朝陽科技大學 092學年度第2學期教學大綱
Real Estate Investment and Market Analyses 不動產投資與市場分析

當期課號	4025	Course Number	4025
授課教師	陸文傑	Instructor	LU,WEN CHIEH
中文課名	不動產投資與市場分析	Course Name	Real Estate Investment and Market Analyses
開課單位	建築系(二日)四A	Department	
修習別	選修	Required/Elective	Elective
學分數	2	Credits	2
課程目標	本課程將深入淺出、有系統的從經濟與財務層面探討不動產投資的相關議題，課程內容除理論研討外，亦將實務的個案研究列入，以強化學生學習效果。本課程將使研習學生對不動產市場的投資有更深入的了解，並期有助於學生投入不動產市場職業生涯的準備。	Objectives	This course will be incrementally systematic from economics and finance aspects to explore the real estate investment issues. The emphasis of this course will not on the investment theories but also on the practical case studies. The aims of this course are on developing student's understanding of the real estate investment and helping student's career preparation to real estate market in the future.
教材	1. 課堂講解教材及參考資料，配合教習財務電子計算機及電腦(Powerpoint)在投資開發分析及報告之應用。 2. 探討投資開發及公司財務之相關論文，強化修習同學在不動產相關領域之理論基礎。	Teaching Materials	1. Lectures on textbooks and reference materials and with the useage of financial caculator to analyze the investment and powerpoint software to practice report presentation. 2.explore the related papers on investment and corporate finance to strengthen theoritical basis on real estate regions.
成績評量方式	期中開發評估報告50%；期末考50%	Grading	Mid-term evaluation reports 50%: Final test 50%
教師網頁			
教學內容	1.財務電子計算機之運用，使其在不動產投資實務之評估及抵押貸款方式與本金利息之攤還計算上能明確迅速達成。 2.Excel在大型、長期不動產(如主題樂園、飯店及加油站等)開發之實務個案可行性評估之運用。 3.不動產證券化，包括權益面及資產面之證券化 4.相關論文研討	Syllabus	1.Utlizing financial electronic caculator to evaluate the real estate investment practices on mortgaged loan ,interest and principal amortization calculation. 2.Implement Office Excel on long term real estate development projects 3. Explore the real estate securitization . 4. Seminar on related papers.

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