

朝陽科技大學 093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	4021	Course Number	4021
授課教師	邢進文	Instructor	,
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	投影機 單槍實務投影機 電腦投影機	Teaching Materials	
成績評量方式	校外參觀-40% 出席率-20% 個人報告-20% 期末考-20%	Grading	60分以下 60-70分 70-80分 80-90分 90分以上
教師網頁	-		
教學內容	本學期上課重點著重在與不動產相關的法令制度、投資經營、價格與價值、以及不動產證券化後所產生的財務金融效果做介紹。同時對於有租金收益的企業連鎖休閒中心與百貨公司、飯店、紅茶店、大賣場以及量販店等具有溫泉式的休閒經營做講授。	Syllabus	Let students to learn annuity and discounting and future value and present value conceptions.at same time ;let students see land and building have value and price,so we can realize CAM different from CPM to bank and people. what is DCR ? what is NOI? what is DS ? what is IRR ? what is MIRR? what is NPV? we should to learn and realize.

尊重智慧財產權，請勿非法影印。