



**CCIM Institute**  
Commercial Real Estate's  
Global Standard for Professional Achievement

# Online Session 2

## 第2次线上课程

Module 3

第3章



# Breakout Discussion #3:

## Time Value of Money 货币的时间价值

A dollar received today (**PV**) has greater value than a dollar to be received in the future (**FV**).



*In your Groups please find at least **THREE** reasons **WHY** a dollar received today has greater value to an investor than an dollar received in the future.*

*8 minutes*





## 分组讨论 #3:

# Time Value of Money 货币的时间价值

今天收到的一美元 (**PV**) 的价值大于  
未来所收到的一美元 (**FV**).

**小组内讨论下为什么今天收到的一美元  
(PV) 的价值大于未来所收到的一美元  
(FV).**

**至少给出三个原因。**

**8 分钟**



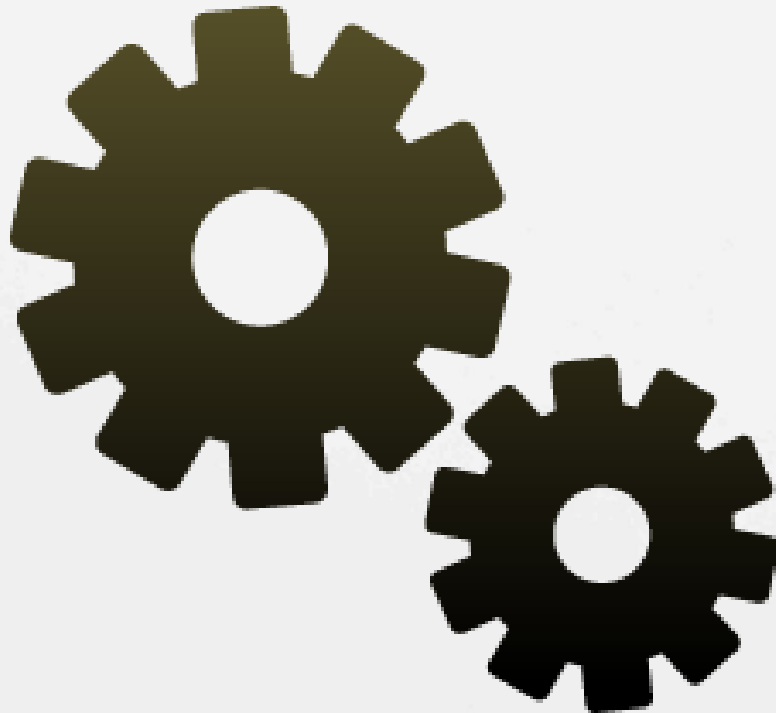


# Breakout Activity #4 / 分组活动 #4

## Activity 3-1: Compounding

### 练习3-1：复利计算

Compounding using Three Functions of a Dollar



**Activity 3-1, Problems 1 – 6**

Pages 3.19 – 3.21

Work Together in your  
Breakout Teams  
& Help Each Other!

***15 minutes***

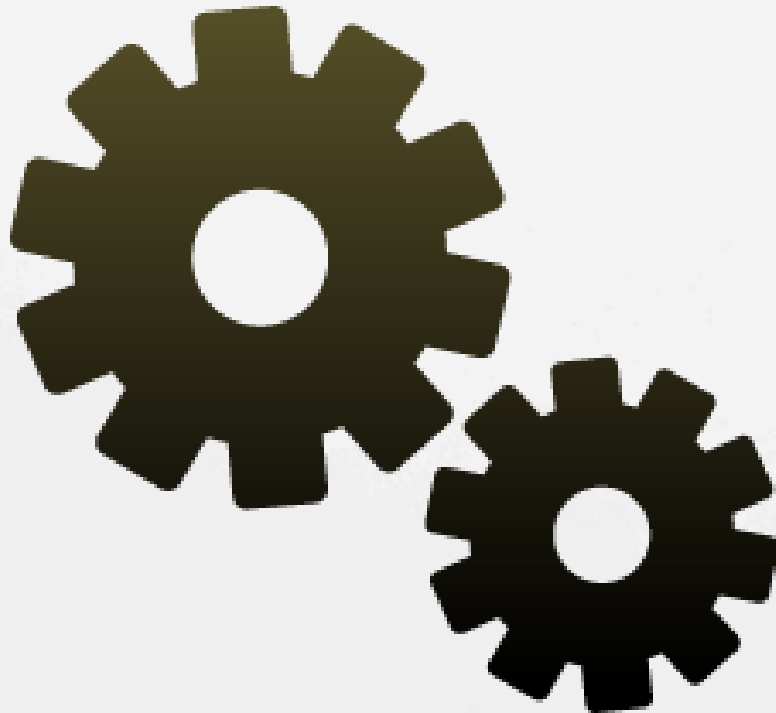


# Breakout Activity #4 / 分组活动 #4

## Activity 3-1: Compounding

### 练习3-1：复利计算

用货币的3个功能进行复利计算



**练习3-1, 第1 – 6题**

3.19 – 3.21页

分组会议室内一起讨论  
并互相帮助!

