

Request for Qualifications and Proposals

Avenida Palmdale Cottage



207 Avenida Palmdale,
Fremont, CA 94539

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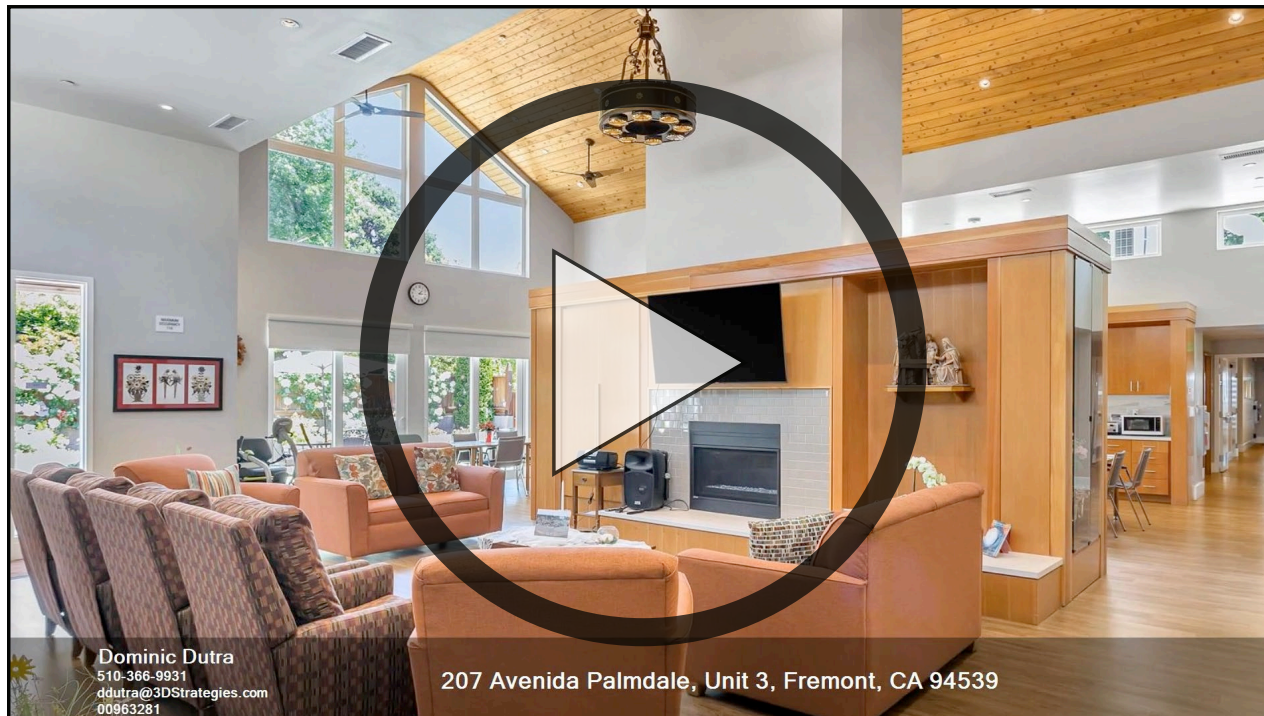
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Property Video & Tour

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Watch the video: [Click Here](#)

Interested parties should submit questions and formal proposals to:

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Property Information

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Property	Avenida Palmdale Cottage
Address	207 Avenida, Fremont, California 94539
Parcel Number	513-754-2
Parcel Size	.71 acres, or 31,079 Square Feet
Building Size (Gross SF)	10,750
Stories	1
Private Rooms	16 (Bed and Bathroom)
Common Area Includes	1 Living Room 1 Dining Room 2 Guest Bathrooms 2 Laundry Rooms Meeting Room Prayer Room Library Large Commercial Kitchen w/Pantry and dishwasher 2 Administrative Offices 1 staff restroom
Year Built	2017
Construction Type	Wood Frame
Quality	Excellent
Condition	Excellent
Land Use and Zoning	Planned District



History

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Nestled in the Mission San José foothills, the Sisters have been a part of the Fremont community since 1948 when they purchased the Palmdale property. When the Motherhouse was completed in 1959, it was designed as a home for younger Sisters. Nearly 60 years later, it was deemed no longer suitable for the Sisters and, by faith and hard work, the Sisters created a new home and a new future.

