

---

# Contents

<b>1</b>	<b>Introduction</b>	<b>3</b>
1.1	Corporate finance . . . . .	3
1.2	Corporation . . . . .	4
<b>2</b>	<b>Present value relations</b>	<b>5</b>
2.1	Cashflows and Assets . . . . .	5
2.2	Perpetuity . . . . .	6
2.3	Annuity . . . . .	6
2.4	Compound . . . . .	6
2.5	Inflation . . . . .	7
<b>3</b>	<b>Fixed Income Security</b>	<b>9</b>



---

# Chapter 1

## Introduction

There four components of economy that we will investigate:

1. Households
2. Product market
3. Labor market
4. Financial intermediaries

There are two aspects of financial analysis:

1. valuating assets
2. managing assets : Objective + Valuation = Decision

The two factors that make finance interesting are time and risk. Six principle of finance:

1. No free lunches.
2. Other things equal, individuals:
  - Want more money than less (non-satiation)
  - Prefer money now to later (impatience)
  - Prefer to avoid risk (risk aversion)
3. All agents act to further their own self-interest
4. Financial market prices shift to equalize supply and demand
5. Financial markets are highly adaptive and competitive
6. Risk-sharing and frictions are central to financial innovation

### 1.1 Corporate finance

To carry on business, a corporation needs **assets** that needs to be paid for. Corporations pays for these assets by selling claims on them, which are called **financial assets** or **securities**. An *investment decision* involves purchase of assets, managing assets , rist management and etc. A *Financial decision* involves sale of securities, paying those obligation, paying the shareholde and etc.

### 1.1.1 Investment decision

Capital investments generate future cash returns that might last for a short amount of time or decades. Most investment decisions are as small as, for example, buying a new equipment. Corporation prepare an annual **capital budget**, listing the major projects approved for investment. These investment decision are called **capital budgeting** or **capital expenditure (CAPEX)**.

### 1.1.2 Financing decision

A corporation can raise money from lender or from shareholders. If it borrows from the lender then it has to pay back the debt with interest. When the money comes from shareholders, they get a share of stock and therefore get a fraction of future profits. The shareholders are *equity investors*, who contribute *equity financing*. The choice between debt and equity financing is called the **capital structure** decision.

The decision to pay dividends or share buyback is called the *payout decision*.

*Market capitalization* is equal to number share outstanding times the price of each share.

## 1.2 Corporation

A corporation is legal entity. A corporation is owned by its shareholders but is legally distinct from them. Therefore, the shareholders have **limited liability**.

**sole proprietorship** usually a small business where the owner face unlimited liability.

**partnership** A small business that have many owners each may face unlimited liability, or in case of *limited liability partnership* or *limited liability companies* all limited liability.

Larger companies with hundreds of thousands shares and many shareholders, it is impossible to manage directly. Therefore, they need to have professional manager to control the business. This is the *separation of ownership and control*. The goal of managers is to make the shareholders richer and a common way to do this is maximizing the market value of the company.

An investment is preferred to dividend if the rate return of the investment is higher than the rate of return dividend when invested by the shareholders. The minimum rate of return is called *hurdle rate* or *cost of capital*. It is an **opportunity cost of capital** as it depends on the investment opportunities available to investors in the market.

---

# Chapter 2

## Present value relations

### 2.1 Cashflows and Assets

Cashflow is the flow of cash :). Asset is a sequence of cashflows.

$$\text{Asset}_t = \{CF_t, CF_{t+1}, \dots\}$$

The value of an asset is a function of its cashflows.

$$\text{Value of asset}_t = V_t(CF_t, CF_{t+1}, \dots)$$

There are two distinct cases we valuating an assets

- with no uncertainty; all the cashflows are known
- with uncertainty;

#### 2.1.1 No uncertainty

A **numeraire** date should be picked, typically  $t = 0$ , then cashflows are converted to **present value**

$$V_0(CF_1, CF_2, \dots) = \left(\frac{\$1}{\$0}\right) \times CF_1 + \left(\frac{\$2}{\$0}\right) \times CF_2 + \dots$$

then the **net present value** is

$$V_0(CF_0, CF_1, \dots) = CF_0 + \left(\frac{\$1}{\$0}\right) \times CF_1 + \dots$$

1. when there is up front investment  $CF_0$  is negative.
2. Note that any  $CF_t$  can be negative (future costs).

$$\begin{aligned}\$0 &= (1+r)\$1 \\ \$0 &= (1+r)^2\$2 \\ &\vdots \\ \$0 &= (1+r)^T\$T\end{aligned}$$

where  $r$  is **opportunity cost of capital** and  $\frac{\$t}{\$0}$  is called the **discount factor**.

