

## ChaseDream GMAT 作文寂静整理 (2022/02/22 起)

整理菌: qv0518

最新版地址: <https://forum.chasedream.com/thread-1386569-1-1.html>

### 2022/02/22 起寂静整理汇总

【原始寂静汇总】 2022/02/22 起原始寂静汇总 by Cinderella 灰  
<https://forum.chasedream.com/thread-1386551-1-1.html>

【数学】 2022/02/22 起数学(MATH)寂静整理 by ESSENTIALS  
<https://forum.chasedream.com/thread-1386553-1-1.html>

【阅读+逻辑】 2022/02/22 起阅读(RC)+逻辑(CR)寂静整理 by ESSENTIALS  
<https://forum.chasedream.com/thread-1386552-1-1.html>

【作文】 2022/02/22 起作文(AW)寂静整理 by qv0518  
<https://forum.chasedream.com/thread-1386569-1-1.html>

更新日志:

02/23 更新到 1 题, 感谢 sophiafly123!

02/22 换裤日 ([换裤时间统计](#))

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## 01. 盖楼出租

### 【本月寂静】

一个 ceo 写信给 cfo 说现在租赁市场在过去 10 年一直年增长 4%，并且满房率很高 92%。建议给两个公寓楼的投资放款。这两栋公寓楼可以增加 4%的租赁房源，除了其他投资方以外。再加上租赁满房率很高，这个建议一定可以提高公司的利润率。 (by [sophiafly123](#))

### 【考古】

V1: CEO of Advantage, Inc. make a proposal to CFO to release money for a construction project. Here is the memo:

"Statistics showed that number of rental units in the past 10 years has increased by 4% annually in city X. The occupancy rate in the same period has remain at 92%. This clearly show that economy is promoting and the attractiveness of city to new residents for next year. Therefore I request you (CFO) to release funding for our company to build two large residential complexes next year. Building this will increase the number of rental units in City X by 4%, independent of other competitor's project. Since the occupancy rates is virtually guaranteed to remain the same. Adding my units next year will increase the profit of our company" (by [没有此用户](#))

V2: CEO wrote a letter to CFO: the number of rental units has been growing at 4% annually for past 10 years, but the occupancy rate still remain surprisingly high at 92%. This shows a business opportunity and attractiveness of rental market to new residents to the city. Therefore, I authorize you to release the funding for two apartment building complexes, to be built next year. These 2 complexes will give a 4% growth of the whole rental market, independent from new constructions and conversion projects from competitors. Therefore, these 2 projects will increase company's profits and business growth。 (by [Chris Xianer](#))

V3: Advantage INC (一家 construction 和 rental 公司) CEO 给 CFO 的一封信:  
过去 10 年 the number of rental units 一直保持在每年 4%的增长，但是 occupancy rate remains at 92% (higher than expected)，这个说明我们经济好，吸引新住户来租房子，他预测 local rental market is underserved。要求他的 CFO 给两栋公寓楼的建设提供资金， release fund for 2 new apartment, and it will be guaranteed to be filled。理由是： 1) 这两栋楼会满足明年 4% 的全部需求，其他竞争者拿不到增长市场 ( these projects alone will contribute to 4% growth in the local rental market, independent of any potential projects competitors may undertake.) 2) 给公司带来更高的 profit (CEO claims that these projects represent a tremendous opportunity to increase profits and grow business.) -->评价这个建议。  
(by [Aaron Yang](#))

V4: a letter from CEO to CFO to allow funding for building two buildings:  
Rental Units increases 4% annually, rental units's occupancy rate 92%. This means global economy is good and rental unit market is good. Hope to apply funding for two buildings so that the two buildings will obtain the 4 % increase of the market, those other units under construction or from other developer doesn't matter. These two building will bring tremendous business to the company. (by [anyinggg](#))

V5: 作文是五六行的一个 argument，讲的是一个 real estate industry 的 CEO 给 CFO 的一封信，里面说近十年来 X 城市的 rental building 增加了 4%左右，然而 rental rate 还是 higher than expected, 所以他要求 CFO release fund for two new buildings, especially to fulfill the need of new rentals, despite other competitors already built some building complex in the same city. (by [offergirl2016](#))

V6: CEO: the number of rental units increase 4% annually over the past 10 years. and the occupancy rate is around 92%. Hence he is planning to funding two large apartment complexes, considering 1.they will build two buildings, independently of other developers. 2. it will bring extremely benefit to the company. 3. the two additional buildings will present the 4% increase next year. 槽点太多了。也有可能楼主是学习和工作都是相关的。上来直接写了大大的一坨，后来为了省时间检查，不得不停下来。。。 (by [goodwillhunting](#))

