

A 房地产公司的筹资问题研究

摘 要

随着改革开放的不断深入和经济的不断发展,企业之间的竞争日趋激烈。合理的筹资方式不仅可以满足企业的资金需求,而且还可以降低资金成本和筹资风险,从而使企业能够飞快发展。房地产开发企业的资金需求量比较大,一个项目需要经过前期的开发、买地、建造等多个环节才能实现价值增值和投资收益的目标。因此,一个企业想在激烈的竞争中处于优势地位,就需要有充足的资金支持,所以资金的筹集对其来说至关重要。

本文以 A 房地产公司为研究对象,针对 A 房地产公司的筹资现状,分析出 A 房地产公司负债筹资规模大、筹资成本高、资产负债率高、内源筹资少以及筹资渠道单一等问题,并提出了相应的解决对策。

关键词: A 房地产公司; 资产负债率; 筹资渠道

Research on the financing problem of A Real Estate Company

Abstract: With the deepening of reform and opening up and the economy continues to develop, the increasingly fierce competition among enterprises. Reasonable financing not only to meet the funding needs of enterprises, but also reduce the cost of capital and financing risks, so that enterprises can quickly develop. The demand for real estate development enterprise funds is relatively large, need to go through a pre-development project, to buy land, construction and other sectors in order to achieve the goals of added value and return on investment. Therefore, a company want to be in a dominant position in the fierce competition, it needs the support of adequate funding, it is essential to raise its funds.

In this paper, A real estate company as the research object, the present situation of financing A real estate company, to analyze the A real estate company debt financing for large scale, high financing costs, assets and liabilities rate, fewer sources of financing as well as within a single fund-raising channels and other issues, and put forward Corresponding solutions.

Key words: a real estate company; asset liability ratio; financing channel

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