 01-28-2016(中文)
- Review APOD, CFAW, and SPW worksheets

#### **Module 8: Comparing Real Estate Investments**

- Read pages 8.1 – 8.11 and 8.16 – 8.31  
*Ignore pages 8.12 – 8.15*
- Sample Problems 8-1a, 8-1b, 8-1c  
*Ignore Sample Problems 8-2, 8-3a, 8-3b*

#### **Module 9: Case Study**

- Read pages 9.14 - 9.22
- Review Tasks 3, 4, 5, 6
- Download Excel Summit Tasks v2.0\_20180111
  - Review T1-T6 worksheets



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## 第2次在线课程准备作业

### 第3次课程预习作业

#### 第3章: 投资分析工具

- 阅读并理解IRR证明 (3.40-3.41页)
- 练习3-4: 计算IRR和NPV (3.51页)
- 自测题(3.54 - 3.56页)

#### 第4章: 房地产现金流模型介绍

- 阅读整章内容
- 下载Excel文件: 贴现现金流分析-CCIM INTL DCF BETA v2.1.2 macro 01-28-2016(中文)
  - 预览 APOD, CFAW和SPW 工作表

#### Module 8: 比较房地产投资项目

- 阅读8.1 – 8.11页 and 8.16 – 8.31页  
*不要看8.12 – 8.15页*
- 例题8-1a, 8-1b, 8-1c  
*不看例题8-2, 8-3a, 8-3b*

#### 第9章: 案例研究

- 阅读9.14 - 9.22页
- 预览作业3, 4, 5, 6
- 下载Excel文件: Summit Tasks v2.0\_20180111
  - 预览 T1-T6 工作表