

# 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 fees via the Fees ([https://www.westernsydney.edu.au/currentstudents/current\\_students/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.

Type	Length	Percent	Threshold	Individual/ Group	Mandatory Task
Report	3,000 words	20	N	Group	Y
Report	Part 1 (report) 1,500 words (20%); Part 2 (presentatic) 3 minutes (10%)	30	N	Individual	Y
Final Exam	2 hours	50	N	Individual	Y

Teaching Periods

## Spring (2024)

### Parramatta City - Macquarie St

**On-site**

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

View timetable ([https://classregistration.westernsydney.edu.au/even/timetable/?subject\\_code=FINC3011\\_24-SPR\\_PC\\_1#subjects](https://classregistration.westernsydney.edu.au/even/timetable/?subject_code=FINC3011_24-SPR_PC_1#subjects))

### Parramatta External

**Online**

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

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## Spring (2025)

### Parramatta City - Macquarie St

**On-site**

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