

FINC 3011 PROPERTY INVESTMENT

Credit Points 10

Legacy Code 200749

Coordinator Kamel Taoum ([https://directory.westernsydney.edu.au/search/name/Kamel Taoum/](https://directory.westernsydney.edu.au/search/name/Kamel%20Taoum/))

Description Property Investment addresses critical issues in property investment analysis. The characteristics and fundamentals of property investment will be addressed. Students will learn and apply the concepts of property economics, market analysis, valuation, financial analysis and risk analysis in making property investment decision. The subject pays special attention to the discounted cash flow method as the basis of analysis for investment properties. Finally, students will be introduced to property finance, taxation and international property investment issues.

School Business

Discipline Investment and Securities

Student Contribution Band HECS Band 4 10cp

Check your HECS Band contribution amount via the Fees (https://www.westernsydney.edu.au/currentstudents/current_students/fees/) page.

Level Undergraduate Level 3 subject

Equivalent Subjects LGYA 4694 - Property Investment

Restrictions External offerings for this subject are only available to students who are enrolled in a Property program or field of study.

Assumed Knowledge

Students undertaking this subject require the background knowledge achieved through prior study in the general principles of valuation.

Learning Outcomes

On successful completion of this subject, students should be able to:

1. Evaluate and apply economic and market data to analyse the property market.
2. Apply calculations of risk and returns for investment properties.
3. Utilise the discounted cash flow method in analysing investment properties.
4. Conduct an investment analysis for income producing properties.
5. Explain property investment decision process in a dynamic market environment.
6. Perform risk analysis for investment properties.
7. Explain the impacts of financing and taxation on property returns and the issues of investment in international property.
8. Apply verbal communication skills appropriate to property context.

Subject Content

1. Introduction to property investment.
2. Calculations for property investment.
3. Measuring investment returns.
4. Property market analysis.
5. DCF valuation method.
6. Leases, cashflow proformas and discount rates.
7. Property investment risk.

8. Sensitivity and scenario analysis.
9. Investment decision making.
10. International property investment.

Assessment

The following table summarises the standard assessment tasks for this subject. Please note this is a guide only. Assessment tasks are regularly updated, where there is a difference your Learning Guide takes precedence.

Item	Length	Percent	Threshold	Individual/ Group Task
Report (market)	3,000 words	20	N	Group
Report (property investment analysis): Part 1: Individual report. Part 2: Individual presentation.	Part 1 (report) 1,500 words (20%); Part 2 (presentation) 3 minutes (10%)	30	N	Individual
Final examination	2 hours	50	N	Individual

Teaching Periods

Spring

Parramatta City - Macquarie St

Day

Subject Contact Mustapha Bangura ([https://directory.westernsydney.edu.au/search/name/Mustapha Bangura/](https://directory.westernsydney.edu.au/search/name/Mustapha%20Bangura/))

View timetable (https://classregistration.westernsydney.edu.au/even/timetable/?subject_code=FINC3011_22-SPR_PC_D#subjects)

Parramatta External

External

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