



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

Online Session 1

第1次在线课程

Module 1
第1章



Group Discussion #1: 分组讨论

What information do you need to begin this analysis?

What questions do you need to ask?

*Discuss in your Teams.
10 minutes*

From: Andrew Chan

Sent: Today, 7:30 a.m.

Subject: Real Estate Investment

Hello Lydia:

I picked up a flyer on a property for sale and want to ask you about it.

The brochure says that the gross operating income is \$201,324; the operating expenses are \$80,096; and the net operating income is \$121,228.

Do you recommend that I buy this property?

What is it worth?

What is my yield?

Thanks for your guidance.

Andrew



Group Discussion #1: 分组讨论

启动分析，需要什么
额外信息？
你会问哪些问题？

小组讨论。
10分钟

From: Andrew Chan

Sent: Today, 7:30 a.m.

主题: 房产投资

你好, Lydia:

我在路边拿到一张售房宣传单，想问下你的意见。

资料上说该物业的年营业总收入\$201,324；营业费用\$80,096；营业净收入\$121,228.

是否推荐我买下这栋物业？

这栋物业值多少钱？

我的收益会是多少？

如果能给我一些指点，不胜感激。

Andrew



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第1次线上课程

Module 2
第2章



Group Discussion #3: Breakout Rooms

分组讨论：分组会议室

Case Study: Summit Apartments

Module 9: Case Study

Pre-Case, Task 1, and Task 2

17 MINUTES

- Please work together with your Team in the Breakout Room.
- We will bring all the Teams back in the allotted time.
- We will answer the questions and discuss.



Group Discussion #3: Breakout Rooms

分组讨论：分组会议室

案例研究：顶峰公寓

第9章：案例研究

案例前分析，作业1和作业2

17 分钟

- 请在分组会议室内小组共同讨论完成这部分题目。
- 时间到后我会把各位拉回到主会议室。
- 我们将回答问题并进行讨论。



Breakout Session #3:

Case Study: Summit Apartments

案例研究：顶峰公寓

Pre-class work:

You should have read/reviewed pages 9.1 – 9.13

- Information on the property, the market, and the client.

In your Breakout Teams:

- Answer pre-Case Questions 1 - 3 on pages 9.8 – 9.9
- Task 1: Questions 1 – 3, pages 9.10 – 9.11
- Task 2: Questions 1 – 3, pages 9.12 – 9.13 (look for data on page 9.13)

17 minutes



Breakout Session #3: Case Study: Summit Apartments 案例研究：顶峰公寓

课前作业：

你应该在课前阅读9.1-9.13页内容

- 物业信息、市场信息和客户信息

请在分组会议室内：

- 回答9.8-9.9案例分析前问题第1 – 3
- 作业1： 第1-3题， 9.10-9.11页
- 作业2： 第1-3题， 9.12-9.13页（请看9.13页数据）

17 分钟