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Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER I
SESSION 2013/2014**

COURSE NAME : FINANCE PRINCIPLES FOR REAL ESTATE MANAGEMENT

COURSE CODE : BPE 22802

PROGRAMME : 2 BPD

EXAMINATION DATE : DECEMBER 2013 / JANUARY 2014

DURATION : 2 HOURS

INSTRUCTION : ANSWER ALL QUESTIONS

THIS QUESTION PAPER CONSISTS OF **SIX (6)** PAGES

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Q1 Given the information in the following Figure Q1 with 15% cost of capital,

Figure Q1 : Cash Inflows

Operating Cash Inflows					
\$25,000	\$10,000	\$50,000	\$10,000	\$10,000	\$60,000
-\$100,000					
(Initial outlay)					

(a) Compute the net present value.

(13 marks)

(b) Decide whether the project should be accepted or rejected.

(2 marks)

Q2 Tang Property Berhad is considering two mutually exclusive projects. The company's board of directors has a set of maximum 4-year payback requirement and has set its cost of capital at 14%. The cash inflows associated with the two projects are shown in Table Q2.

Table Q2 : Cash inflows for Project A and B.

	Project A	Project B
Initial Investment	RM500,000	RM325,000
Year	Cash inflows	
1	RM100,000	RM140,000
2	120,000	120,000
3	150,000	95,000
4	190,000	70,000
5	250,000	50,000

(a) Calculate the payback period for each project.

(4 marks)

(b) Calculate the NPV of each project.

(8 marks)

(c) Calculate the IRR of each projects.

(14 marks)

(d) Rank the projects by each of the techniques used. Make and justify a recommendation.

(4 marks)

- Q3** Credit standards are a firm's minimum requirements for extending credit to a customer. Outline the five C's of credit in accounts receivable management.

(15 marks)

- Q4** Irish Air Services has determined several factors related to its asset and financing mix.

- The firm earns 10 percent annually on its current assets.
- The firm earns 20 percent annually on its fixed assets.
- The firm pays 13 percent annually on current liabilities.
- The firm pays 17 percent annually on long-term funds.
- The firm's monthly current, fixed and total asset requirements for the previous year are summarized in Table Q4:

Table Q4 : Assets requirements for previous year

Month	Current Assets	Fixed Assets	Total Assets
January	\$45,000	\$100,000	\$145,000
February	40,000	100,000	140,000
March	50,000	100,000	150,000
April	55,000	100,000	155,000
May	60,000	100,000	160,000
June	75,000	100,000	175,000
July	75,000	100,000	175,000
August	75,000	100,000	175,000
September	60,000	100,000	160,000
October	55,000	100,000	155,000
November	50,000	100,000	150,000
December	50,000	100,000	150,000

- (a) Determine the firm's monthly average permanent funds requirement. (2 marks)
- (b) Calculate the firm's monthly average seasonal funds requirement. (6 marks)
- (c) Calculate the firm's annual financing costs of the aggressive financing strategy. (8 marks)
- (d) Calculate the firm's annual financing costs of conservative financing strategy. (8 marks)
- (e) Calculate the firm's annual profits on total assets for the previous year. (8 marks)

(f) Determine the net working capital if the firm's current liabilities in December were \$40,000.

(4 marks)

(g) Calculate the firm's initial ratio of current to total asset.

(4 marks)

