

# CALL FOR OFFERS!

## RECEIVERSHIP ORDERS IMMEDIATE SALE

**6 COMMERCIAL PROPERTIES – WOODLAND HILLS NEIGHBORHOOD**

**ALL OFFERS DUE BY 4:00 PM FRIDAY, OCTOBER 15, 2021**

**DELIVERED TO: 1350 EUCLID AVE., SUITE 700, CLEVELAND, OH 44115 - ATTN: MICHAEL BERLAND.**

**10-UNIT APT BLDG WITH 3 STOREFRONTS**

**ON-SITE INSPECTIONS:**  
WEDNESDAYS, SEPT. 29 & OCT. 6  
FROM 12:30 PM – 2:00 PM



**3501 E. 93rd Street, Cleveland, OH**

10 Rental units & 3 commercial spaces. 50% occupied, central air conditioning, each unit has its own garage. Full basement & laundry room.

**4 COMMERCIAL STOREFRONTS**

**ON-SITE INSPECTIONS:**  
THURSDAYS, SEPT. 30 & OCT. 7  
FROM 12:30 PM – 2:00 PM



**11528-36 Buckeye Road, Cleveland, OH**

4 Retail units with upstairs office & storage – can be converted to apartments. New paving, porch & fence in 2006.

**2-STOREFRONT COMMERCIAL/BLDG**

**ON-SITE INSPECTIONS:**  
WEDNESDAYS, SEPT. 29 & OCT. 6  
FROM 10:00 AM – 11:30 AM



**11708 Buckeye Road, Cleveland, OH**

Built in 1956 & features 2 retail storefronts: 2,000 SF & 795 SF. Former restaurant & wig shop.

**3,949 SF OFFICE BLDG**

**ON-SITE INSPECTIONS:**  
THURSDAYS, SEPT. 30 & OCT. 7  
FROM 10:00 AM – 11:30 AM



**11802 Buckeye Road, Cleveland, OH**

Built in 1920 & remodeled in 1991, all-brick office property with central A/C on hard corner.

**5-UNIT APT BLDG WITH 2 STOREFRONTS**

**ON-SITE INSPECTIONS:**  
WEDNESDAYS, SEPT. 29 & OCT. 6  
FROM 10:00 AM – 11:30 AM



**11702 Buckeye Road, Cleveland, OH**

5 Rental apartment units & 2 commercial storefronts with 4 apartment units upstairs, 1 downstairs.

**FORMER CHURCH BLDG**

**ON-SITE INSPECTIONS:**  
THURSDAYS, SEPT. 30 & OCT. 7  
FROM 10:00 AM – 11:30 AM



**11713 Buckeye Road, Cleveland, OH**

Built in 1940 & new parking lot in 2004. 3,990 SF all-brick building with central A/C.

**TERRIFIC CITY  
INCENTIVES AVAILABLE!**

**HANNA COMMERCIAL • MICHAEL BERLAND, OH SALESPERSON**

FOR ADDITIONAL INFORMATION AND  
BIDDING PROCEDURES, CALL:



**216.861.7200**

[WWW.HANNACRE.COM](http://WWW.HANNACRE.COM)



# **BUCKEYE SHAKER SQUARE DEVELOPMENT CORPORATION**

## **CALL FOR OFFERS OVERVIEW**

- 1) ALL OFFERS ARE DUE BY 4:00 PM FRIDAY, OCTOBER 15, 2021 AND MUST BE DELIVERED TO THE OFFICES OF HANNA COMMERCIAL REAL ESTATE, 1350 EUCLID AVE., SUITE 700, CLEVELAND, OH 44115, ATTENTION MICHAEL BERLAND.**
- 2) ALL OFFERS MUST BE SUBMITTED ON THE PRE-APPROVED PURCHASE & SALE AGREEMENT INCLUDED IN THE DUE-DILIGENCE PACKAGE AND MUST HAVE THE REQUIRED EARNEST MONEY DEPOSIT OF 10% OF THE TOTAL PURCHASE PRICE. THE EARNEST MONEY CHECK SHOULD BE MADE PAYABLE TO GUARDIAN TITLE & GUARANTY AGENCY.**
- 3) ALL BUYERS MUST EXECUTE THE BIDDER'S DISCLOSURE OF QUALIFICATIONS INCLUDED IN THE DUE-DILIGENCE PACKAGE AND SUBMIT IT ALONG WITH THEIR OFFER(S).**
- 4) THE PURCHASE AGREEMENT AND EARNEST MONEY TO BE IN ONE ENVELOPE. THE BIDDER'S DISCLOSURE OF QUALIFICATIONS AND FINANCIAL INFORMATION TO BE IN A SEPARATE ENVELOPE.**
- 5) ADDITIONAL FINANCIAL AND EXPERIENCE INFORMATION MAY BE REQUESTED AFTER THE QUALIFICATION INFORMATION IS REVIEWED.**
- 6) ALL PROPERTIES ARE BEING SOLD AS-IS, WHERE-IS, WITH ALL FAULTS AND WITH NO REPRESENTATIONS OR WARRANTIES BY SELLER OR SELLER'S AGENTS.**
- 7) ALL CLOSINGS WILL OCCUR ON OR BEFORE TUESDAY, NOVEMBER 30, 2021 THROUGH GUARDIAN TITLE & GUARANTY AGENCY AS ESCROW AGENT, 7550 LUCERNE DRIVE, SUITE 310, MIDDLEBURG HEIGHTS, OH 44130.**