Their new home includes three one-story cottages, all situated on separate parcels, for a total of 2.6 acres. The buildings are energy efficient and environmentally friendly. Pathways connect the cottages with several landscaped bioswales, as part of the water retention system throughout the property. The new cottages offer the Sisters the opportunity to gather for prayer, meals and other daily activities, and to visit with family and friends.

As they moved from the Motherhouse to smaller and more home-like accommodations, the Sisters wanted to continue to have a place to gather, to come together as a Community. The answer was the Oratory. The Oratory is used to celebrate the Eucharist and for prayerful reflection, as well as for social gatherings, workshops, assemblies and celebrations. (The Oratory is part of cottage 2, and not part of the offer with cottage 3.)

Because of their commitment to the Earth Charter and Creation Care, they created an endowment to protect and preserve - in perpetuity - the core area as a park.

The Sisters now seek to sell these cottages, beginning with cottage three, located at 207 Avenida Palmdale, Fremont, CA and have requested interested parties to submit their qualifications and proposals.



History

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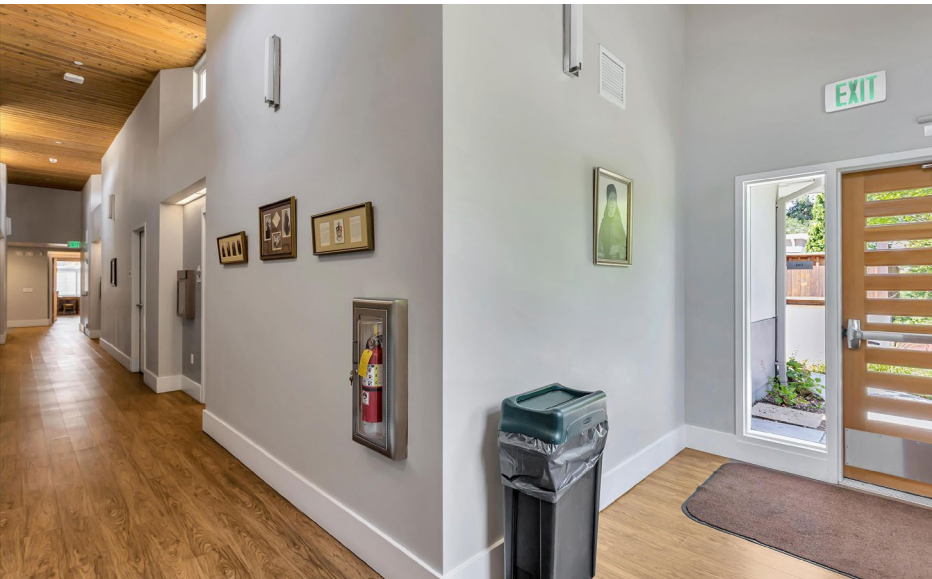
"The Sisters of the Holy Family, was founded in San Francisco, California in 1872, "to seek out with compassion the poor and needy, especially families, for the kingdom of God. In the spirit of the Holy Family the sisters strive to live and work in simplicity, hospitality of heart, faith and charity. They are witness to the good news and stand against conditions that demean or undermine the dignity of persons or the sacredness of the family."

SHF Archives

As the congregation grew, the leadership sought a tranquil setting for the education and spiritual formation of future members of the Congregation. After much searching, the Sisters of the Holy Family purchased a two home, 9-acre estate and moved from San Francisco to Fremont, California (1948).

Over the years the Sisters acquired additional property and constructed a two story 81-bedroom convent (1958). Callison Day Home, an early childhood education center, was constructed (1982) which is now owned and operated by Montessori (1992). They collaborated with MidPen Housing to bring the first affordable housing to Fremont, Oroysom Village for low income seniors and families (1992).

