Foundations of Modern Finance II firm's assets (*A*) and a short position in the call with the exercise price equal to 11 Forward and Futures its bond's face value (*F*): Forward Interest rates $A = D + E \implies D = A - E$ The forward interest rate between time $E \equiv max(0, A - F)$ t-1 and t satisfies: D = A - E = A - max[0, A - F] $(1+r_t)^t = (1+r_{t-1})^{t-1}(1+f_t)$

$$E \equiv max(0, A - F)$$

 $D = A - E = A - max[0, A - F]$
Put-Call parity for European options
 $C + B \cdot K = P + S$
Binominal option pricing model
Stock

• Debt (D): A portfolio combining the

 $\delta u S_0 + b(1+r) = C_u$

 $\delta dS_0 + b(1+r) = C_d$

Then: $C_0 = \delta S_0 + b$

probability

formula.

 $\Phi_u = \frac{q}{1+r}$, $\Phi_d = \frac{1-q}{1+r}$

 $C_0 = \frac{C_u - C_d}{(u - d)} \frac{1}{1 + r} \frac{u C_d - dC)u}{u - d}$

Risk neutral probability

 $q_u = \frac{(1+r)-d}{u-d}$, $q_d = \frac{u-(1+r)}{u-d}$ Then

Implementing binominal model

verges to Normal distribution.

of the stock return

Black-Scholes-Merton formula

 $C_0 = S_0 N(x) - K e^{-rT} N(x - \sigma \sqrt{T})$

As we reduce the length of the time

Key model parameters u, and d need

Once choice is: $u = exp(\sigma \frac{T}{n}), d = \frac{1}{n}, p = \frac{1}{n}$

In Excel N(x)=NORM.S.DIST(x,TRUE

The call is equivalent to a levered

long position in the stock; $S_0N(x)$

is the amount invested in the stock;

 $Ke^{-rT}N(x-\sigma\sqrt{T})$ is the dollar amount

Equivalent formulation: $C(S_t, t) =$

The price of a corresponding put

option based on put-call parity is:

 $d_1 = \frac{1}{\sigma\sqrt{T-t}} \left[\ln\left(\frac{S_t}{K}\right) + \left(r + \frac{\sigma^2}{2}\right) (T-t) \right]$

Solution: $\delta = \frac{C_u - C_d}{(u - d)S_0}$, $b = \frac{1}{1 + r} \frac{uC_d - dC)u}{u - d}$

 $C_0 = \frac{q_u C_u + q_d C_d}{1+r} = \frac{E^Q[C_T]}{1+r}$ where $E^Q[\cdot]$ is

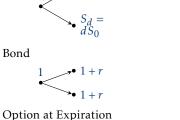
the expectation under probability Q =

(1, 1-q), which is called the risk-neutral

State prices and risk-neutral probabili-

 $\Phi_{dd} = \frac{(1-q)^2}{(1+r)^2}$ With state prices, can price Sharpe Ratio

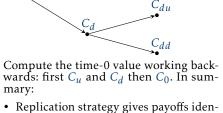
ly equivalent to the risk-neutral valuation $RRR_{i,p} = \frac{r_i - r_j}{Cov(r_i, r_p)/\sigma_p}$



Replicating portfolio (call option) $\begin{pmatrix} S_u & (1+r) \\ S_d & (1+r) \end{pmatrix} \cdot \begin{pmatrix} a \\ b \end{pmatrix} = \begin{pmatrix} max(K-S_u, 0) \\ max(K-S_d, 0) \end{pmatrix}$

and bond that replicates the call's payoff: a shares of the stock; b dollars in the riskless bond Binominal option pricing model with multiple periods

solve system to form a portfolio of stock



tical to those of the call.

b dollars of riskless bond

must equal the call price

13 Options, Part 2 Binomial model: risk-neutral pricing Solve by replication δ shares of the stock,

Delta: $\delta = \frac{\partial C}{\partial S}$ Omega: $\Omega = \frac{\partial C}{\partial S} \frac{S}{C}$ Gamma: $\Gamma = \frac{\partial \delta}{\partial S} = \frac{\partial^2 C}{\partial S^2}$ Theta: $\Theta = \frac{\partial C}{\partial S}$ Vega:

