

Request for Qualifications and Proposals

Religious Facility - Rockridge, Oakland CA



303 Hudson Street
Oakland, CA 94618

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PROPERTY INFORMATION



PROPERTY ADDRESS	303 Hudson St, Oakland CA 94618
APN	14-1251-5-3
OWNER	Berkeley Korean United Methodist Church
LOT SIZE	Approx. 7,404 SF of Land
BUILDING SIZE	Approx. 5,350 SF (Buyer to confirm)
ZONE	RM-4 + S-13 Combining Zone (City of Oakland)
GENERAL PLAN	Neighborhood Center Mixed Use + Mixed Housing Type Residential



OBJECTIVE

Berkeley Korean United Methodist Church is currently seeking a buyer for its church property located at 303 Hudson Street, Oakland, CA.

This church property is centrally located in the vibrant neighborhood of Rockridge. Situated just off bustling College Avenue and a short 7-minute walk from the Rockridge BART station, the church enjoys excellent connectivity to the surrounding area.

While open to a purchase subject to alternative use permits and/or entitlements, the Church would prefer a more timely sale that is not subject to these or any complex contingencies.



PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

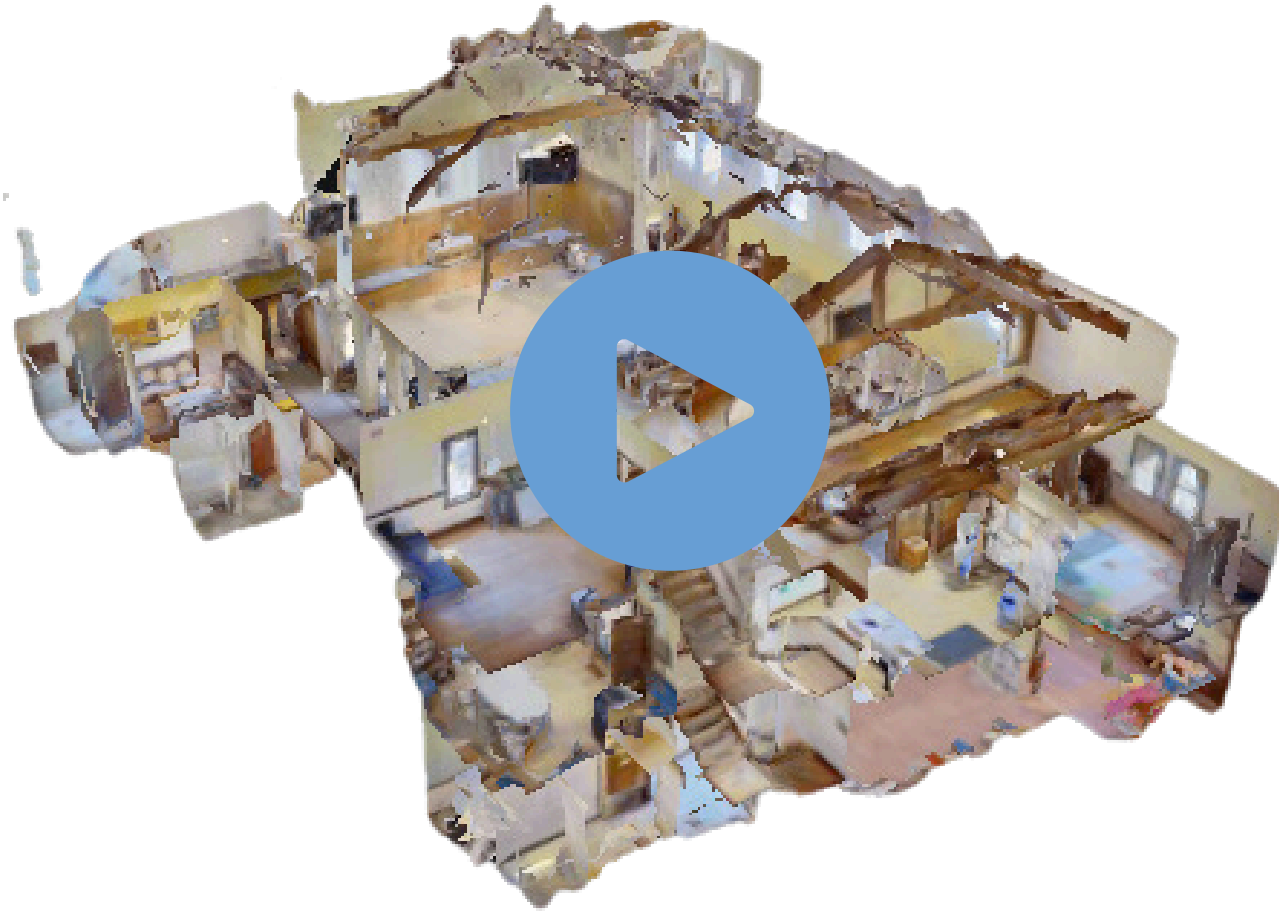
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PROPERTY PHOTOS