-END OF QUESTION-

FINAL EXAMINATION

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Present Value Table

	1%	2%	3%	4%	5%	6%	7%	8%	9%	10%	11%	12%	13%	14%	15%	16%	17%	18%	19%	20%
1	0.990	0.980	0.971	0.962	0.952	0.943	0.935	0.926	0.917	0.909	0.901	0.893	0.885	0.877	0.870	0.862	0.855	0.847	0.840	0.833
2	0.980	0.961	0.943	0.925	0.907	0.890	0.873	0.857	0.842	0.826	0.812	0.797	0.783	0.769	0.756	0.743	0.731	0.718	0.706	0.694
3	0.971	0.942	0.915	0.889	0.864	0.840	0.816	0.794	0.772	0.751	0.731	0.712	0.693	0.675	0.658	0.641	0.624	0.609	0.593	0.579
4	0.961	0.924	0.888	0.855	0.823	0.792	0.763	0.735	0.708	0.683	0.659	0.636	0.613	0.592	0.572	0.552	0.534	0.516	0.499	0.482
5	0.951	0.906	0.863	0.822	0.784	0.747	0.713	0.681	0.650	0.621	0.593	0.567	0.543	0.519	0.497	0.476	0.456	0.437	0.419	0.402
6	0.942	0.888	0.837	0.790	0.746	0.705	0.666	0.630	0.596	0.564	0.535	0.507	0.480	0.456	0.432	0.410	0.390	0.370	0.352	0.335
7	0.933	0.871	0.813	0.760	0.711	0.665	0.623	0.583	0.547	0.513	0.482	0.452	0.425	0.400	0.376	0.354	0.333	0.314	0.296	0.279
8	0.923	0.853	0.789	0.731	0.677	0.627	0.582	0.540	0.502	0.467	0.434	0.404	0.376	0.351	0.327	0.305	0.285	0.266	0.249	0.233
9	0.914	0.837	0.766	0.703	0.645	0.592	0.544	0.500	0.460	0.424	0.391	0.361	0.333	0.308	0.294	0.283	0.263	0.243	0.225	0.209
10	0.905	0.820	0.744	0.676	0.614	0.558	0.508	0.463	0.422	0.386	0.352	0.322	0.295	0.270	0.247	0.227	0.206	0.191	0.176	0.162
11	0.896	0.804	0.722	0.650	0.585	0.527	0.475	0.429	0.388	0.350	0.317	0.287	0.261	0.237	0.215	0.195	0.178	0.162	0.148	0.136
12	0.887	0.788	0.701	0.625	0.557	0.497	0.444	0.397	0.356	0.319	0.286	0.257	0.231	0.208	0.187	0.168	0.152	0.137	0.124	0.112
13	0.879	0.773	0.681	0.601	0.530	0.469	0.415	0.368	0.326	0.290	0.258	0.229	0.204	0.182	0.163	0.145	0.130	0.116	0.104	0.093
14	0.870	0.758	0.661	0.577	0.506	0.442	0.388	0.340	0.299	0.263	0.232	0.205	0.181	0.160	0.141	0.125	0.111	0.099	0.088	0.078
15	0.861	0.743	0.642	0.555	0.481	0.417	0.362	0.315	0.275	0.239	0.209	0.183	0.160	0.140	0.123	0.108	0.095	0.084	0.074	0.065
16	0.853	0.728	0.623	0.534	0.458	0.394	0.339	0.292	0.252	0.218	0.188	0.163	0.141	0.123	0.107	0.093	0.081	0.071	0.062	0.054
17	0.844	0.714	0.605	0.513	0.436	0.371	0.317	0.270	0.231	0.198	0.170	0.146	0.125	0.108	0.093	0.080	0.069	0.060	0.052	0.045
18	0.836	0.700	0.587	0.494	0.416	0.350	0.296	0.250	0.212	0.180	0.153	0.130	0.111	0.095	0.081	0.069	0.059	0.051	0.044	0.038
19	0.828	0.686	0.570	0.475	0.396	0.331	0.277	0.232	0.194	0.164	0.138	0.116	0.098	0.083	0.070	0.060	0.051	0.043	0.037	0.031