As their membership declined, the Sisters began to make plans for a simplified future. They conveyed the interior portion of the 5.5 acre park like gardens to a nonprofit Gardens at Palmdale, Inc., and worked with the Garden Conservancy to develop a conservation easement for the property that will protect it in perpetuity (2017). The sale of the original Motherhouse was used to endow the gardens and create new senior appropriate housing for the Sisters of the Holy Family (2017)



History

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In the application to the City of Fremont, the Sisters proposed

“to demolish an existing two-story 81-unit motherhouse building constructed centrally within the site in 1957. This building is functionally obsolete for the sisters. They propose to construct three single-story “household-model” residences holding a total of 47 units (approximately 15 units in each building) within a 2.6-acre portion of the property located to the rear (west) of the Best and Starr houses within the northwestern portion of the property. The buildings provide fewer, but more usable, single-occupant living quarters and a more flexible, communal activity space. The architecture is proposed to be a single-story contemporary design with residential units situated on either side of common areas.” (HARB 10-16-2014)

At the current time the Sisters are experiencing high vacancy rates in the three household model buildings and anticipate having 207 Avenida Palmdale empty and available for a new purpose by the end of 2023 or mid-2024.



Objectives

The Sisters of the Holy Family are currently seeking a buyer for three lots totaling 2.6 acres containing three household model senior living units of approximately 15 units each, beginning with Cottage Three.

The values which guide their search for a sale or lease to buy are:

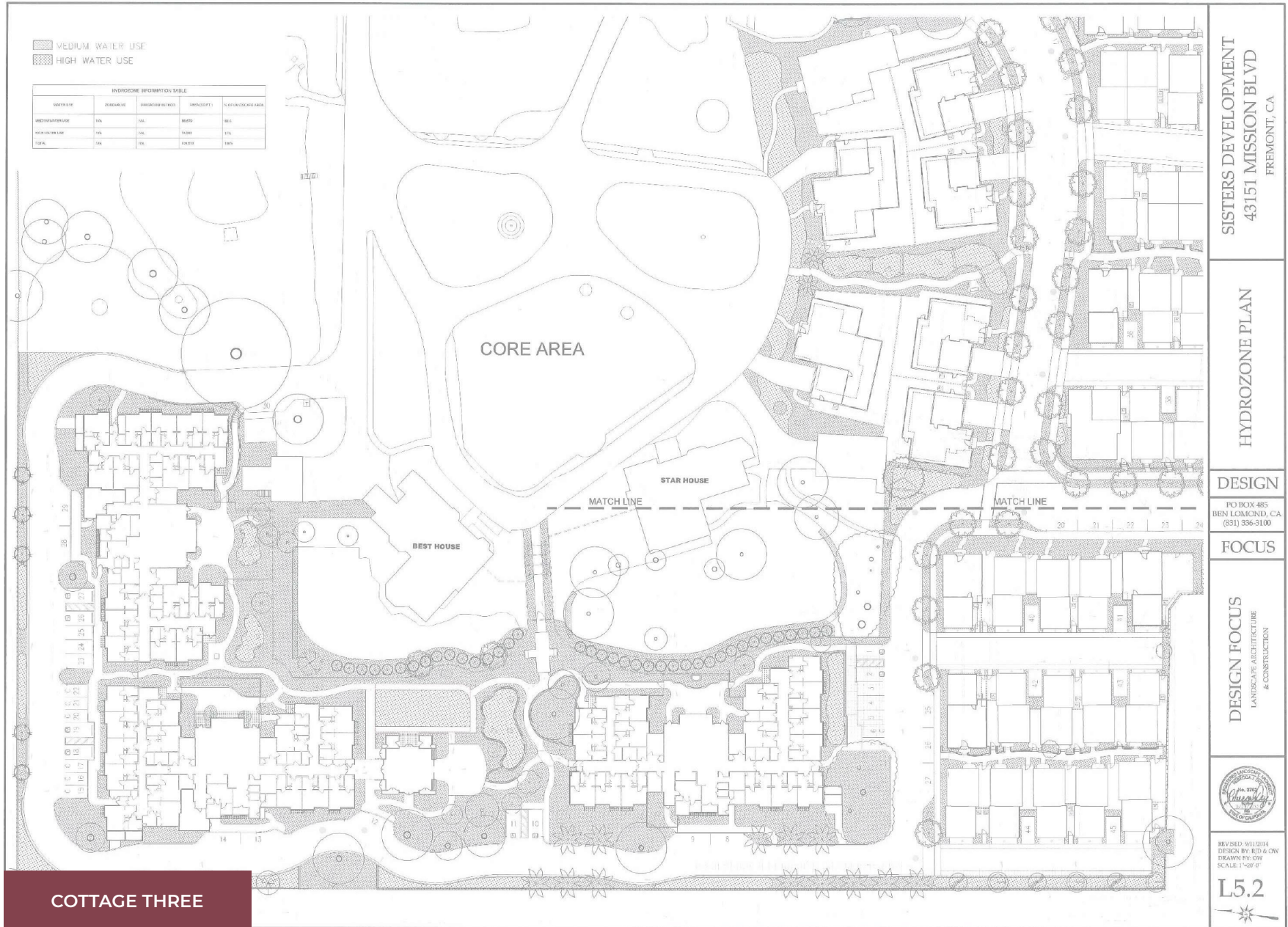
- care of the Sisters
- low-income families
- service to the larger community
- someone to “seek out” flexible solutions for both now and later
- ecological sustainability