3D MATTERPORT TOUR



FLOOR PLAN

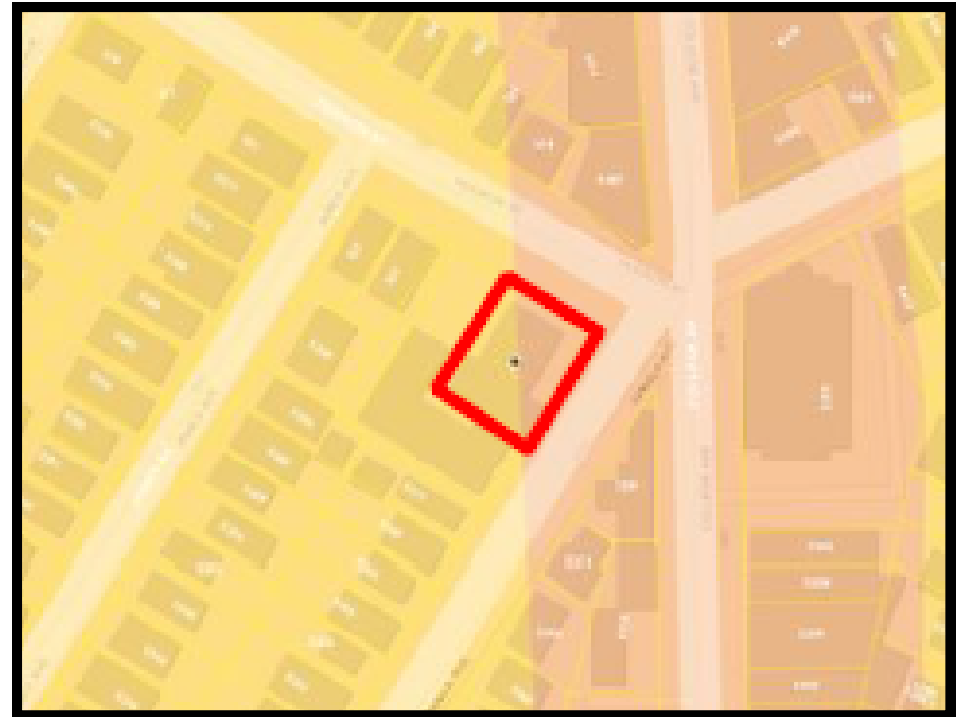


'This floor plan is for illustration purposes only and is not intended to provide precise layout or measurements of the home. Potential buyers should investigate these issues to their own satisfaction.'

