

OUTPATIENT SURGICAL CENTER
Suburban Chicago, Illinois

Strategically Implementing Unique and Innovative Methods for Expansion of Spine Surgical Center



OBJECTIVE

Committed to offering the most advanced care and treatment affecting the spine, this group of top medical professionals are united in practice at a prominent Outpatient Surgical Center located in Chicago's Southwest Metropolitan Statistical Area (MSA). Experiencing explosive growth within the first five years, they recognized an opportunity to meet demand by expanding their facility.

APPRAISAL STRATEGY

The Argianas team has engaged in many outpatient surgical center appraisals throughout the country and knew precisely the tactical approach needed to perform a thorough and extensive appraisal for the client's inpatient recovery addition. Argianas, a leader in special purpose properties, carefully studied the sometimes complex trends of ambulatory surgical centers. Realizing the methodologies of health care services are always evolving, and the economics of medicine drive the development of such centers, Argianas recognized the significant demand for the comfort of the patient, while cognizant of lowering margins and rising operating costs.

The Argianas professionals dug into the historical research of ambulatory surgical centers as well as how the health care legal landscape affected the uptake in outpatient surgeries. Because of the radical changes in outpatient care throughout the years, the designs of these centers have been impacted as well. As experts in these types of special properties, Argianas instinctively knew the costs of the surgical center's addition had to be properly controlled on the front end, helping to ensure the overall success of the surgical center and the financial return to stakeholders.

UNIQUE APPRAISAL FEATURES

The suburban area where the subject is located has experienced tremendous growth and development, with its excellent linkage to major transportation routes and major employment centers, along with affordable housing and convenient retail. Because of the Surgical Center's rapid growth, they can now accommodate a greater demand for broader patient-range with the additional space. Understanding that value is a function of demand, particularly in surgical centers, Argianas' experience with medical properties provided the basis for a comprehensive appraisal.

ARGIANAS DIFFERENCE

Having years of extensive background with appraising ambulatory surgical centers, Argianas easily comprehended the significance and nuances in appraising this special-purpose project. As part of their fastidious research and deep knowledge in this complicated area, Argianas was able to define and assess the many factors needed to properly evaluate the property and offer their client a comprehensive and competitive appraisal. Argianas' high level of expertise in the special purpose markets distinguishes them as industry leaders.

"There are people who write appraisals their whole life and have never done special purpose real estate. Our firm routinely handles special purpose properties without delay or complications."

—Chuck Argianas



ARGIANAS
& Associates Inc.

www.argianas.com

Argianas provides the highest degree of expertise in special purpose properties distinguishing themselves as leaders in diverse real estate appraisal.

INDUSTRIAL • SPECIAL PURPOSE • RETAIL • OFFICE • RESIDENTIAL

