



REQUEST FOR FINAL PROPOSALS

DEVELOP SINGLE FAMILY HOUSE ON VACANT PARCEL

Lakewood, Ohio

<u>Property Address</u>	<u>Purchase Price</u>
1427 Scenic Street [PPN: 311-18-073]	\$2,000

PROPOSALS DUE: By December 8, 2015 at 5:00 pm

CONTACT for additional information:

Allison Urbanek – LakewoodAlive 216-521-0655
aurbanek@lakewoodalive.com

LakewoodAlive seeks developer to take possession of a vacant residential parcel and develop a single-family home at 1427 Scenic Street in Lakewood in an effort to further strengthen the community's historic neighborhoods.

Title vests with LakewoodAlive and the organization is currently accepting offers from financially capable developer/investors with the following conditions:

- LakewoodAlive retains sole discretion to accept or reject a proposal or to reject all proposals.
- Cash offers only, however if the acquisition of the parcel is financed by a lending institution, the Buyer must deliver a firm letter of commitment to LakewoodAlive within thirty (30) days from the date of the Agreement.
- Buyer must pay all closing costs including title and escrow charges and prorated real estate taxes as of the date of closing.
- Buyer must be prepared to close the transaction within 14 days of acceptance of the offer.

- Offers must include a brief, yet detailed description of the development plan for the vacant parcel and your proposed end use (i.e. rental or for sale product). **Please see attached Exhibit B**
- Buyer must demonstrate financial capacity to undertake the development of the parcel.
- The parcel is sold in “AS IS” condition and LakewoodAlive makes no representation or warranty regarding the parcel’s condition or zoning.
- Purchaser will need to take all necessary steps for a dimensional variance through the City of Lakewood due to property size.
- Purchaser agrees to hold LakewoodAlive harmless and to release and indemnify LakewoodAlive from all liability in connection with the sale or rehabilitation of the property.
- Purchaser agrees to accept deed subject to the restrictive covenants attached as **Exhibit D.**

SUBMITTAL REQUIREMENTS

Interested parties are required to submit via FAX or email, the **completed application** referred to, collectively, as the “Proposal Package:” to FAX# 216-521-2877 “Attention Allison” Or you may forward your application via email to: aurbanek@lakewoodalive.com

1. Certificate of Authority: This letter shall provide an expression of interest, identify the proposer, and list the name, address and telephone number of all interested parties as well as business identification. **Please see attached EXHIBIT A and please provide experience**, please submit list of recently completed projects with addresses, general scope of work completed, source(s) of financing, contact info and other relevant information.

2. Development Plan: A plan document describing the proposer’s plans for the parcel is to be submitted, and must include the proposer’s qualifications demonstrating the ability to successfully execute the plans, including specification, ability to finance and any other information the proposer wishes LakewoodAlive to consider.

3. Price Proposal Form: Proposers must insert the price offered for the parcel by filling in the blank spaces in the Price Proposal Form attached hereto in both words and figures. A proposer must offer \$2,000.00 **Please see attached EXHIBIT C.**

Proposer may either submit:

- 1) A completed file copy in a pdf format sent via email to: aurbanek@lakewoodalive.com OR
- 2) FAX a completed file copy to 216-521-2877 ATTN: Allison

LakewoodAlive is under no obligation to accept any proposal. LakewoodAlive assumes no cost for time spent by proposer to assemble proposal. However, LakewoodAlive will provide additional consideration to proposals that include one or several of the following to those:

- **Whose intentions are to develop and sell to owner occupant as opposed to an end use as a rental property.**
- **That will provide a quality and useful product to potential purchasers or tenants of their home.**
- **That incorporate the look and feel of the neighborhood into the design.**
- **Provide a first floor full bathroom and/or bedroom.**

- That incorporate Enterprise Green Communities standards or other techniques and materials that are considered sustainable and energy efficient.



View from rear of parcel



View from front of parcel

EXHIBIT A
Certificate of Authority

For consideration to purchase a vacant parcel owned by LakewoodAlive please complete this application and **return it to the LakewoodAlive Office, either by FAX or EMAIL by Monday, December 8, 2015 by 5 pm.** Applications will not be processed if not completed in its entirety. Please review the **Scope of Work SAMPLE, Exhibit B.** **Your submitted Scope of Work will be unique to the particular property.** Call our office with any questions you may have prior to submitting this application 216-521-0655.