 $N(-d_2)Ke^{-r(T-t)} - N(-d_1)S_t$ **Option Greeks**

 $N(d_1)S_t - N(d_2)Ke^{-r(T-t)}$

 $d_2 = d_1 - \sigma \sqrt{T - t}$

 $P(S_t,t) = Ke^{-r(T-t)} - S_t + C(S_t,t) =$

 $V = \frac{\partial C}{\partial S}$

 $\Phi_{uu} = \frac{q^2}{(1+r)^2}$, $\Phi_{ud} = \Phi_{du} = \frac{q(1-q)}{(1+r)^2}$, $\sigma_p^2 = \text{MMULT}(\text{MMULT}(\text{TRANSPOSE}(w), \Sigma), w)$

any state-contingent payoff as a portfolio of state-contingent claims: mathematical- $SR = \frac{r - r_f}{\sigma}, \text{ Return-to-Risk} \text{ Ratio}$

step, holding the maturity fixed, the binomial distribution of log returns conline in folio's return is: $\bar{r}_p = r_F + \sum_{i=1}^{N} w_i(\bar{r}_i - r_F)$ Individual contribution to expected re-

to be chosen to reflect the distribution Individual contribution to volatility:

14 Portfolio Theory

Portfolio return and variance, two assets

Quadratic formula is handy when sol-

ving for weights in the two asset case:

In general, for a vector of weights w

and $\sigma_p^2 = w' \cdot \Sigma \cdot w$ in Excel

In the presence of a risk-free asset, port-

Note \bar{x} is vector of excess returns and $\vec{1}$

is a vector of ones of size N, number of

min $w' \cdot \Sigma \cdot w$ s.t. $w' \cdot \overline{x} = m$ solution: $w_T = \lambda \Sigma^{-1} \overline{x}$ where $\lambda = \frac{1}{\overline{x}' \Sigma^{-1} \overline{1}}$.

In summary, the tangency weights

are: $w_T = \frac{1}{\overline{x}' \Sigma^{-1} \overline{1}} \Sigma^{-1} \overline{x}$. In Ex-

cel use Σ^{-1} =MINVERSE(Σ), then

Once the tangency portfolio is found,

RRR is the same for all stocks, meaning

that we cannot perturb the weights of

individual assets in this portfolio to

further increase its risk return trade off.

 $\lambda = \mathsf{MMULT}(\mathsf{MMULT}(\mathsf{TRANSPOSE}(\bar{x}), \Sigma^{-1})), \vec{1}$

Portfolio and individual assets

turn: $\frac{\partial r_p}{\partial w_i} = \overline{r}_i - r_F$

Tangency Portfolio

 $\frac{\partial \sigma_p}{\partial w} = \frac{Cov(\overline{r}_i, \overline{r}_p)}{\overline{r}_i}$

, returns r and covariance matrix Σ :

 $\sigma_p^2 = w_1^2 \sigma_1^2 + w_2^2 \sigma_2^2 + 2w_1 w_2 \sigma_{12}$

 $\sigma_p^2 = w_1^2 \sigma_1^2 + w_2^2 \sigma_2^2 + 2w_1 w_2 \rho_{12} \sigma_1 \sigma_2$

Preliminaries

 $\overline{r}_p = w_1 \overline{r}_1 + w_2 \overline{r}_2$

 $E[\epsilon_i] = 0\%$ and $\sigma_{\epsilon_i} = 30\%$. F_1 , F_2 , ϵ_i are indep. of each other, and $r_f = 0.75\%$.

, lambda is a scalar, then

 $w_T = \lambda \; \mathsf{MMULT}(\Sigma^{-1}), \overline{x} \;).$

 $r_i = b_1 F_1 + b_2 F_2 + \epsilon_i$

R14Q4

 $\frac{\rho_{P,M}\sigma_M\sigma_P}{2} \implies \rho_{P,M} = \frac{\beta_P\sigma_M}{\sigma_P} = 1$ find sharpe ratio and return-to-risk ratio

inputs: $b_1 = 10$, $b_{2,i} = i$, F_1 has $E[F_1] = 0\%$ and $\sigma_{F_1} = 1\%$, F_2 has

