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Submission date: 08-Aug-2019 02:33PM (UTC-0700)

Submission ID: 1158689327

File name: Possible_commercial_properties_for_possible_business_2.docx (25.88K)

Word count: 1704

Character count: 9150

Possible commercial properties for possible business

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Introduction

Adaptive reuse of properties is the process of identifying, renovating, acquiring, and placing a property into a workplace different from the first service the building offered priorly. People perform this by transforming institutions to healthcare establishments in a unique and mutual beneficial process. This repurposing actions over the years have received little attention in the healthcare structure, making it diminish opportunities for those working in these institutions. They tend to lack understanding concerning the practice (Young, 2012). The delivery of dentist service is site-based. In this case, a dentist will need a physical space for his work, for his nurses, and other staff carrying out duties associated with providing healthcare.

Henry Fayola a Dentist from the Hopkins hospital, requires a structure where he can transform it into a business venture in his field. He specifically wants a business in either of the three cities; Fort Lauderdale, FL, and surrounding areas. To simplify the search, three clients will be used in the above towns giving a list of why their places are preferable. There will be a candidate from Fort Lauderdale, FL, and the surrounding areas. After the comparison, analyzing will be done to help the Dentist select the best property to transform it into health care (Elrod, 2013). Henry Fayola mostly desires a clinic in which he can make operational efficiency and also able to take opportunities to make environmentally-responsible decisions.

Some modern healthcare executives have lately introduced the fresh enterprise strategy execution device: The Balanced scorecard's measure in addition to management organization offers the subsequent possible reimbursement to aid organizations: It align the organization in the additional market-oriented, customer-focused strategy It monitors, facilitates, as well as assesses the execution of this policy It offers the connection and cooperation mechanism It assigns responsibility for process at every level of the organization It offers constant response on

this strategy as well as ¹promotes adjustments to marketplace and regulatory changes (Babar, 2016). ¹We surveyed executives at nine provider organizations that we're applying this Balanced Scorecard. We asked about the following topics pertaining to its execution with outcome:

1. The part ¹of the Balanced Scorecard in individual to the well-defined vision, work, along with strategy
2. The need for embracing the Balanced Scorecard
3. The variation between the Balanced Scorecard and different measuring systems
4. This procedure was to create and use the Balanced Scorecard
5. These challenges and roadblocks within the growth and implementation process
6. The benefits gained by the organization from acceptance and usage.

Properties in Lauderdale

There are several sites in this area that are being advertised for repurposing. There is this specific one which is Banker bay. It is located in Lauderdale near The Bashar international schools. Its original sector was selling healthcare equipment and providing software services. Its deal size is US\$ 1 Million to 20 Million. It depends on the case one will prefer. For a dentist. Two acres of land will be suitable. Additional descriptions are, one it's located near a school and the school lacks a health facility for the students. This is a surety they will be attending the clinic if it's placed. Two, the roads are all tarmac; ambulance can move fast and deliver its services efficiently. Depending on the Dentist location, he can quickly get to his clinic soon without traffic problems since there are altering roads. The property is well secured and open to be

transformed in any suitable structure. Welcome to the Banker Bay for it is all affordable. The direct deal is done by only one party and does not involve intermediaries.

FL

In FL, there is Tenure Innovation center; it was built in 2001, it was formerly a nursing home to the population of over five hundred thousand people of FL before closing. In the later years, it was occupied and made a home for the aged. It only lasted two years as a home for the aged both of the male and the female gender. For one year, it was left uncopied and into disrepair becoming one of the busiest community corridors. The rooms were hiding places for the kids in the estate. It brightens the city of L for everyone would eventually use it by the end of the day. This is through passing through there, and resting on the permanent benches around the corridors, connecting to the other side of the estate or the children playing from there. The tenure Building became a desire for every marketer. It has a unique location to house business offices, house a system-wide education center, centrally and securely become a health institution. The former Tenure innovation center emerged as the best top candidate.

Repurposing the whole building would cost one hundred and sixty million for it is revitalized for any role. It is 185000 square foot. The prescribed amount is both acquisition plus innovation, meaning the whole amount is inclusive for the amount to be spent on the restructuring. In place of the urban blight, it is more preferable for every community member can access the building. It is centrally located.

Surrounding areas

In this case, there are several buildings set for repurposing. The most suitable building is the Great mall structure. It was ones a cornerstone for shopping. It hosted all sections for trading

items. There was hardware, a cyber café, a restaurant, a market, a supermarket, a butchery, barber shop, and a salon, a baby's stall, and many other stalls. The building was idled for only one year, and it became a marketer dream place for its appearance and exposure. It's overlooking the heart of downtown and its fixed location made it an attractive and an adaptive reuse candidate. A transformation came in when one brand dealing with mobile phones occupied the place. It changed the main gate of the building to facing the other side of the town where other market buildings were located. The brand left after two years, leaving the structure with the new change. The price of the place shot up to three hundred million all-inclusive for the renovation.

The Great mall structure has an improving roadside. The great north road construction is taking place around the area hence enhancing access to every community member. The lighting will be efficient with the street lights available all night long. There is a bargain price for the original selling price, which is 152000 square foot (Bollack, 2013). The resulting transformation will be highly appreciated by the community members and most of all, by the government officials. For the official's way of showing appreciation, they will provide a fee for construction of its security wall and place 24 hours surveillance to the building. Free maintenance will be provided.

Conclusion

By comparing the three above candidates, it is essential to consider the Dentists preferences first. They were a healthcare institution where he can improvise environmental-responsible decisions. In this case, healthcare space considerations exist throughout the establishments (Rabun& Kelso, 2009). Therefore considering other individual preferences as provided by the candidates in the three cities will be the first thing. Evidenced by the candidate in FL, the structure present unique choices, for example, easy accessibility by all community

members and its central location. The dentist would consider this without hesitation. The composition as well presents an adaptive reuse option for fostering opportunities to expand the delivery of medical services and health. With the first candidate, any healthcare officer would go for this structure since it is cost-friendly. Secondly, everyone would choose this because of the business opportunity available since the school near it does not have health care. The dentist would not want this for it does not fit his preferences. Though this would be ranked the third.

The second suitable physical property for repurposing is the great mall structure located in the surrounding areas. First and for most, it can easily be converted into a dentist clinic based on its location, its division, and its gate location, which faces the community members. Secondly, it ranks second for allowances provided on the acquisition. The most beautiful thing the government recognizes it. Healthcare indirect contact with the government offers its services efficiently. Funds issues are minimal. Facilities provided are more improved compared to private institutions. It can compete internationally for opportunities to compete with overseas countries are available. Thirdly, to repurpose the great mall into a health care institution is so affordable for the customer has bargaining power. For Instance, if the dentist has no enough funds, he can bargain and acquire the 152000 square foot.

The whole process of adaptive reuse is sometimes very costly though it delivers very solid returns on investment. In this case, the dentist is a monopoly in FL, he will acquire so many customers through his proficient skills. Through this, the returns will multiply by 90%. On the other hand, when the cost is expensive for acquiring the property, physicians or other workers are always so energetic in boosting the returns and not make any losses. This is to beat the original price they used in repurposing.

One variable thing concerning the adaptive reuse method is that they transform the face of the community. The property value increases and becomes unique in the broader market. Like in this case, the cost for The Tenure innovation center shot up for its several transformations. This often improves the brand's value with the change of its originality. Who knows, the next time Tenure Innovation center will be repurposed it might cost a fortune. The dentist will be able to achieve his returns on this investment, something he should not be afraid. Commercial properties are a doorway of perceiving capital appreciation of an asset.

References

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