20	0.820	0.673	0.554	0.456	0.377	0.312	0.258	0.215	0.178	0.149	0.124	0.104	0.087	0.073	0.061	0.051	0.043	0.037	0.031	0.026
21	0.811	0.660	0.538	0.439	0.359	0.294	0.242	0.199	0.164	0.135	0.112	0.093	0.077	0.064	0.053	0.044	0.037	0.031	0.026	0.022
22	0.803	0.647	0.522	0.422	0.342	0.278	0.226	0.184	0.150	0.123	0.101	0.083	0.068	0.056	0.046	0.038	0.032	0.026	0.022	0.018
23	0.795	0.634	0.507	0.406	0.326	0.262	0.211	0.170	0.138	0.112	0.091	0.074	0.060	0.049	0.040	0.033	0.027	0.022	0.018	0.015
24	0.788	0.622	0.492	0.390	0.310	0.247	0.197	0.158	0.126	0.102	0.082	0.066	0.053	0.043	0.035	0.028	0.023	0.019	0.015	0.013
25	0.780	0.610	0.478	0.375	0.296	0.233	0.184	0.146	0.116	0.092	0.074	0.059	0.047	0.038	0.030	0.024	0.020	0.016	0.013	0.010
26	0.772	0.598	0.464	0.361	0.281	0.220	0.172	0.135	0.106	0.084	0.066	0.053	0.042	0.033	0.026	0.021	0.017	0.014	0.011	0.009
27	0.764	0.586	0.450	0.347	0.268	0.207	0.161	0.125	0.098	0.076	0.060	0.047	0.037	0.029	0.023	0.018	0.014	0.011	0.009	0.007
28	0.757	0.574	0.437	0.333	0.255	0.196	0.150	0.116	0.090	0.069	0.054	0.042	0.033	0.026	0.020	0.016	0.012	0.010	0.008	0.006
29	0.749	0.583	0.424	0.321	0.243	0.185	0.141	0.107	0.082	0.063	0.048	0.037	0.029	0.022	0.017	0.014	0.011	0.008	0.006	0.005
30	0.742	0.552	0.412	0.308	0.231	0.174	0.131	0.099	0.075	0.057	0.044	0.033	0.026	0.020	0.015	0.012	0.009	0.007	0.005	0.004
31	0.735	0.541	0.400	0.296	0.220	0.164	0.123	0.092	0.069	0.052	0.039	0.030	0.023	0.017	0.013	0.010	0.008	0.006	0.005	0.004
32	0.727	0.531	0.388	0.285	0.210	0.155	0.115	0.085	0.063	0.047	0.035	0.027	0.020	0.015	0.011	0.009	0.007	0.005	0.004	0.003
33	0.720	0.520	0.377	0.274	0.200	0.146	0.107	0.079	0.058	0.043	0.032	0.024	0.018	0.013	0.010	0.007	0.006	0.004	0.003	0.002
34	0.713	0.510	0.366	0.264	0.190	0.138	0.100	0.073	0.053	0.039	0.029	0.021	0.016	0.012	0.009	0.006	0.005	0.004	0.003	0.002
35	0.706	0.500	0.355	0.253	0.181	0.130	0.094	0.068	0.049	0.036	0.026	0.019	0.014	0.010	0.008	0.006	0.004	0.003	0.002	0.002
36	0.699	0.490	0.345	0.244	0.173	0.123	0.088	0.063	0.045	0.032	0.023	0.017	0.012	0.009	0.007	0.005	0.004	0.003	0.002	0.001
37	0.692	0.481	0.335	0.234	0.164	0.116	0.082	0.058	0.041	0.029	0.021	0.015	0.011	0.008	0.006	0.004	0.003	0.002	0.001	0.001
38	0.685	0.471	0.325	0.225	0.157	0.109	0.076	0.054	0.038	0.027	0.019	0.013	0.010	0.007	0.005	0.004	0.003	0.002	0.001	0.001
39	0.678	0.462	0.316	0.217	0.149	0.103	0.071	0.050	0.035	0.024	0.017	0.012	0.009	0.006	0.004	0.003	0.002	0.002	0.001	0.001
40	0.672	0.453	0.307	0.206	0.142	0.097	0.067	0.046	0.032	0.022	0.015	0.011	0.006	0.005	0.004	0.003	0.002	0.001	0.001	0.001

