Objective:
Using the provided dataset, we want to understand who our 'most valuable tenants' are. This dataset includes each row as a unique tenant. Features include tenant, unit, property, and geographic characteristics.

General Instructions:
1. Define what a "valuable tenant" means. Please explain your definition and why you chose it.
2. Based on your definition of a "valuable" tenant, analyze the dataset to identify which factors make a tenant valuable. Please provide insights and data that support your findings.
3. Based on the factors that make a tenant "valuable," provide recommendations for possible actions from the findings.
4. Lastly, propose other metrics to define a "valuable" tenant which aren't already covered in your analysis. Also suggest additional features which could be strong predictors of a "valuable" tenant.

Bonus: If you can, please build a predictive model either used above or new to identify future "valuable" tenant. Please validate how good your model is.

Coding Instructions:
Please use Python for this problem and write well-structured code. We would like to see how you go about problem-solving, so include plenty of comments to explain your thought process, assumptions, and decision-making. Use libraries and packages as you find necessary.
We're interested in how you approach this problem, so remember, the process is just as important as the final answer.

Submission Instructions:
1. Submit your output as a well-documented Jupyter notebook.
2. The notebook should include your codes, plots (if any), and explanations for your process and results.
3. Also, include a separate write up summarizing your findings, recommendations, and the approach to solve this problem.