The City of Cleveland offers several programs to help finance the renovation of buildings like the ones included in this package. Programs through the Departments of Community Development and Economic Development can benefit the developer/landlord of a building and/or prospecting tenants to locate in the buildings. These include:

The **Storefront Renovation Program (SRP)** offers a building renovation rebate incentive in the Mayor's NTI area on Buckeye Road (between E. 93rd. Street to S. Moreland Blvd) of 65% back (upon full completion of the project) not to exceed a rebate of \$50,000. The goal of the SRP is to renovate the building to its originally built appearance, respecting its architecture and historic features, as well as providing business signage assistance to current or future retail tenants.

The **Storefront Renovation Program (SRP) Sign-only Program** offers a 50% rebate up to \$5,000 per business use for businesses located in renovated buildings that were either previously renovated through the City's SRP whose finished project exteriors have been maintained, or for buildings renovated privately that meet the Secretary of the Interior's Design Standards for rehabilitation.

**Community Development's Housing Trust Fund** can contribute HOME or CDBG federal funds through a competitive application process. Funds are available in the form of a loan from \$200,000 - \$600,000 with repayment and forgiveness terms structured to make the project feasible. Some of the units must be affordable for low and moderate income families for a period of years. More details can be provided by contacting CD's Housing Development Office.

The **Neighborhood Retail Improvement** and **Neighborhood Retail Infill Programs** offer partially forgivable loans of up to \$50,000. Loans are to either prospective tenants to build out a space according to their business needs, or to building owners to update their buildings to bring to market and attract business tenants. City has allocated \$1,600,000 for these programs to be implemented over all four NTI neighborhoods, or approximately \$400,000 for Buckeye-Woodhill.

The **Vacant Property Initiative** helps overcome barriers in the full reuse of abandoned, idled or underutilized commercial and industrial properties within the City of Cleveland. Eligible activities are property acquisition, environmental site assessments, site clearance and demolition, "as is" and "as completed" property appraisals, new construction, and renovation. Commercial, industrial buildings must be at least 20 years old and 40% or more vacant for at least 2 years. For projects less than \$2 million, the maximum loan size is 25% of total project costs. For projects greater than \$2 million, the maximum loan size is up to \$720,000. Up to \$180,000 can be forgiven based on project completion and job creation.

The **EDA Equipment** and **Working Capital Loan Programs** are designed to assist small-medium businesses who are creating or retaining jobs and looking to expand in the City of Cleveland. The Programs help companies that need additional equipment or working capital beyond their traditional lines of credit by providing low interest loans. Maximum City assistance is \$500,000 and 33.3% of the total project cost.

The **Tech Delta Grant Program** is designed to supply financial assistance to tech and medical companies relocating or expanding within the city. These companies experience much higher build-out costs or rental rates due to specific technological needs for their operations. The Department of Economic Development will offer grants on a square footage basis (\$5/SF) up to \$50,000.

The **Job Creation Incentive Program** is utilized to attract or retain businesses in the City of Cleveland. The program provides a valuable tool for attracting growing and expanding companies to Cleveland. The grant amount paid is based on actual new payroll and income tax generated to the City of Cleveland, which is verified annually. Eligible applicants may receive grants of up to 0.5% of new payroll to the City of Cleveland for up to three years and may also qualify for an additional \$5,000 Moving Assistance Grant.

