

Great Opportunity in Shaker Heights!

The Opportunity:

Selling a two-family house (17423 Winslow Road) in a lovely historic district to the firm or person who can restore it to the highest quality.

We are looking for a buyer who has:

- A passion for historic homes.
- Vision, experience, and the financing to rehab and restore this two-family house.
- Great ideas and design that will make buyers fall in love with this house all over again (green building, universal design, etc.).

How it will work:

1. Complete the attached proposal form* and submit it to [Neighborhood Housing Services of Cleveland](#) by noon on **April 3, 2009**.
2. We will review the proposals, check references, etc.
3. We will call you to discuss your proposal.
4. The best proposing firm/person will be selected.

Other Important Info:

- ABR pre-approved a front façade design & costing to save you time and money.
- You will be able to access the property using a lock box.
- If you have questions and/or for the lock box combo please e-mail 17423winslow@gmail.com.
- We want the end user of the property to be an owner-occupant.

Submit Completed Proposal Forms to:

Winslow Road Proposal
Neighborhood Housing Services of Greater Cleveland
Attn: Lou Tisler, Executive Director
5700 Broadway Avenue
Cleveland, OH 44127

Forms must be submitted by noon on X/X/XX to be considered.

Submit two copies by mail. Faxed or e-mailed forms will not be accepted.

**The proposal form on the front of the attached page is for investor/rehabbers and the one on the back of page is for owner-occupant buyers.*

17423 Winslow Road

Investor/Rehabber Proposal Form Attach additional sheets as needed.

General Information

Person or Company's Name: _____

Name of Contact (Please specify position): _____

Address: _____

Phone: _____ Fax: _____

Cell: _____ E-mail address: _____

How long has your company been in business? _____

Do you currently own or manage a property in the City of Shaker Heights? Yes No

Address/s: _____

If so, are you in compliance with City Codes? Yes No

Experience

- 1. Explain what makes you interested in this project.
2. Provide examples of residential rehabs undertaken by you/your firm in the last 5 years in the Cleveland area. Include the information on the table below. Projects in suburbs are preferred.

Table with 4 columns: Address, Date of Construction, Price Point, Buyer's Name. It contains three empty rows for data entry.

Project Description

- 1. Describe your plans for the interior layout of the property and any changes you are proposing to make; attach detailed floor plans (hand drawn with dimensions is fine).
2. Describe your plans for the exterior facade of the property. (Would you use the pre-approved plan or develop one on your own?)
3. Extra points will be awarded for creative proposals i.e. incorporating green building, universal design, etc. materials and technologies. Describe how your proposed project would incorporate any such elements.
4. Who is your target buyer for the property?
5. How do your plans for the property meet your target buyer's needs?
6. How would you market the house?
7. Project Timing: Estimated start date: _____ Estimated completion date: _____

Project Financials

- 1. Offer price for 17423 Winslow Road: _____
2. Estimated cost of improvements: _____
3. Estimated selling price: _____
4. Attach a letter from a lending institution indicating that you have financing available for the project.

References

Attach 3 references who are able to attest to your/your firm's capacity and experience with high quality housing rehabs.

Be sure to include:

- 1. At least one reference from a City or Community Development Corporation
2. At least one reference from a bank/lending institution
3. At least one reference from a previous buyer.
4. Contact's name, who they represent, phone number, and address for each reference

Sign & Date

Signature _____ Date _____

17423 Winslow Road

Investor/Rehabber Proposal Form

Attach additional sheets as needed.

General Information

Name(s): _____

Mailing Address: _____

City, State and Zip Code: _____

Primary Phone Number: (____) _____ Secondary Phone Number: (____) _____

Fax Number: (____) _____ E-Mail Address: _____

Have you owned your own home in the last five years? Yes No

Do you currently own a property in the City of Shaker Heights? Yes No

Address/s: _____

If so, are you in compliance with City Codes? Yes No

Do you owe any taxes to The City of Shaker Heights? Yes No

Experience

1. Explain what makes you a good candidate for buying, rehabbing, and then living in the home.
2. Do you plan to carry out the work yourself or hire a contractor/s?
3. Describe any experience you may have with rehabbing or remodeling a house.
4. Do you plan to live or work in the entire property or rent a unit out? _____
5. If you are planning to rent out a unit, have you managed rental property before? Yes No

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4. Project Timing
 Estimated start date: _____
 Estimated completion date: _____

Project Financials

1. Offer price for 17423 Winslow Road: _____
2. Estimated cost of improvements: _____
3. Estimated selling price: _____
4. Attach a letter from a lending institution indicating that you have financing available for the project.

Sign & Date

Signature _____

Date _____

17423 Winslow Road

Proposed Restoration





simple economical
beautiful

Facade Renovation Estimate

RDL Architects, Inc.

16102 Chagrin Blvd., Suite
200
Shaker Heights, Ohio
44120

Phone (216) 752-4300
(216) 752-4301

www.rdlarchitects.com

TO

RE: 17423 Winslow Road

DATE: March 3, 2009

RDLA Project:: 09005

Fax

EXPIRATION DATE: June 3, 2009

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Exterior wood front entry door stain grade (Pella Architectural Series) per ARB & LMC approval	\$3,000.00	\$3,000.00
1	Front entry storm door system (Pella)per ARB & LMC approval	600.00	600.00
1	Tudor Bay conversion - additional window opening (excluding window cost) ARB & LMC approval	12,500.00	12,500.00
1	Restucco Chimney - preparation and removal of loose & damaged existing coating	1,350.00	1,350.00
1	Refinishing shake shingles, scrapping painting, repair & replacement of damaged or missing shakes	8,750.00	8,750.00
37	Window replacement with ARB & LMC Approved Architectural series units (Pella)	550.00	20,350.00
37	Window trim and sill replacement per ARB & LMC approval	285.00	10,545.00
1	Misc. carpentry - fascia - rake board & misc. trim & sill repair	1,550.00	1,550.00
1	Gutter & downspout replacement - half-round style gutter (color matched per ARB & LMC)	2,650.00	2,650.00
1	Garage floor replacement per Building Department	3,500.00	3,500.00
2	New Garage Doors - solid wood colors to match house paint scheme approved by ARB & LMC	2,600.00	5,200.00
1	Garage wall alignment, misc. repair, siding replacement per Building Department	850.00	850.00
1	Exterior electrical code violation per Building Department - new single meter base and weatherhead	375.00	375.00
1	Tuckpoint & misc. repair of front masonry steps and landing	550.00	550.00
2	Window Well removal and masonry infill per Building Departement	1,000.00	2,000.00
2	Refinish existing side & rear doors, add storms	750.00	1,500.00
1	New Oval Shaped Cast Metal Address Plaque - Per ARB & LMC approved design	195.00	195.00
SUBTOTAL			\$75,465.00
SALES TAX			
TOTAL			\$75,465.00

ARB = Architectural Review Board **LMC** = Landmarks Commission

This non-binding cost estimate is for the exterior facade renovation, and has been prepared for Budget Estimation purposes only! Additional construction costs may be incurred in this type of renovation project due to unforeseen field conditions and discoveries, it is therefore advisable to include contingencies that will affect this estimate's total cost. Although every effort has been made to accurately evaluate the above referenced property, RDLA will not warrant any material cost, or labor estimation as indicated and assumes no liability as to the information presented.