Additionally, they are especially interested in a mission driven organization in service to: children and families, the unhoused, immigrants/refugees, hunger, and/or healthcare.

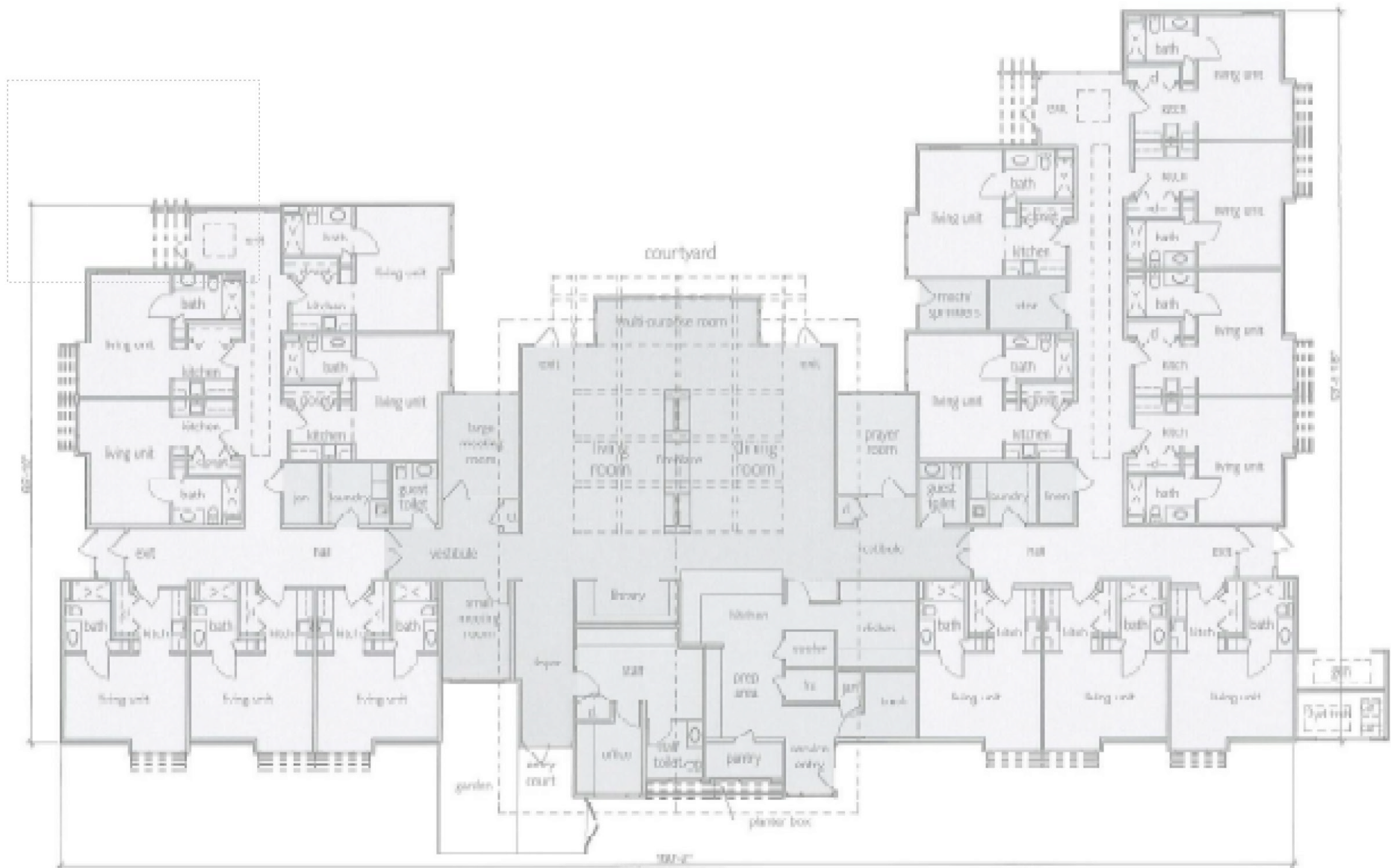


Site Plan

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Floor Plan

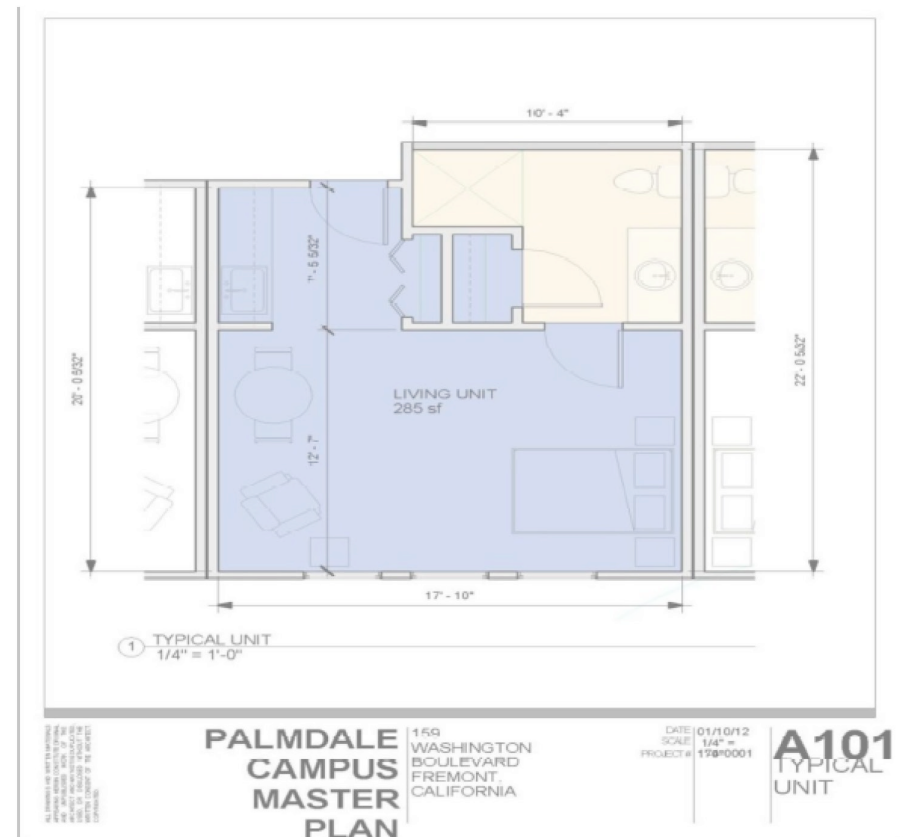


Bedroom Plan

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285 sq ft. bedrooms



Cottages

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Energy Efficiency

- Title 24 and CAL-Green compliant
- Clerestory windows
- Energy Star appliances
- Designer plumbing and lighting fixtures
- Energy efficient windows and lighting
- Fireplace for central area
- Programmable thermostats in each bedroom
- Central air conditioning

Amenities

- Spacious, open-concept floor plans
- Dining area near kitchen
- Washers and dryers
- WiFi throughout, and TV hook-ups in bedrooms and some common areas
- Breakout rooms: prayer, library, general use
- Library room: to include a general use computer, TDY phone
- Electronic Message System over fireplace and through each TV
- Indoor fireplace
- Two built-in glass-door display cabinets

Cottages

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Bedroom Features

- Kitchenette area: cabinets, wired for microwave and mini-fridge, sink with running water
- Wood-style flooring
- Slip-resistant bathroom tile, walk-in showers and shower bench
- Privacy window coverings

Site Features

- Controlled access - fob system
- Outdoor patio
- 31 parking spaces (10 designated for 207 Avenida)
- 2.6 landscaped acres of ADA compliant sidewalk access
- Holy Family outdoor statue, and 3 stained glass windows relocated to the SHF gardens
- Access to the core area

Safety Features

- Completely compliant with the "Americans with Disabilities Act" [ADA].
- Hand rails
- Pull cords and emergency call system

Selection Process For Submittals

Buyer Selection Criteria

The Sisters of the Holy Family have developed selection criteria based upon short term strategic needs and long term strategic goals. A key component of this effort is to secure a sale or lease to buy that will be compatible with both the short and long term goals of the Sisters.