The **Municipal Small Business Initiative** offers a performance grant that allows businesses to reduce their equity in a SBA funded project from 25% to 10%. The program is in partnership with U.S. Small Business Administration and Cuyahoga County. The recoverable grant awarded is up to 15% of total project costs but not greater than \$50,000.

## Receivership of Buckeye Shaker Square Development Corporation

### Bidder's Disclosure of Qualifications

Bidder shall provide and Broker shall obtain the following information from callers or email inquiries to qualify Bidders in compliance with the Court's Order of November 26, 2020, section C (6) and to meet the "Purpose" as defined in paragraph 2 of the Court's Order:

1. Name of person: \_\_\_\_\_
2. Cell Phone No.: \_\_\_\_\_
3. Email Address: \_\_\_\_\_
4. Name of Company: \_\_\_\_\_
5. Street Address of Person or Company: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

6. If Bidder is a Corporation or LLC or Partnership: Officer(s) or Member(s) or Partner(s)  
contact names: \_\_\_\_\_

Cell Phone(s): \_\_\_\_\_ Email(s): \_\_\_\_\_

Statutory Agent(s) Name (s): \_\_\_\_\_

Statutory Agent(s) Street Address(es): \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Statutory Agent(s) Phone No.(s): \_\_\_\_\_

Statutory Agent(s) email(s) : \_\_\_\_\_

7. Number of properties in United States managed or owned presently: \_\_\_\_\_  
Number of properties in Ohio managed or owned presently: \_\_\_\_\_  
Number of properties in Cuyahoga County managed or owned presently: \_\_\_\_\_  
Number of properties owned or managed in Cleveland presently: \_\_\_\_\_

8. Describe your financial capacity to maintain, repair, improve the Property. Attach additional information in the separate Confidential Qualifications Envelope, such as financial statements for last 3 years, credit reference, other property management experience, tax returns of acquiring entity, bank statements, letter from lenders, information on chief financial officer, etc.

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9. Copy of Photo Id, and Taxpayer Identification Number, and authorization for credit check shall be required of all bidders as a condition of participating in the bid submission process. The above information shall be provided to the Receiver and Counsel for Plaintiff on or before the Call for Offers bid submission deadline of October 15, 2021. Any party not fully completing the above disclosures timely shall not be eligible to bid.

Submitted under penalty of perjury:

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Authorized Signature of Bidder

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Date

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Printed Name of Authorized Bidder

**Dear Interested Party:**

**If you are completing your Purchase and Sale Agreement and you are using a real estate agent, please confirm with us first that the agent has registered with us as your agent. If you have had any contact with us prior to the agent attempting to register you as the prospect, the agent will not qualify for a commission. In most cases, section 7(a) will be left blank.**

**Good luck and please let me know if you have any questions!**

**Sincerely,**



**Michael Berland, AARE  
Principal & Managing Director  
216-861-7200  
mikeberland@hannacre.com**







**Dear Interested Party:**

**Attached is the due diligence package for the above property.**

**There is no asking price for this property- it is a Call For Offers. This means you should make your first offer your best offer as there will be no negotiating. The Receiver will then choose the best offer.**

**If you are making an offer on more than one property – you need to present each offer (and earnest money) separately. Remember to follow the Bid Submittal instructions and submit your Purchase Agreement and Earnest money in one envelope and your Bidder's Disclosure of Qualifications and financial information in a second envelope.**

**Good luck and please let me know if you have any questions!**

**Sincerely,**



**Michael Berland, AARE  
Principal & Managing Director  
216-861-7200  
mikeberland@hannacre.com**



**City of Cleveland vs Buckeye Shaker Square Development Corporation, f.k.a.,  
Buckeye Area Development Corporation, et al.  
Cuyahoga County Common Pleas Court Case No. CV-15-848513**

**Authorization as to Obtain Credit Bureau Report**

Date: October \_\_, 2021

I, \_\_\_\_\_ on behalf of myself or \_\_\_\_\_ (Company Name)  
with an address of \_\_\_\_\_ and  
with a Social Security Number of \_\_\_\_\_ and date of birth of  
\_\_\_\_\_, or Tax Identification Number \_\_\_\_\_, lawfully  
organized in the State of \_\_\_\_\_ with Charter No. \_\_\_\_\_, hereby authorize  
Howard Hanna Commercial, the Receiver and Receiver's attorney and agents and Plaintiff's  
Counsel to obtain a Credit report on the above named person and or Company named above.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Typed or Printed Name of Person

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Company Authorized Signature

\_\_\_\_\_  
Typed or Printed Name of Company Representative

\_\_\_\_\_  
Title