V7: manager 给 cfo 的邮件: 某城市居民房产需求率每年增长 4%, occupation rate unually high 92%. The manager asked the CFO to release funding for a large two apartments complex, which satisfied the market demand for 4%, independent of other constructors. The manager believed the current growth rate will continue and sustain. Investing the new construction project will increase profits and expand market shares. (by [hujingchen](#))

V8: The rental house market is doing well in the city. Occupancy rate is at 92%, and rental room supply grows 4% every year. A CEO of a property firm argues that the company should start some new rental projects that can increase the city rental supply by 4% independent of other ongoing projects. And the occupancy rate is pretty stable, so the projects are gonna be very profitable. And the CEO is writing to CFO to get the funding approved for the new projects. CEO thinks this can be profitable and expand the bussiness. (by [jennz95](#))

#### 参考思路:

构筑提供的思路: (by [offergirl2016](#))

过去的趋势不代表未来且新建的 building 不一定那么 popular, 同时同一地区未来竞争可能很严重, 所以 overall speaking, the plan may not make great profit for the company.

构筑提供的攻击点: (by [Ms 花开](#))

- 1) 时实全等
- 2) 样本数据
- 3) 因果都可以说
- 4) 非常简单

构筑提供的思路: (by [Aaron Yang](#))

- 1) 无端假设, 过去增长不代表明年增长
- 2) 就算增长市场份额也不一定独享
- 3) 就算独享也不一定能 profit

构筑提供的思路: (by [安小纠纷](#))

- 1) occupancy rates 高不代表经济好, 也会有别的原因;
- 2) 前十年的趋势不代表今年还会这样; 别的公司万一也盖楼了呢, 那就更 competitive, 不一定会提高利润。

构筑提供的思路: (by [petitechou](#))

- 1) Past trends cannot predict future. 作者没有考虑到其他可能影响 market 的因素
- 2) 没有考虑到 competitor. 有可能对手也会做一样的动作, 这样的话 Number of rentals 会增加但是消费者人数也许不会增加, 造成 occupancy rate 减少
- 3) 入不敷出, 作者没有讨论 costs Of projects.

构筑提供的思路: (by [CathyGYM](#))

- 1) 时地全等, 10 年来增长不代表未来也会增长
- 2) causal oversimplification: "occupancy rates 一直很高维持在 92%" 不一定导致 "未来有商机一定会吸引很多 new residents"
- 3) gratuitous assumption: high occupancy rate 可以保证是无据假设

构筑提供的思路: (by [s-y](#))

- 1) 你开发 4% 其他企业也开发就会超过 4% 那么供应就超了
- 2) 过去十年不能推现在和未来
- 3) 还有其他因素影响 profit 比如服务和价格等等

构筑提供的思路: (by [Chris Xianer](#))

- 1) 过去不代表未来
- 2) competitor 也有可能这么想, 造成 oversupply
- 3) 没有考虑新 project 建在哪儿, 如果是在不受欢迎的环境 (比如郊区, 或者交通不便 blah blah blah), 就未必有 92%
- 4) 入不敷出

构筑提供的思路: (by [afdsfadfasdfaf](#))

- 1) 不一定是 economic vitality 决定了 high occupancy rate, 有可能是这地方房租便宜
- 2) 过去 increase 不代表未来也会
- 3) cost 可能大过 revenue

构筑提供的思路: (by [TracyYin](#))

- 1) Occupancy rate 可能不会 remain, 房价跌了大家倾向买房, 不租了。
- 2) Competitor 也持同样想法准备盖楼, 明年供过于求。
- 3) 盖楼支出多方面, 成本大于受益, Cost-benefit analysis

构筑提供的思路: (by [jennz95](#))

- 1) 1 是不了解竞争对手的情况和现有的 market dynamic. It's likely that the space will attract a lot more new players, and incumbents with large market share might launch price war to defend their share.
- 2) 2 是没有具体的 business strategy that differentiates from the rest of the competitors. 比如说我们的 target customer 是谁? 应该怎么定价/控制成本? 没有这些计划很容易就把钱烧在错的地方上
- 3) 3 是 as a CFO, I'm more concerned with whether the return on this project will be the best return we can get. 如果现在我们手上有别的项目也是同样的价格, 那我们需要比对。then instead of entering the market by doing something on our own, we can use the same money to purchase some smaller company that has property portfolio already in the space.