CONTACT INFORMATION

Name of applicant:

Name of corporation/business: (if applicable)

Names of other property renovation corporations/businesses you have been associated with: (if applicable) _____

Mailing address:

Phone #: _____

Email Address: _____

PROPERTY INFORMATION

1. Parcel ID# **311-18-073**

2. Property address **1427 Scenic Street, Lakewood, OH 44107** _____

PLANNED USE OF PROPERTY

Occupy Sell Rent Other – Please explain:

PROJECT FINANCING

Please explain how purchased parcel and development will be financed & attach documentation (Letter from Lender, Bank Statement, Line of Credit, etc). **Buyers must include pre-qualification letter for a minimum \$200,000 from a bank or bank statement documenting cash.**

Provide references and photos of previous property rehabs completed.
(Please attach separately)

I understand that LakewoodAlive staff will review my application for the parcel purchase, and contact me if any additional information is required.

Signature of Applicant

Date

EXHIBIT B

[SAMPLE]

*****PLEASE NOTE*****

This is just a sample scope of work that you will submit. This does not reflect the actual scope of work requested or anticipated on this project.

**Scope of Work/Development Plan - Single Family Home
Project Introduction and Overview**

Development Overview

The vacant parcel located at 1427 Scenic Street is in the Scenic Park neighborhood. The parcel should be developed in a way that conforms to the neighborhood look and feel while bringing in a modern and approachable feel.

Please provide a brief yet detailed description of your plan. LakewoodAlive will also require a simple drawing of your proposed plan.

Note: The selected developer will be required to approach the City of Lakewood to discuss a variance for the project due to the size of the lot. Description of plan and rough estimate on cost to develop is required.

Electrical - \$

Roofing- \$

HVAC - \$

Plumbing - \$

Flooring (Hardwood, carpet and tile) - \$

Landscaping - \$

Misc. and Permits - \$

TOTAL - \$

EXHIBIT C

PRICE PROPOSAL FORM

(Note: This Form must be included in the proposal submission)

LakewoodAlive has established a sales price of Two Thousand Dollars (\$2,000.00) for the Parcel.

1) PROPOSAL PRICE: Please write your proposal offer on the spaces provided below in both written words and numbers:

2) _____

Print/Type your proposal amount in written form.

\$ _____

Print/Type your proposal amount above in number form.

Note: Both the written form and the number form should indicate the same total amount. If there is a conflict between the written form and the number form amount, the written form will be held.

By signing I also re-certify the following:

1. I do not own any real property that is in material violation of state and/or local codes or has a history of code violations
2. I do not own any real property that has a history of being a site for criminal activity during the purchaser's ownership
3. I do not own any real property that is tax delinquent
4. I have not have lost any title or had any foreclosure filings against any properties within the past three years
5. I will use parcel consistent with neighboring uses, understanding that dimension variances are likely required for construction of a new dwelling
6. I comply with all fair housing and market regulations
7. I reside in Cuyahoga County or designate a local agent authorized to accept notice on behalf of the purchaser if non-Cuyahoga resident.

Signature of Applicant

Date

PRINT NAME:

ENTITY:

MAILING ADDRESS:

TELEPHONE NUMBER:

EMAIL ADDRESS:

EXHIBIT D
(to be signed at closing)

RIDER TO DEED

THIS RIDER TO DEED is attached to and made a part of that certain Quitclaim Deed (the “Deed”) from LAKEWOODALIVE, an Ohio nonprofit corporation (“Grantor”), to _____, (“Grantee”). In the event of any conflict between the terms or conditions of this Rider and the Deed, the terms and conditions of this Rider shall control.

1. Definitions. The following terms and phrases shall have the following meanings:
 - (a) “Property” means the real property conveyed by Grantor to Grantee in the Deed and any improvements thereon.
 - (b) “Deed” means the Quitclaim Deed to which this Rider is attached.
 - (c) “Development Requirements” means all of the following: (i) the commencement of the development of the parcel, on or before the date that is ninety (90) days after the date on which the Deed is filed for record, AND (ii) the completion of development of the Property such that the City of Lakewood has issued a certificate of occupancy on or before the date that is fifteen months (15 months) after the date on which the Deed is filed for record (which date may be extended for up to 60 days upon request of the Grantee at the sole discretion of the Grantor),
2. Reserved Rights of Grantor. The Property is conveyed to Grantee subject to the following reservations and conditions (collectively, the “Reserved Rights”):
 - (a) Purchase Price. The Purchase Price to be paid by Grantor shall be equal to the original purchase price paid to Grantor by Grantee for the Property.
 - (b) Effect of Tender on Purchase Price. Immediately upon tender of the Purchase Price, title to the Property shall re-vest in the Grantor and all legal and possessory rights of the Current Owner with respect of the Current Owner shall immediately terminate. Any improvements that have been made to the Property shall attach and immediately become a part of the Property, and Current Owner shall have no claim for contribution or reimbursement for such improvements.
 - (c) Right of Mortgagees. Any re-vesting of title pursuant to this instrument shall be subject to and limited by, and shall not defeat, render invalid or limit in any way the lien of any mortgage lender financing the construction of improvements to the Property.