

List of MSL International Group Service 美国蒙纳克颐养投资管理咨询项目表

I. Development Guidance:

including strategic planning, proposal producing, technical assistance, and product positioning strategies, membership contract structuring, market studies, space and functional design input, assistance with financial projections, and other support as needed.

一、开发前期指导:

包括策略规划、立项方案、融资计划、技术支持、产品定位、会员合同结构, 市场调研、空间及功能设意见、融资项目协助及其他所需支持。

1. Market analysis - direct client staff to complete a detailed analysis and discuss the product strategies, price points, membership structure, service menu, and input on other strategic matters relating to healthcare, technical assistance, and utilization of space. MSL will provide a checklist and walk through the information with client staff and review the results.

市场分析—指导客户的员工完成一个详细的分析, 并讨论产品战略, 零售价格、会员结构、服务菜单, 以及指导输入其他关于保健、技术支持及空间使用方面的战略。MSL将提供一个清单, 同客户一起过滤信息并审核结果。

As an option, recommend and assist client in hiring independent market research firm to complete a detailed market study.

作为一个选择, 推荐并协助客户聘用独立市场调研公司完成详细的市场调

2. Recommend product platforms to developer based on highest and best use and most profitable alternatives.

向客户推荐高效的产品平台及替代品。

3. Work with the developer's team to complete financial analysis to demonstrate profitability for different product strategies.

同开发商团队一起工作, 完成财务分析, 论证不同产品战略的盈利性。

3. Work with the developer's team to complete financial analysis to demonstrate profitability for different product strategies.

同开发商团队一起工作, 完成财务分析, 论证不同产品战略的盈利性。

4. Assist the client team to establish budgets.

协助客户团队做预算。



List of MSL International Group Service 美国蒙纳克颐养投资管理咨询项目表

5. Review membership agreement and provide input and guidance.

审查会员协议并提供意见及指导。

As an option, recommend and coordinate with outside third party attorneys, who specialize in developing membership agreements, designing and recommending membership structure.

作为一个选择，推荐并协调外部第三方在开发会员协议、设计并推荐会员结构方面的专业律师。

6. Provide recommendations for common areas and the design plan based on the services that will be delivered. Assist client in maximizing efficiencies.

为公共区域及将要交付的服务设计规划提供建议，协助客户效率最大化。

7. Review kitchen and dining room design and plan, as needed, to maximize efficiency and reduce costs.

审查厨房及餐厅的设计及平面图，使得利用效率最大化及降低成本。

8. Analyze and determine highest and best use for other community space building. Again, the goal is to limit wasted space.

分析社区空间，确保高效利用率，减少空间浪费。

9. Review furniture and fixture plan and budget to avoid unnecessary costs and maximize functionality and furniture utilization.

审查家具设施规划和预算，避免不必要的成本浪费，并使家具使用功能最大化。

10. Recommend improvements in fire and life safety design.

推荐改进防火及生命安全方面的设计。

11. Prepare recommendation for latest western senior living technology that can be useful at the project.

可推荐可以为项目所使用的最新的西方老年颐养技术。

12. Recommend consultants and third parties to provide technical support to the local developer team and to review the project concept drawings and final drawings to identify potential cost savings.

为当地开发商团队推荐技术支持的咨询顾问及第三方，审核项目图纸及确定潜在成本节约的最终设计图纸。

13. Review all budgets and lower costs whenever possible.

审核所有预算并降低潜在的成本浪费。

14. Review construction methods and reduce costs.

审核施工方法及降低成本。

15. Recommend third parties to monitor construction to increase quality and assure a high standard.

推荐第三方监督施工，提高施工质量，确保高标准。

16. Provide assistance with Governmental agencies or financial sources as needed.

提供所需的政府部门协助或资金需求。