

FINC 3017 PROPERTY INVESTMENT AND FINANCE

Prescribed Texts

- Brueggeman, WB, Fisher, JD, and Yates, SR. 2024 *Real Estate Finance and Investments*. New York, NY: McGraw-Hill Education

Credit Points 10

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

Description This subject explores key aspects of property investment and finance, focusing on investment analysis, market research and risk analysis. It emphasises the discounted cash flow method for assessing investment properties. Students will also study property finance, taxation, and international investment issues. The subject provides insights into equity and debt financing, evaluating various financing options and their effects on property performance. Tax implications of property investment and after-tax cash flow projections are also examined. By combining theory and practical application, students develop a comprehensive understanding of property investment and finance both within Australia and in global markets.

School Business

Discipline Investment and Securities

Student Contribution Band

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

Level Undergraduate Level 3 subject

Restrictions

Students must have successfully completed 60 credit points before enrolling in this subject.

Learning Outcomes

After successful completion of this subject, students will be able to:

1. Analyse local and global trends in property investment and finance using a range of digital platforms.
2. Apply the discounted cash flow method to calculate the risk and return of investment property.
3. Work with a team to develop optimal property financing strategies for diverse property investment contexts.
4. Assess the impact of taxation on property investment and finance decisions.
5. Apply verbal communications skills in the presentation of property investment analyses and professional recommendations.

Subject Content

- Introduction to property investment and finance
- Property value returns and growth. including discounted cash flow analysis
- Investment risk and analysis
- Decision making - sensitivity and scenario analyses
- Issues and trends - local and international perspective
- Introduction to property finance - debt and equity
- Mortgage and gearing in income-producing property
- Commercial and residential property finance
- Property finance and tax
- ESG, PropTech and AI in property investment and finance