 $E[F_2] = 1\%$ and $\sigma_{F_2} = 1\%$, and ϵ_i has

 $(w)^2 Var[r_M] \implies \sigma_P = 31.25\%$

to find correlation use: $\beta_P = \frac{Cov(r_P, r_M)}{Var(r_M)} =$

 $w)E[r_M] = 6\%w + 14\%(1-w) \implies w =$ $\frac{E[r_P] - r_M}{1 - r_M} = -0.25$ $VaR[r_P] = Var[wr_f + (1 - w)E[r_M]] = (1 - w)$

to make a portfolio to be located in the capital line, one must use the risk-free asset with weight w: $E[r_P] = wr_f + (1 -$

 $E[r_P] = r_F + \beta_P(E[r_M] - r_f) = 16\% = 6\% +$ $\beta_P(14\% - 6\%) = 1.25$

 $E[r_M] = 14\%, E[r_P] = 16\%, r_f = 16\%$ 6%, $\sigma_M = 25\%$

 $E[r_i] = b_1 E[F_1] + b_2$, $i E[F_2] + E[\epsilon_i] = i \cdot 1\%$

 $V[r_i] = V[b_1F_1 + b_{2,i}F_2 + \epsilon_i] =$

 $b_1^2 V[F_1] + b_2^2 V[F_2] + V[\epsilon_i] = 10^2 \times$

 $Cov(r_i, r_i) = Cov(b_1F_1 + b_{2,i}F + 2 +$

 $\epsilon_i, b_1 F_1 + b_{2,i} F_2 + \epsilon_i) = V[b_1 F_1] +$

 $Cov(b_{2,i}F_2,b_{2,j}F_2) = b_1^2V[F_1] +$

 $b_{2,i}b_{2,i}V[F_2] = 10^2 \times 0.01^2 + i \times j \times 0.01^2$.

With the variances (note variances have

an extra-term) and covariances now we

 $RRR_{i,p} = \frac{r_i - r_f}{Cov(r_i, r_p)/\sigma_p}$ note $Cov(r_i, r_p) =$

For the market porfolio to be optional the

RRR of all risky assets must be the same

then $\overline{r}_i - r_F = \frac{\sigma_{iM}}{\sigma_M^2} (\overline{r}_M - r_F) = \beta_{iM} (\overline{r}_M - r_F)$

 β_{iM} is a measure of asset it's systematic

risk: exposure to the market. $\bar{r}_M - r_F$ gi-

ves the premium per unit of systematic

We can decompose an asset's return into

Three characteristics of an asset: Alpha,

according to CAPM, alpha should be zero

for all assets. Beta: measures an asset's

systematic risk. $SD[\tilde{\epsilon}_i]$ measures non-

The assets of the firm serve to pay all in-

Leverage: equity beta vs asset betas

 $RRR_i = \frac{\overline{r}_i - r_F}{\sigma_{iM}/\sigma_M} = SR_M = \frac{\overline{r}_M - r_F}{\sigma_M}$

Risk and return in CAPM

 $\tilde{r}_i - r_F = \alpha_i + \beta_{iM}(\tilde{r}_M - r_F) + \tilde{\epsilon}_i$

 $E[\tilde{\epsilon}_i] = 0$, $Cov[\tilde{r}_M - r_F)$, $\tilde{\epsilon}_i] = 0$

vestors, and so: A = E + D

 $\beta_A = \frac{E}{E+D}\beta_E + \frac{D}{E+D}\beta_D$

three pieces:

systematic risk.

can form Σ and compute sharpe ratio.

 $Cov(r_i, \sum_{j=1}^{I} w_j r_j) = \sum_{j=1}^{I} w_j Cov(r_i, r_j)$

 $0.01^2 + i^2 \times 0.01^2 + 0.3^2$

15 CAPM

Net option payoff

12 Options, Part 1

Option strategies • Protective Put: Buy stock + Buy a put

a Call K2, K1 < K2Straddle: Buy a Call at *K* + Buy a Put • Initial cost of the replication strategy

Corporate securities as options Equity (E): A call option on the firm's

assets (A) with the exercise price equal to its bond's redemption value.