Short Term Goals

Currently the Sisters occupy all three cottages. As the Sister population decreases the cottages will become vacant one by one. In the short term the Sisters are looking for a buyer or lessor who would be able to acquire the first available cottage in 2024 and acquire the last 2 cottages as they become available. At the sale of the first cottage the agreed-to use would need to be an appropriate neighbor for the two remaining cottages. The first available cottage is at 207 Avenida Palmdale and is designed for assisted living with 16 bedrooms, kitchen, dining room, office space and common space of approximately 10,000 sf. In the short term the Sisters would entertain an outright purchase or a lease to buy agreement.



Selection Process For Submittals

Long Term Goals

As the Sister population continues to diminish the community would like to sell or lease to buy the other two cottages as they become empty. The cottages could go to one buyer or multiple buyers if compatible as good neighbors. Each cottage is on a separate parcel. The precise time of the availability of cottages at 211 and 215 Avenida Palmdale will depend on the demographics of the remaining population but actuarial study suggests that the second cottage (215 Avenida Palmdale) would be available in 2029, and the third (211 Avenida Palmdale) in 2031.

Buyer Selection Criteria

The Sisters of the Holy Family are willing to open discussions with a potential buyer or lessor-to-buy who can accommodate the above short term and long term goals. The sale or lease of each cottage could be to one party or to multiple parties. Interviews may be held.

We would prefer to engage with a local community service organization if at all possible. Our desire would be to leave the cottages as a legacy of our long history of service in Fremont.



Selection Process For Submittals

REQUEST FOR PRELIMINARY INFORMATION

Non-Financial Contracting Terms

- What would you see as key elements in discussion with SHF?
- What would you see as the pluses and minuses of purchase or lease of one cottage at a time?
- Would your organization be interested in 1, 2, or 3 cottages available over the long term?
- What kind of additional information would be necessary for you to consider submitting a RFI proposal?

Financial Contracting Terms

- The Sisters would be willing to consider seller financing
- Currently Sodexo provides the following services for the three cottages: food service, janitorial, maintenance, and landscaping. For efficiency's sake these services could be available to the buyer.
- Seller-Financing could be an option subject to terms, conditions and review of financial strength.



Selection Process For Submittals

Religious and nonprofit organizations typically have to comply with certain surplus property procedures before leasing or selling a property, which includes the lease or sale going to the high bidder. As part of any future transaction, the Sisters will be responsible for obtaining any required civil and canonical approvals.

In selecting proposers, if any, with whom the Sisters will enter into an agreement pertaining to a portion, or portions, of the Property, pursuant to this Request for Proposal, the Sisters may consider a range of factors, including, but not limited to, the financial terms offered; the experience, expertise and professional qualifications of the proposer team; the nature, scope and extent of impacts of the proposed use; overall benefit to the Sisters and other appropriate criteria.

All proposals will be subject to review by legal counsel for the Sisters and any and all state law associated with the use or disposition of religious, nonprofit owned properties. All proposals must contain proposed material agreement terms and documentation of financial responsibility (detailed herein). The Sisters of the Holy Family reserve the right to accept or reject proposals at its sole discretion.

All inquiries associated with the Property, to garner assistance in a tour of the Property, and all proposals should be directed to: **Dominic D. Dutra at ddutra@Dstrategies.com**

Seller's Reservation of Rights

The Seller articulates and exercises the following rights in the RFP Process:

1. To reject any and all proposals received in response to the RFP;
2. To select for contract modification, a proposal other than the one with the highest bid;
3. To waive and modify any informalities, irregularities, or inconsistencies in any proposal;
4. To negotiate any aspect on the proposal with any proposer, terminate negotiations and select the next most responsive proposer;
5. To prepare and release a new RFP, or take such action as deemed appropriate if negotiations fail to result in an agreement;
6. To change the evaluation criteria or modify any other provision in this RFP provided that all proposers are notified of the change at the same time; and
7. To award the contract, in whole or in part, to one or more bidders.

