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| **SESSION** | **february 2024** |
| **PROGRAM** | **BACHELOR of business administration (BBA)** |
| **SEMESTER** | **VI** |
| **course CODE & NAME** | **DBB3222 –**  **Retail Project Property Management and Case Studies in Retail** |
| **CREDITS** | **4** |
| **nUMBER OF ASSIGNMENTS & Marks** | **02**  **30 Marks each** |

**Assignment Set – 1st**

**Questions**

**1. Describe the Duties of the property manager and characteristics of a property**

**Ans:**The duties of a property manager encompass a wide range of responsibilities related to the effective management and maintenance of real estate. Property managers play a crucial role in ensuring that properties, whether residential, commercial, or industrial, operate smoothly and meet the needs of both owners and tenants.

**Here are some key duties of a property manager:**

**Tenant Relations:** Attracting and screening potential tenants. Facilitating lease agreements and renewals. Handling

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**2. Explain the Different Sources for buying a property**

**Ans:**There are various sources for buying a property, and individuals can choose the option that best fits their financial situation, preferences, and goals.

**Here are some common sources for purchasing real estate:**

**Personal Savings:** Using personal savings is one of the most straightforward ways to buy a property. This involves using funds that have been saved over time, either in a savings account or other

**3**. **Discuss the role of property in Business & property life cycle**

**Ans:**The role of property is crucial in both business and the property life cycle. Properties serve as integral assets for businesses, providing a physical space for operations, investment opportunities, and potential for growth. The property life cycle encompasses the various stages a property goes through from acquisition to development, operation, and eventual disposition.

**Let's delve into the role of property in business and its life cycle:**

**Role of Property in Business:**

**Assignment Set – 2nd**

**Questions**

**4. Explain the different ways to Manage Retail Property**

**Ans:**Managing retail property involves a range of tasks aimed at ensuring the smooth operation, maintenance, and profitability of retail spaces. Effective retail property management requires a combination of strategic planning, tenant relations, financial oversight, and customer-focused initiatives.

**Here are different**

**5. State factors Affecting Retail Property Value & Methods of property evaluation.**

**Ans: Factors Affecting Retail Property Value:**

**Location:** The location of a retail property is a critical factor influencing its value. Proximity to population centers, accessibility, visibility, and the surrounding neighbourhood’s demographics all play a role.

**Foot Traffic and Visibility:** Retail properties with high foot traffic and visibility tend to have higher values. A busy location with good visibility can attract more customers, positively impacting the

**6. Enumerate Maintenance of Retail property with the help of suitable examples.**

**Ans:**Maintenance of retail property is essential to ensure its functionality, appearance, and safety. Proper maintenance contributes to a positive shopping environment, tenant satisfaction, and the overall success of the retail space.

**Here are key aspects of retail property maintenance along with suitable examples:**

**Exterior Maintenance: Landscaping:** Regularly maintain green spaces, trim shrubs, and ensure the overall