 $\frac{1/(1+r_1)+1/(1+r_2)^2+1/(1+r_3)^3}{1}$ R11Q1:Forward Interest Rates and Arbi-

edX 5.415.2x

Forward price

 $F_T = e^{(r-y)T} S_0$

forward rates:

weights $w_t = \frac{B_t}{\sum_{u=1}^T B_u}$

 $f_t = \frac{B_{t-1}}{B_t} - 1 = \frac{(1+r_t)^t}{(1+r_{t-1})^{t-1}} - 1$

The swap rate is a weighted average of

 $r_s = \frac{\sum_{t=1}^{T} B_t f_t}{\sum_{u=1}^{T} B_u} = \sum_{t=1}^{T} w_t f_t$, with the

Alternative method: $r_S = \frac{1-B_T}{\sum_{u=1}^T B_u}$ in the 3 year case: $r_S = \frac{1-B_3}{B_1+B_2+B_3} =$

Question 1: Problem is to find arbitrage from 2 spot rates and 1 forward rate, the general approach to solving this problem is to: 1. Invest x at spot rate, r_1 2. Invest

y at spot rate, r_2 3. Invest z at 1-yr forward rate in year 1, f_1 (a) Pays \$100 today and nothing in the future: -x - y = 100 $(1+r_1)x-z=0$ | $(1+r_2)^2y+(1+f_1)z=0$

then solve system to find amounts. R11Q3: Currency Forward Suppose that USD/JPY is trading at 105, and the 1-year forward on USD/JPY is trading at 106. The risk-free rate in the

US is 1\, and in Japan it is 3\. Construct an arbitrage strategy that gives you \$100 today and nothing in the future. **solution**: Year 1 income in JPY = Year 1 liabilities in JPY $105 \times 1.03 \times (x-100) = 106 \times 1.01 \times x$ Solving yields x = 9922USD

The break-even point is given by S_T at which Net Payoff is zero: $Netpayof f = max[S_T - K, 0] - C(1 + r)^T$

• Bull Call Spread: Buy a Call K1 + Write

edX 5.415.2x Foundations of Modern Finance II

R15Q5

Empirically estimating CAPM. $r_i - r_f =$ $\alpha + \beta_{MKT}^{1}(r_{MKT} - r_f) + \epsilon_i$ In Excel: LINEST $(r_i - r_f, r_{MKT} - r_f, 1, 0)$ this yields β_{MKT} and α in that order.

16 Capital Budgeting, Part II

16.1 Real Options

Growth Options An investment includes a growth option if it allows follow-on investments, and the decision whether to undertake the follow-on investments will be made later on the basis of new information, akin to call options.

Abandonment options An investment includes an abandonment option if, under certain circumstances, it can be shut down if so chosen, akin to **put** options. **Scale options** example: Ability to slow the rate of mineral extraction from a mine. Timing options Flexibility about the timing of an investment can be very valuable, akin to American call option.

R16Q1

To find sector 1 an 2 β 's: β_{s_1} and β_{s_2} for firms A and B:

$$\beta_A = w_{A,s_1} \beta_{s_1} + w_{A,s_2} \beta_{s_2} \beta_B = w_{B,s_1} \beta_{s_1} + w_{B,s_2} \beta_{s_2}$$

solve system for β_{s_1} and β_{s_2} .

inputs: firm's FCF_1 , β_1 , β_2 , table below:

Portfoli	io $E[r_i]$	$\beta_{i,1}$	$\beta_{i,2}$
A	r_A	$\beta_{A,1}$	$\beta_{A,2}$
В	r_B	$\beta_{B,1}$	$\beta_{B,2}$
C	r_C	$\beta_{C,1}$	$\beta_{C,2}$

find firm value.

Recall APT:
$$E[r_p] = r_f + \lambda_1 \beta_{P,1} + \lambda_2 \beta_{P,2}$$
:
$$\begin{pmatrix} 1 & \beta_{A,1} & \beta_{A,2} \\ 1 & \beta_{B,1} & \beta_{B,2} \\ 1 & \beta_{C,1} & \beta_{C,2} \end{pmatrix} \cdot \begin{pmatrix} r_f \\ \lambda_1 \\ \lambda_2 \end{pmatrix} = \begin{pmatrix} r_A \\ r_B \\ r_C \end{pmatrix}$$

ply APT with firm loadings (β 's) to find $E[r] = r_f + \beta_1 \lambda_1 + \beta_2 \lambda_2$ finally $V_0 = \frac{FCF_1}{E[r] - g}$

17 Financing, Part I

Capital structure theory I

Modigliani-Miller I aka MM-I Theorem: Capital structure is irrelevant (under ïdeal conditions").

$$CF_D + CF_D = CF_A \implies PV(CF_D) + PV(CF_D) = PV(CF_A) \implies D + E = A$$
. A firm's value is determined by the total cash flow on its assets. Capital structure only determines how total cash flow is split between debt and equity holders. Given its assets, capital structure won't affect a firm's total value.