## 2.2 Perpetuity

It is a paper that pays  $C$  cashflow annually till the end of time. The present value of a perpetuity is calculated as follow, assuming the interest rate is constant  $r$  and the perpetuity pays from the first year:

$$\begin{aligned} \text{PV} &= \frac{C}{r+1} + \cdots + \frac{C}{(r+1)^n} + \cdots \\ &= \frac{C}{r+1} \frac{1}{1 - \frac{1}{r+1}} = \frac{C}{r+1} \frac{r+1}{r} \\ &= \frac{C}{r} \end{aligned}$$

Now suppose  $C$  grows with growth rate  $g$ , then the present value is

$$\begin{aligned} \text{PV} &= \frac{C}{r+1} + \frac{C(1+g)}{(1+r)^2} + \cdots + \frac{C(1+g)^{n-1}}{(r+1)^n} + \cdots \\ &= \frac{C}{r+1} \frac{1}{1 - \frac{1+g}{r+1}} = \frac{C}{r+1} \frac{r+1}{r-g} \\ &= \frac{C}{r-g}, \quad r > g \end{aligned}$$

## 2.3 Annuity

It is a paper that pays a cashflow  $C$  for a period  $T$ . Assuming the assumption made above, for the present value of annuity is

$$\begin{aligned} \text{PV} &= \frac{C}{r+1} + \cdots + \frac{C}{(r+1)^T} \\ &= \frac{C}{r+1} \frac{1 - \frac{1}{(r+1)^T}}{1 - \frac{1}{r+1}} \\ &= \frac{C}{r} - \frac{C}{r(1+r)^T} \end{aligned}$$

It is like holding out to perpetuity for  $T$  days and then selling. Equivalently, buy a perpetuity today and give a perpetuity at time  $T$ .

## 2.4 Compound

Let  $r$  be the **Annual Percentage Rate** and  $n$  be the periods of compounding. Then, out of convention,  $\frac{r}{n}$  is the per-period rate for each period and thus the **Effective Annual Rate** is

$$r_{\text{EAR}} = \left(1 + \frac{r}{n}\right)^n - 1$$

Also, continuous compounding happens when you let  $n \rightarrow \infty$  which means

$$r_{\text{EAR}} = e^r - 1$$

## 2.5 Inflation

measures the purchasing value of money. Different from time-value of money which says that money will be worth less over time. Hence, inflation also depends on the price of goods. Suppose you have wealth  $W_0$  today and  $W_t$  at time  $t$  and the inflation changes at a constant rate of  $\pi$ . Then

$$(1 + r_{\text{nominal}})^k = \frac{W_t}{W_0}$$

is the **nominal** return, which tells how much your money changed in this period as a number. But to figure out how much it actually changed, that is how much more/less you can consume, we have

$$\begin{aligned} (1 + r_{\text{real}})^k &= \frac{W_t}{W_0} \frac{1}{(1 + \pi)^k} \\ &= \frac{(1 + r_{\text{nominal}})^k}{(1 + \pi)^k} \\ \implies r_{\text{real}} &= \frac{1 + r_{\text{nominal}}}{1 + \pi} - 1 \\ &\simeq r_{\text{nominal}} - \pi \end{aligned}$$

which is the **real** return.





---

# Chapter 3

## Fixed Income Security

**Fixed-income securities** are financial claim with promised cashflows of known fixed amount paid at fixed dates. They include

**Treasury securities** bills, notes, and bonds.

**Federal agency securities** issued by federal agencies.

**Corporate securities** Commercial paper, medium-term notes, corporate bonds, ...

**Municipal securities**

**Mortgage-backed securities**

**Derivatives** CDO's , CDS's, ...

As it is not easy to figure out the value of these securities every minute, they trade less often and thus are less liquid.

A fixed-income security is issued by an **issuer** which typically is a government, corporation , bank , or etc. An issuer issues these securities and get funding, in return they are obliged to pay the security with interest. An **investor** buys the bonds and loan the fund needed. **Intermediaries** are institution that facilitate trade of these bonds.