Documentation of Financial Stability

All proposers must provide documentation showing that they have the financial ability to meet the financial obligations concerning their proposal. The financial documentation is one important factor in determining whether a proposer is a “responsible proposer”.

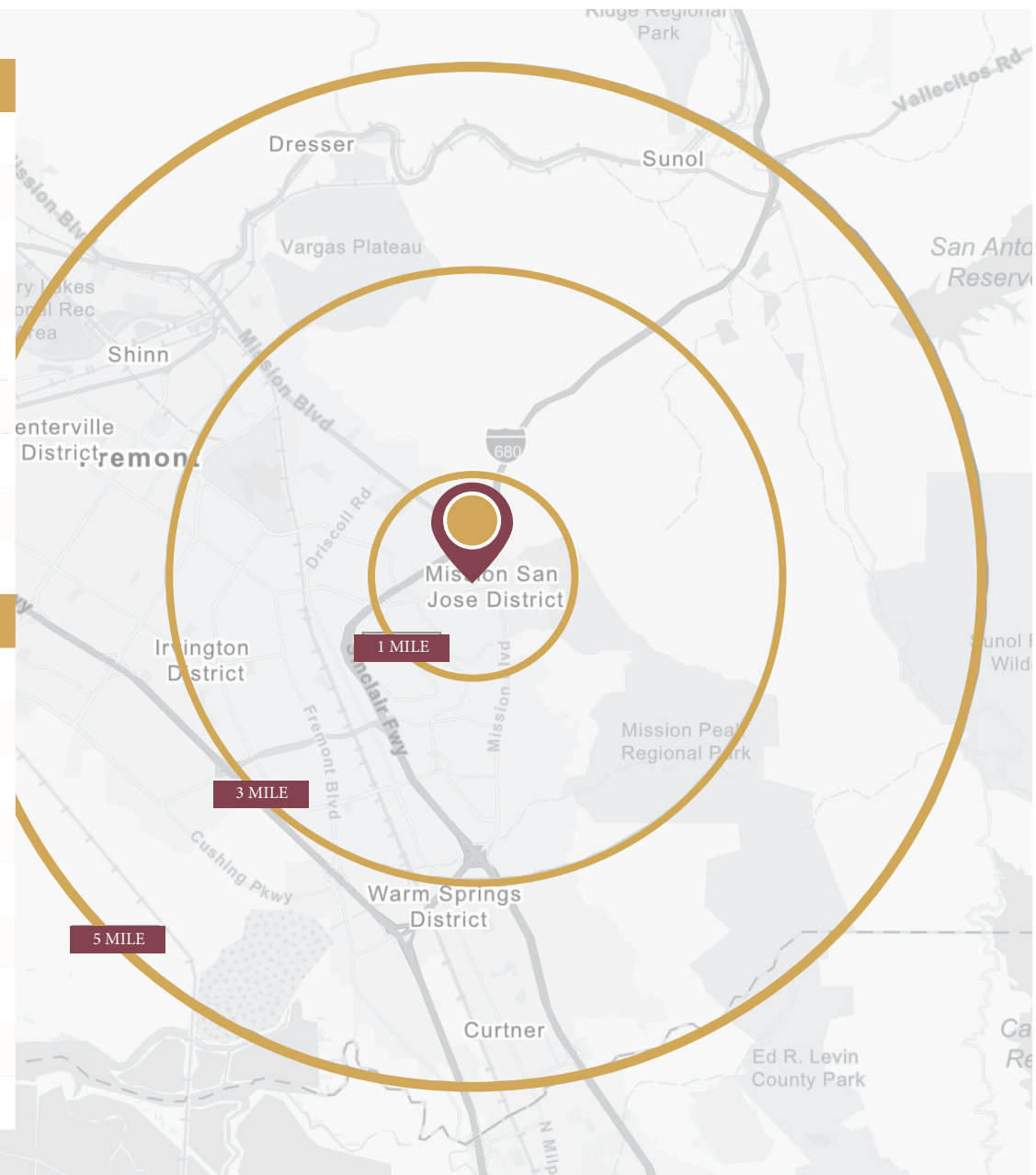
Documentation of financial responsibility may include the following:

