

FIN322 Group Assignment – Grading Rubric

Criteria	Details	Weight
Valuation & Decision Metrics	<ul style="list-style-type: none"> • Accurate cash flow estimation • Correct NPV, IRR, MIRR, payback • Comparison of 10 vs 20-year exit strategies 	25%
Capital Structure & Cost of Capital	<ul style="list-style-type: none"> • Recalculation under alternative leverage (50%, 70%, 90%) • Risk-return discussion (WACC, distress) 	15%
Sensitivity & Scenario Analysis	<ul style="list-style-type: none"> • Sensitivity on occupancy, rent growth, maintenance • Base, optimistic, pessimistic cases with tables/charts 	20%
Risk Analysis	<ul style="list-style-type: none"> • Identification of non-financial risks (regulatory, demographic, macro) • Practical mitigation strategies 	15%
Real Options Discussion	<ul style="list-style-type: none"> • Recognition of 10-year exit as real option • Qualitative evaluation of option thinking 	10%
Presentation & Professionalism	<ul style="list-style-type: none"> • Clear structure, logical flow • Tables/charts integrated, worksheet legible • Writing quality & referencing 	15%
TOTAL		100%