WACC - weighted average cost of capital

$$WACC = \frac{D}{D+E}r_D + \frac{E}{D+E}r_E = w_D r_D + w_E + r_E$$

Leverage and financial risk

MM-II
$$r_E = r_A + \frac{D}{E}(r_A - r_D)$$

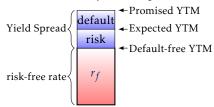
if CAPM holds then: $\beta_A = w_D \beta_D + (1 - w_D)\beta_E \implies \beta_E = \frac{1}{1 - w_D D} \beta_A$ or

$$\beta_E = (1 + \frac{D}{E})\beta_A$$
 if debt is risk-less.

If debt is not risk-less then $\beta_F = \beta_A +$ $\frac{D}{F}(\beta_A - \beta_D)$

Default premium and risk premium

Promised YTM: the yield if default does not occur. Expected YTM: the probability-weighted average of all possible yields. **Default premium**: the difference between promised yield and expected yield. **Risk premium**: the difference between the expected yield on a risky bond and the yield on a risk-free bond of similar maturity and coupon rate.



Given recovery rate of RR and probability of default PD, expected yield \overline{y} and promised yield v, then: $1+\overline{v}=(1-PD)(1+$ (y) + PD[(1 - RR)(1 + y)]

18 Financing, Part II

MM with taxes

Notation: *U*: Unlevered, *L*: Levered, *X*: Terminal value, τ : taxes.

Firm
$$U: (1-\tau)X$$

Firm L:
$$(1 - \tau)(X - r_D D) + r_D D = (1 - \tau)X + \tau r_D D$$

$$V_{IJ} = \frac{(1-\tau)\lambda}{1+\tau}$$

$$V_L = \frac{(1-\tau)X}{1+r_A} + \frac{\tau r_D D}{1+r_D} = V_U + \frac{\tau r_D D}{1+r_D}$$

solve system to find r_f , λ_1 , λ_2 then ap—The value of a levered firm equals the value of the unlevered firm (with the same assets) plus the present value of the tax

$$V_L = V_U + PV$$
(debt tax shield) = $V_U + PVTS$

Costs of financial distress

 $V_L = V_{IJ} + PV(\text{debt tax shield}) -$ PV(cost of financial distress) = APV.Where APV: Adjusted present value.

MM with personal tax

Notation: Debt level at D with interest rate r_D . Corporate tax rate τ . Investors pay additional personal taxes:

• Tax rate on equity (dividend and capital gain) π .

• Tax rate on debt (interest) δ .

total after-tax cashflow: $(1-\pi)(1-\tau)X + [(1-\delta)-(1-\pi)(1-\tau)]r_DD$ **20** Payout & Risk Management

all equity firm tax impact of debt $V_L = V_{IJ} + [(1-\delta) - (1-\pi)(1-\tau)]PV(r_DD)$

19 Investment and Financing

Leverage and taxes

Notation:

 X_t - CF from the firm's assets at time t (independent of leverage),

 $V_{U,t}$ - value of firm without leverage at t, $V_{L,t}$ - value of the firm with leverage at t, D_t - value of its debt, E_t - value of its equity,

 r_A - required rate of return on the firm's assets of the unlevered firm, r_L - required rate of return on the levered firm, r_D required rate of return interest on debt, r_E - required rate of return on equity, τ - corporate tax rate.

Leverage without tax shield

$$V = D + E = \sum_{s=1}^{\infty} \frac{(1-\tau)X_s}{(1+r_A)^s} = V_U = \sum_{s=1}^{\infty} \frac{(1-\tau)X_s}{(1+WACC)^s} = V_L$$

MM II: Cost of equity with leverage (D/E)

is:
$$r_E = r_A + \frac{D}{E}(r_a - r_D)$$

 r_A is independent of D/E (leverage), r_E increases with D/E (assuming riskless debt), r_D may also increase with D/E as debt becomes risky.

