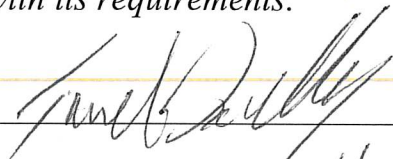


Response to Request for Proposals

City of Independence Property

By signing and initialing below, I am stating that I understand the terms of this RFP and agree with its requirements.

Your signature(s): 

Printed name(s): Jared Donnelly

Business, if applicable: Precision Plb, Htg, & Air

Address: 801 3rd Ave SE

Phone #: 319 271 0012 Date: 5-12-26

Email: Jfdonnelly2@gmail.com

1. I Acknowledge that the Property is being sold as is, including all personal property and contents located at the property at the time of sale: Yes

2. I Acknowledge that the closing on the transaction will be scheduled to occur within thirty (30) days of the acceptance of the successful proposal: Yes

3. I Acknowledge that that the Primary Structure on the Property must be demolished within ninety (90) days of closing: Yes

4. I Acknowledge that the Accessory Structure on the Property must be demolished (including removal of the concrete pad and/or any footings) or restored to a condition that is compliant with all applicable codes within one (1) year of closing, only if a new Primary Structure is constructed on the property within the same timeframe: Yes

5. I Acknowledge that the City has not performed any inspections of the Property, including but not limited to inspections for asbestos, lead, or any other potential hazard, and makes no representations regarding the presence or absence of said materials: Yes

6. I Acknowledge that while the City will provide an abstract to the property, that the property will be transferred by the City by Quit Claim Deed: Yes

7. I Acknowledge that the successful bidder will be required to execute a Purchase Agreement with the City within seven (7) days of the Council approval of the sale, and a Right of Reversion Agreement that will provide for the automatic reversion of any property purchased that has not been demolished within the agreed upon ninety (90) day from closing timeline: Yes

8. I Acknowledge that this Proposal is not contingent upon the occurrence of any event or circumstance, such as financing or appraisal: Yes

Description of the intended use of the Property, the proposed timeline for the intended use, and any other information deemed appropriate.

We Plan on demolishing the house, saving the garage to fix it up.

We Plan on using the lot for a Building trades house in the fall of 2027

To whom this may concern,

I, the owner of JDRS Properties & Precision Plumbing Heating and Air, am writing in regards to the property located at 204 3rd St NE in Independence, Iowa. I am interested in submitting a formal proposal to purchase this property through the city.

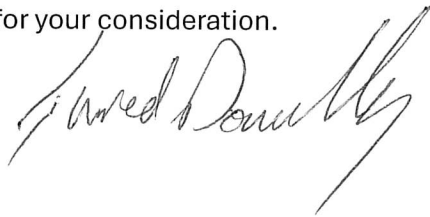
Upon approval and completion of the purchase, the existing structure would be fully demolished, including the basement and all accessory structures, excluding the garage. All demolition debris would be properly removed and hauled away. This project is intended to support the development of a Building Trades home for our 6th consecutive year in partnership with the Independence Community School District, with construction anticipated to begin in Fall 2027.

- Demolition will be completed within the granted 90 days of purchase
- Removal and hauling all structures will be included within the demolition period
- Site preparation and initial groundwork are anticipated to begin in early Summer 2026
- Construction of the new structure is expected to begin in Fall 2027
- Project completion is projected for Spring 2028

In conclusion, I am formally submitting an offer to purchase this property for \$5,000 for the purpose of constructing the 2027-2028 Building Trades home.

Thank you for your consideration.

Signature:



Date:

5-12-26