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	1%	2%	3%	4%	5%	6%	7%	8%	9%	10%	11%	12%	13%	14%	15%	16%	17%	18%	19%	20%
1	0.990	0.980	0.971	0.962	0.962	0.943	0.935	0.926	0.917	0.909	0.901	0.893	0.885	0.877	0.870	0.862	0.855	0.847	0.840	0.833
2	1.970	1.942	1.913	1.885	1.859	1.833	1.808	1.783	1.759	1.736	1.713	1.690	1.668	1.647	1.626	1.605	1.585	1.566	1.547	1.528
3	2.941	2.884	2.829	2.775	2.723	2.673	2.624	2.577	2.531	2.487	2.444	2.402	2.361	2.322	2.283	2.246	2.210	2.174	2.140	2.106
4	3.902	3.808	3.717	3.630	3.546	3.465	3.387	3.312	3.240	3.170	3.102	3.037	2.974	2.914	2.855	2.798	2.743	2.690	2.639	2.589
5	4.853	4.713	4.580	4.452	4.329	4.212	4.100	3.993	3.890	3.791	3.696	3.605	3.517	3.433	3.352	3.274	3.198	3.127	3.058	2.991
6	5.795	5.601	5.417	5.242	5.076	4.917	4.767	4.623	4.486	4.355	4.231	4.111	3.998	3.889	3.784	3.685	3.589	3.498	3.410	3.326
7	6.728	6.472	6.230	6.002	5.796	5.582	5.389	5.206	5.033	4.868	4.712	4.564	4.423	4.288	4.160	4.039	3.922	3.812	3.706	3.605
8	7.652	7.325	7.020	6.733	6.463	6.210	5.971	5.747	5.535	5.335	5.146	4.968	4.799	4.639	4.487	4.344	4.207	4.078	3.954	3.837
9	8.566	8.162	7.786	7.435	7.108	6.802	6.515	6.247	5.995	5.759	5.537	5.328	5.132	4.946	4.772	4.607	4.451	4.303	4.163	4.031
10	9.471	8.963	8.530	8.111	7.722	7.360	7.024	6.710	6.418	6.145	5.889	5.650	5.426	5.216	5.019	4.833	4.669	4.494	4.339	4.192
11	10.368	9.787	9.253	8.760	8.306	7.887	7.499	7.139	6.805	6.496	6.207	5.938	5.687	5.453	5.234	5.029	4.836	4.656	4.486	4.327
12	11.255	10.575	9.954	9.385	8.863	8.384	7.943	7.536	7.161	6.914	6.492	6.194	5.918	5.660	5.421	5.197	4.988	4.793	4.611	4.439
13	12.134	11.348	10.635	9.986	9.384	8.853	8.358	7.904	7.486	7.103	6.750	6.424	6.122	5.842	5.583	5.342	5.118	4.910	4.715	4.533
14	13.004	12.106	11.296	10.563	9.800	9.295	8.745	8.244	7.786	7.387	6.982	6.628	6.302	6.002	5.724	5.468	5.229	5.008	4.802	4.611
15	13.865	12.849	11.938	11.118	10.380	9.712	9.108	8.559	8.061	7.606	7.191	6.811	6.462	6.142	5.947	5.668	5.405	5.162	4.938	4.730
16	14.718	13.578	12.561	11.652	10.838	10.106	9.447	8.851	8.313	7.824	7.379	6.974	6.604	6.265	5.964	5.668	5.405	5.162	4.938	4.730
17	15.582	14.292	13.166	12.166	11.274	10.477	9.763	9.122	8.544	8.022	7.549	7.120	6.729	6.373	6.047	5.748	5.475	5.222	4.990	4.775
18	16.396	14.992	13.754	12.654	11.690	10.828	10.059	9.372	8.756	8.201	7.702	7.250	6.840	6.467	6.128	5.818	5.534	5.273	5.033	4.812
19	17.226	15.678	14.324	13.134	12.085	11.158	10.336	9.604	8.950	8.366	7.839	7.366	6.938	6.550	6.196	5.877	5.584	5.316	5.070	4.843
20	18.046	16.351	14.877	13.590	12.462	11.470	10.594	9.818	9.129	8.514	7.963	7.489	7.025	6.623	6.259	5.929	5.628	5.363	5.101	4.870