Leverage with tax shield - APV

 $V_I = E + D = V + PVTS - PDVC = APV$ assuming debt is riskless $V_L = E + D =$ V + PVTS = APV

Leverage with tax shield - WACC Assume Leverage ratio remains con-

stant over time $w_D = \frac{D_t}{V_{I,t}}, \frac{E_t}{V_{I,t}} = w_E$

first, we have: $r_L = w_D r_D + w_E r_E$ Next, we have: $(1 + r_L - w_D \tau r_D) V_{L,t} =$ $(1-\tau)X_{t+1} + V_{I_t,t+1}$

define $WACC = w_D(1-\tau)r_D + w_E r_E$, then: $\frac{1}{2} \frac{1}{P} \frac{1}{(1+v)^2} \sum_{t=1}^{T} PV(CF_t)t(t+1)$

$$V_{L,t} = \frac{(1-\tau)X_t + V_{L,t+1}}{1+WACC} = \sum_{s=1}^{\infty} \frac{(1-\tau)X_{t+s}}{(1+WACC)^s}$$

WACC with taxes - WACC

$$V_L = \sum_{s=1}^{\infty} \frac{(1-\tau)X_s}{(1+WACC)^s} \text{ where } WACC = w_D(1-\tau)r_D + w_E r_E = \frac{D}{D+E}(1-\tau)r_D + \frac{E}{D+E}r_E$$

1. Find a traded firm with the same business risk: Debt to equity ratio $\frac{D}{E}$, Equity return r_E (by $C^{A\,DM}$ or A^{DM}). return r_E (by CAPM or APT), Debt re- δ is the hedge ratio if bond A is used to turn r_D , Tax rate τ . 2. Uncover r_A (the discount rate without leverage). 3. Apply $\delta = \frac{MD_B}{MD_A}$

 r_A to the after-tax cash flow of the project to get V_U . 4. Compute PV of debt tax shield. 5. Compute APV.

Modigliani-Miller on payout

MM Payout Policy Irrelevance: In a finan-

cial market with no imperfections, holding fixed its investment policy (hence its free cash flow), a firm's payout policy is irrelevant and does not affect its initial share price.

Paying dividends is a zero NPV transaction. Firm value before dividend = Firm value dividend + Dividend.

Hedging basics

Let $V_{original}$: Value of the original position (unhedged),

Vhedging - Value of the hedging position, V_{net} - Value of the hedged position. Then, $V_{net} = V_{original} + (hedge ratio) \times V_{hedging}$ The hedge is perfect if: 1. $V_{original}$ and Vhedging are perfectly correlated, and 2. Hedge ratio is appropriately chosen. Otherwise, the hedging is imperfect.

Managing interest rate risk **Preliminaries**

Modified Duration (MD) for discount

bond
$$B_t = \frac{1}{(1+y)^t} MD(B_t) = -\frac{1}{B_t} \frac{dB_t}{dy} = \frac{t}{1+v}$$

Macaulay Duration is the weighted average term to maturity D = $\sum_{t=1}^{T} \left(\frac{PV(CF_T)}{B} t \right) = \frac{1}{B} \sum_{t=1}^{T} \left(\frac{CF_t}{(1+y)^t} t \right)$

Modified Duration measures bond's interest rate risk by its relative price change with respect to a unit change in yield (with a negative sign):
$$MD = -\frac{1}{B}\frac{dB}{dv} = \frac{D}{1+v}$$

$$CX = \frac{1}{2} \frac{1}{P} \frac{1}{(1+y)^2} \sum_{t=1}^{T} \frac{t(t+1)CF_t}{(1+t)^t} = \frac{1}{P} \frac{1}{(1+t)^2} \sum_{t=1}^{T} \frac{t(t+1)CF_t}{(1+t)^2} = \frac{1}{P} \frac$$

approximation series of bond price changes $\Delta B \approx$ $B(-MD \cdot \Delta y + CX \cdot (\Delta y)^2)$

Bond	Price	Dur	ModDur
A	B_A	D_A	MD_A
В	B_B	D_B	MD_B

$$V_P = V_A + V_B = n_A B_A + n_B B_B$$

$$MD_P = \frac{V_A}{V_A + V_B} MD_A + \frac{V_B}{V_A + V_B} MD_B$$

hedge bond B $MD_B - \delta MD_A = 0$, then