



Michael Johnson <mjohnson@townofeatonville.org>

Fwd: 426 E Kennedy blvd/ The Club

1 message

Tresor Nola <tresornola@gmail.com>
To: Michael Johnson <mjohnson@townofeatonville.org>

Thu, Apr 10, 2025 at 6:27 PM

Sent from my iPhone

Begin forwarded message:

From: Tresor Nola <tresornola@gmail.com>
Date: April 10, 2025 at 10:19:03 AM EDT
To: Michael Johnson <mjohnson@eatonvillecra.org>
Subject: **426 E Kennedy blvd/ The Club**

Mr Johnson,

It was great to meet you yesterday.

I have a simple proposal for your review.
Seller agrees to sell the 'Club' property to the buyer (CRA) for \$1M (not any less).

The buyer (CRA) uses the 'Grant' funds to gradually increase the value of the property.
Once it reaches a high enough valuation to fulfill the CRA's requirements for funding, (should be at 50% completion and not later than 1 year from the agreement), the sale closes and ownership transfers.

The seller and buyer agree to sign proper documents (Contract for Deed or any acceptable instrument) to secure both party's interest upon acceptance.
Seller agrees to accept funds from various sources including but not limited to grant(s) and/or CRA's own funds and/or the combination of both.
Seller agrees to sign an LOI in order to accommodate the requirement of the grant that the CRA applies for in order to get funding (or partial funding) for the acquisition.
A letter must accompany the LOI that clearly states the entire agreement.

The CRA agrees that upon acceptance the seller is no longer required to make any payments towards the grant and/or the project and the CRA agrees to fulfill the requirements of the grant and complete the project.

Upon the default of the buyer (if the transaction is not closed in one year) the seller agrees to offer the property to the buyer at actual market value upon completion.

For full disclosure:

- Seller's valuation has nothing to do with the grant, the seller is not 'selling the grant'.
The valuation is based on \$100/sf for a 10,000(+/-) shell.
- The dollar amount that 'the seller is in for'
(appr.\$500K) was only disclosed to give you an idea of the seller's reasonable before tax proceeds of \$500K over a 7 yrs holding period.
- The price is not open for negotiation.

The seller's options:

- Selling it to the CRA (CRA has \$1M grant)
- Seller can reinforce the footers and the wall sections and put a gable roof on it and sell it as a shell for \$1.2M
- Seller can demo the walls and build a 'light structure' smaller building w/ adequate parking.- Seller can apply for other grants on his own

Let me know what you think.
Respectfully yours!
David

Sent from my iPhone