21	18.857	17.011	15.415	14.029	12.821	11.764	10.836	10.017	9.292	8.649	8.075	7.562	7.102	6.687	6.312	5.973	5.665	5.384	5.127	4.891
22	19.660	17.658	15.937	14.451	13.163	12.042	11.061	10.201	9.442	8.772	8.176	7.645	7.170	6.743	6.359	6.011	5.696	5.410	5.149	4.909
23	20.456	18.292	16.444	14.857	13.499	12.303	11.272	10.371	9.580	8.883	8.266	7.718	7.230	6.792	6.399	6.044	5.723	5.432	5.167	4.925
24	21.243	18.914	16.936	15.247	13.799	12.550	11.469	10.529	9.707	8.965	8.348	7.784	7.283	6.835	6.434	6.073	5.746	5.451	5.182	4.937
25	22.023	19.523	17.413	15.622	14.094	12.783	11.654	10.675	9.823	9.077	8.422	7.843	7.330	6.873	6.464	6.097	5.766	5.467	5.195	4.948
26	22.795	20.121	17.877	15.963	14.375	13.003	11.826	10.810	9.929	9.161	8.488	7.896	7.372	6.906	6.491	6.118	5.783	5.480	5.206	4.956
27	23.560	20.707	18.327	16.330	14.643	13.211	11.987	10.935	10.027	9.237	8.546	7.943	7.409	6.935	6.514	6.136	5.796	5.492	5.223	4.964
28	24.316	21.281	18.764	16.663	14.996	13.406	12.137	11.051	10.116	9.307	8.602	7.984	7.441	6.961	6.534	6.152	5.810	5.502	5.223	4.970
29	25.066	21.844	19.188	16.984	15.141	13.591	12.278	11.158	10.198	9.370	8.650	8.022	7.470	6.983	6.551	6.166	5.820	5.510	5.229	4.975
30	25.806	22.396	19.800	17.292	15.372	13.765	12.409	11.258	10.274	9.427	8.694	8.055	7.496	7.003	6.566	6.177	5.829	5.517	5.236	4.979
31	26.542	22.938	20.000	17.588	15.593	13.929	12.532	11.350	10.343	9.526	8.773	8.085	7.518	7.020	6.579	6.187	5.837	5.523	5.239	4.982
32	27.270	23.468	20.389	17.874	15.803	14.084	12.647	11.435	10.406	9.526	8.769	8.112	7.538	7.035	6.591	6.196	5.844	5.528	5.243	4.965
33	27.990	23.989	20.766	18.148	16.003	14.230	12.754	11.514	10.464	9.569	8.801	8.135	7.556	7.048	6.600	6.203	5.846	5.532	5.246	4.985
34	28.703	24.499	21.132	18.411	16.193	14.368	12.854	11.587	10.518	9.609	8.829	8.157	7.572	7.060	6.609	6.210	5.854	5.536	5.249	4.990
35	29.409	24.999	21.487	18.665	16.374	14.498	12.948	11.655	10.562	9.644	8.859	8.176	7.598	7.070	6.617	6.215	5.882	5.541	5.253	4.993
36	30.108	25.489	21.832	18.908	16.547	14.621	13.035	11.717	10.612	9.677	8.875	8.192	7.598	7.079	6.623	6.220	5.888	5.541	5.253	4.993
37	30.800	25.969	22.167	19.143	16.711	14.737	13.117	11.775	10.653	9.706	8.900	8.208	7.609	7.087	6.629	6.224	5.885	5.543	5.255	4.994
38	31.485	26.441	22.492	19.368	16.968	14.846	13.193	11.829	10.691	9.733	8.919	8.221	7.618	7.094	6.634	6.228	5.887	5.545	5.256	4.995
39	32.163	26.903	22.808	19.584	17.017	14.949	13.265	11.879	10.726	9.757	8.936	8.233	7.627	7.100	6.638	6.231	5.889	5.547	5.257	4.996
40	32.835	27.355	23.115	19.793	17.169	15.046	13.332	11.925	10.757	9.779	8.961	8.244	7.634	7.106	6.642	6.233	5.871	5.548	5.258	4.997