



May 28, 2025

Village of Homewood

Planning & Development Department
2020 Chestnut Road
Homewood, IL 60430

Re: **Sealed Proposal for RFP #24-07W**

Dear Review Committee,

On behalf of Barefoot Land Co., I am pleased to submit our formal proposal to purchase the Village-owned parcel located at **17701 Bretz Drive**, currently zoned M-1 Limited Manufacturing. We are proposing a **modern, one-story self-storage facility** that aligns with the surrounding uses and adds long-term value to the surrounding community.

Offer Highlights:

- **Offer Price:** \$750,000
- **Earnest Money Deposit:** \$10,000 (Non-refundable after inspection period)
- **Inspection Period:** 120 days to complete due diligence
- **Permitting & Approval Period:** 120 days to allow for the coordination of the required Special Use Permit and Site Plan Approval
- **Closing:** 30 days after approvals
- **Due Diligence:** All findings completed by us or our contractors will be provided to the Village if the transaction does not close
- Our formal offer is attached in the format of a Real Estate Purchase and Sale Agreement as Exhibit A
- Offer highlights are further demonstrated in Exhibit B - Offer Summary

In addition, **we are open to acquiring a partial portion of the property** should that configuration better support the Village's development strategy or future planning goals.

Why Self Storage Is the Ideal Use:

This site is ideally positioned to accommodate a self-storage facility given its location near industrial users, residential areas, and transportation infrastructure. A self-storage use provides:

- **Low traffic volume and minimal infrastructure demands**
- **No environmental emissions or noise**
- **A well-maintained, tax-generating asset with long-term economic stability**

Our proposed facility will be a **clean, secure, and professionally managed development**, designed to blend seamlessly into the area while serving the unmet storage needs of nearby residents and businesses.



Please see below for a sample rendering of the proposed facility's architectural design.



We believe our offer is competitive and our vision is aligned with the Village's interest in productive, tax-positive land use. We welcome the opportunity to collaborate on either the full site or a subdivided portion, and we look forward to the possibility of serving Homewood with this beneficial new development.

Thank you for your time and consideration.

Sincerely,

Brandon McDonald

Chief Development Officer

brandon@barefootlandco.com

(239) 233-2387



EXHIBIT C | OFFER SUMMARY AND PROPERTY REPORT

17701 Bretz Dr., Homewood, IL 60430 [City of Homewood]

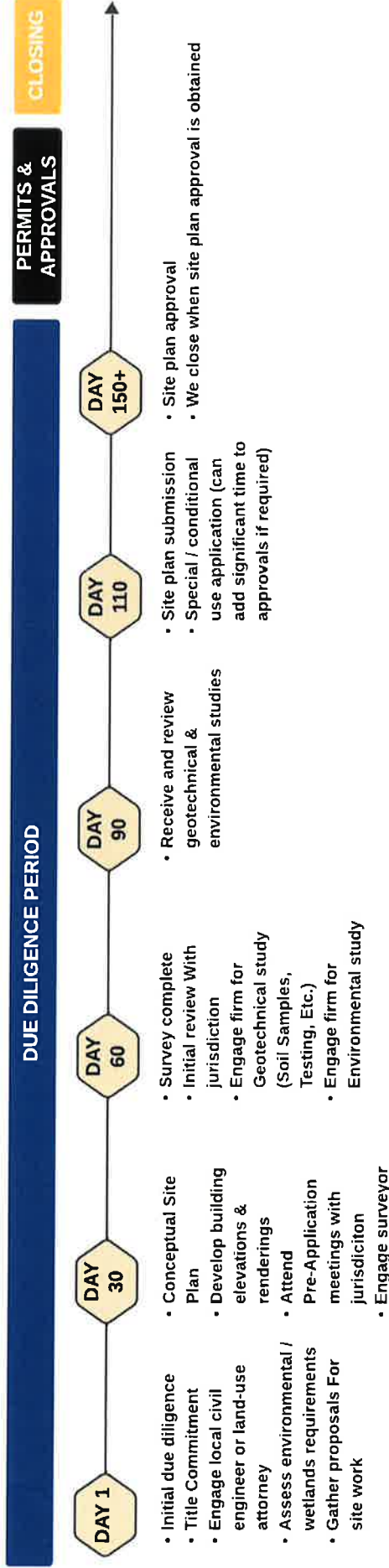
The offer outlined below is based on the following assumptions:

- The Ground is Flat
- There are no easements that affect our ability to build on or develop the parcel
- There are no wetlands on the property
- The property is not in a flood zone
- Property has adequate drainage and is not prone to flooding
- There is existing access to utilities
- Access can be obtained from the fronting road.

ITEM	OFFER	COMMENTS
Price	\$750,000 for 5.914 Acres	Our offer price reflects: • That underwriting will support our development plans • Recent comparable sales in the area
EMD	\$10,000	This is our standard as we intend to invest \$80,000-\$150,000 into the site prior to obtaining necessary approvals.
Inspection Period	120 Days	This time is necessary to receive a title commitment to determine if there are any impacting easements or issues with the property, to have a full survey complete including topographic survey, to bore-test the soil through the property to determine the suitability of the soils to build on, to have an environmental evaluation of the property completed, to hire a land use attorney to review the zoning regulations, to hire a civil engineering to develop a preliminary site plan , to meet with the city to have a pre application meeting , and prepare to apply for special or conditional use permit , and to develop and submit a site plan approval application and engineering drawings .
Permits & Approvals Period	120 Days	This additional time will be necessary for us to obtain the Special Use Permit and Site Plan Approval that if not attained would prohibit our ability to develop the property. The time allows for public meetings, community meetings, review time with the Village, presentations to any relevant boards or councils, and hopeful approval.
Closing	45 Days	This allows adequate time for the title company to arrange the closing time for both parties to meet any final closing conditions after all approvals are attained.



ENTITLEMENT TIMELINE & DELIVERABLES



DEVELOPMENT INTENT

Barefoot Land Co. is a family-owned firm specializing in the development of Class-A self-storage facilities, like the one shown in this rendering. Our team, led by CEO Brady McDonald, has extensive experience in land acquisition, planning, and project management.

We believe in community engagement and hire local consultants for engineering and surveying, enabling us to understand local conditions and build relationships before starting any formal processes. Our core values guide our work and ensure that we deliver the best possible project to your community.

- > We do the work.
- > We don't make excuses.
- > We do what we say.
- > We work to get better every day.
- > We go above and beyond.





BAREFOOT LAND CO.

Exclusive Land Opportunities

ZONING

ZONING CODE: M-1
ZONING JURISDICTION: HOMEWOOD





DUE DILIGENCE

TITLE COMMITMENT	NONE
ENVIRONMENTAL PHASE I	NONE
ENVIRONMENTAL PHASE II (if required)	NONE
BOUNDARY SURVEY	NONE
TOPOGRAPHY SURVEY	NONE
GEOTECHNICAL REPORT	NONE
WETLAND DELENATION (if required)	NONE