**15 分钟**

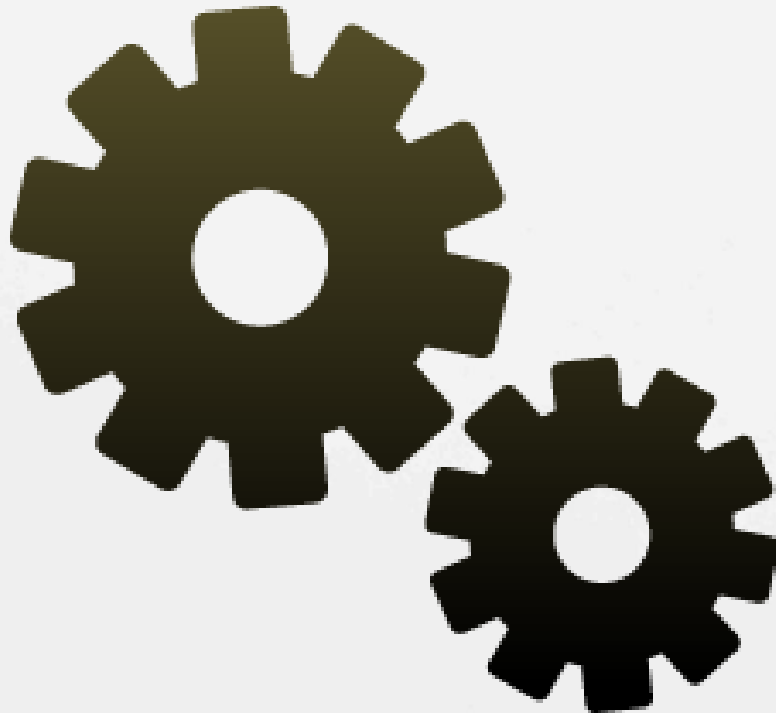


## Breakout Activity #5

Activities 3-2 and 3-3 : Discounting

练习3-2 and 3-3: 贴现

Discounting using Three Functions of a Dollar



### **Activity 3-2:**

Discounting (pages 3.27 - 3.29)

### **Activity 3-3:**

- Comparison of Investment Cash Flows (pages 3.30 – 3.31)
- Compare and discuss the FOUR different investments.

***15 minutes***

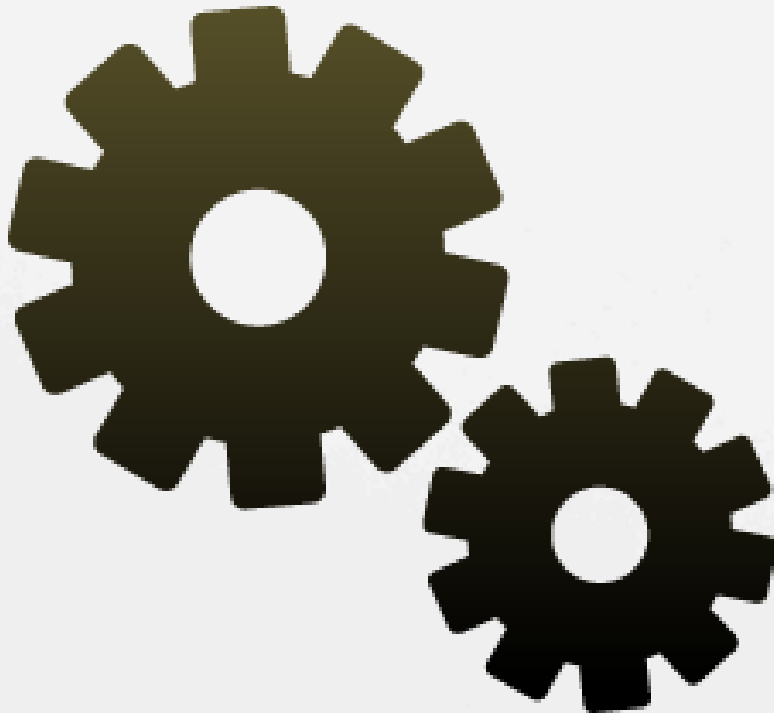


## 分组讨论 #5

Activities 3-2 and 3-3 : Discounting

练习3-2 and 3-3：贴现

用货币的3个功能进行贴现计算



### 练习3-2:

贴现 (第3.27 - 3.29页)

### 练习3-3:

- 投资现金流的比较  
(第3.30 – 3.31页)
- 比较并讨论四个投资项目

**15 分钟**