1. Financial statements for the past three (3) years.
2. A letter of reference from a major bank or lending institution.
3. A statement describing any and all litigation in which the entity and its principals have been involved during the past five (5) years, as well as any litigation which is pending or threatened against the entity and principals, and known to the entity based on its reasonable inquiry.
4. A statement regarding any past or current bankruptcies involving the entity, the principals, or any sub-entity.
5. All documentation of financial responsibility shall be submitted with the proposal at the same time as the proposed lease terms.
6. The Owner reserves the right to perform a background or credit check on any entity or principals.
7. This proposal is made directly to interested parties. All responses must be net of any broker's commission. The Sisters of the Holy Family shall not pay a real estate commission to a party's principal's broker.

Additional information may also be requested.

Demographics

2022 Summary	1 MILE	3 MILE	5 MILE
Population	11,774	83,711	178,990
Households	3,580	26,801	58,518
Families	3,180	21,119	44,651
Average HH Size	3.27	3.10	3.02
Owner Occupied Housing Units	2,842	17,621	35,963
Renter Occupied Housing Units	738	9,180	22,555
Median Age	43.6	39.9	39.1
Median HH Income	\$200,001	\$168,508	\$157,856
Average HH Income	\$263,023	\$218,697	\$200,515
2027 Summary	1 MILE	3 MILE	5 MILE
Population	11,693	83,382	178,098
Households	3,531	26,543	57,869
Families	3,139	20,863	44,144
Average HH Size	3.29	3.11	3.04
Owner Occupied Housing Units	2,826	17,461	35,525
Renter Occupied Housing Units	705	9,082	22,344
Median Age	45.0	41.2	40.2
Median HH Income	\$200,001	\$183,431	\$171,555
Average HH Income	\$299,315	\$244,240	\$226,244

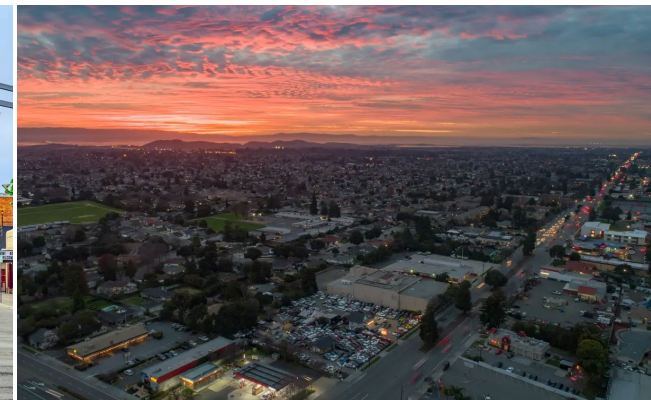


City of Fremont

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Fremont is a city in Alameda County, California, United States. Located in the East Bay region of the Bay Area, Fremont has a population of 230,504 as of 2020, making it the fourth most populous city in the Bay Area, behind San Jose, San Francisco, and Oakland. Along with Milpitas, it is the closest East Bay city to the high-tech Silicon Valley network of businesses, and has a strong tech industry presence. In 2022, Fremont was Ranked No. 1 Best City to Raise a Family according to a recent study conducted by Wallet Hub.

- Mission San Jose has the highest concentration of Asian Americans in Fremont – over 76% of the population within one mile of the subject property.
- The local high school is Mission San Jose High School, ranked 8th in the state of California and 94th in the nation by U.S. News & World Report (2022).
- The average household income within one mile of the subject property exceeded \$206,000 in 2022.
- Owing to an influx of professionals and other affluent families seeking access to the top-performing local public schools, Mission San Jose's median sales prices exceed \$1.3 million as of January 2023 (Redfin)



Disclaimer



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Emmaus Group has not made any investigation, and makes no warranty or representation, with respect to the subject property, the future projected financial performance of the property, the property's development potential, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos (or any other hazardous materials or substances), the compliance with Local, State and Federal regulations, or the physical condition of the improvements of the subject property.