MAPS



Zone: RM-4 + S-13 Combining Zone

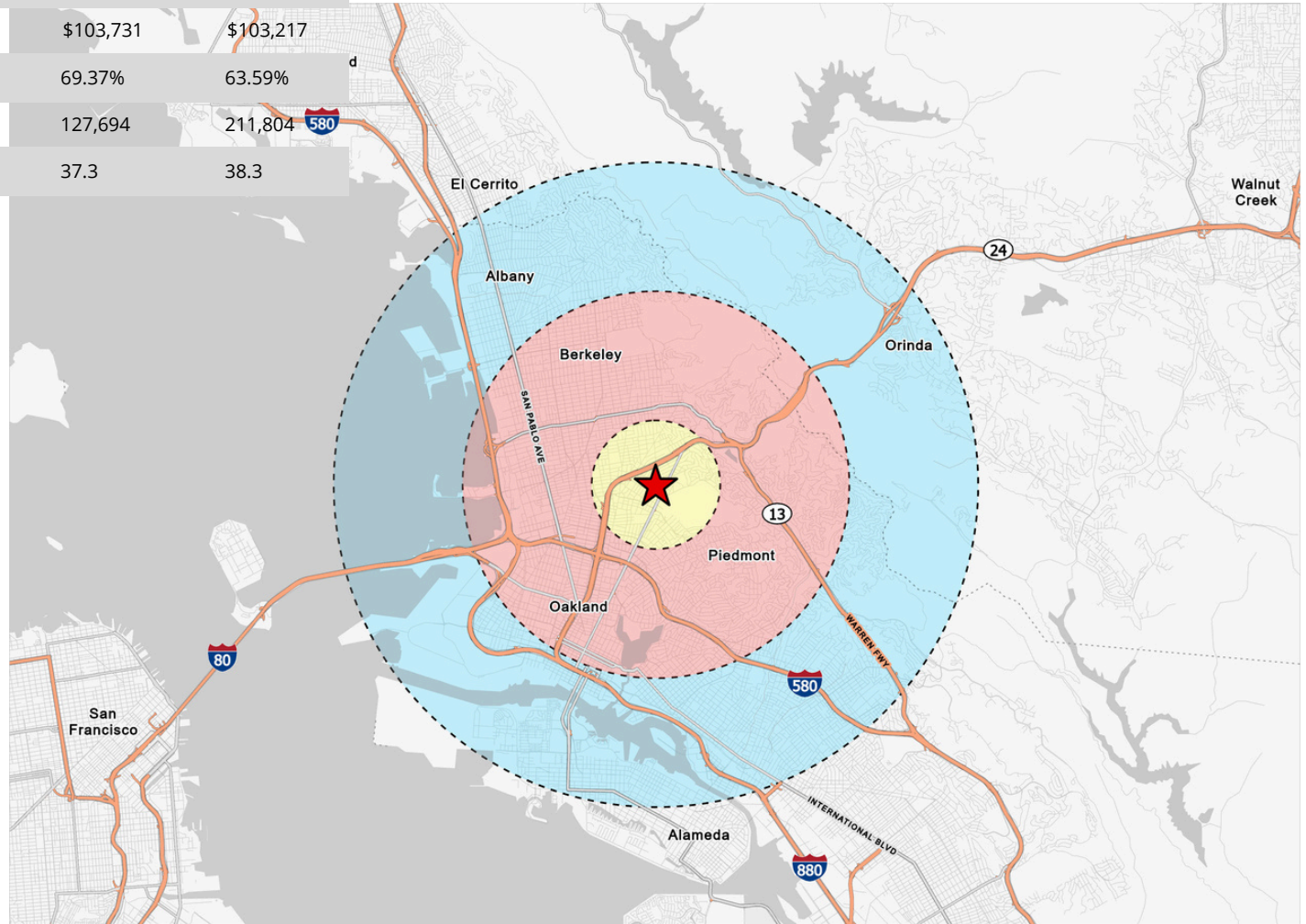


General Plan: Neighborhood Center Mixed Use + Mixed Housing Type Residential

DEMOGRAPHICS

DEMOGRAPHICS (ESRI)

	1 MILE	3 MILE	5 MILE
POPULATION (2023)	32,610	299,734	519,461
5 YEAR GROWTH (2023 - 2028)	-.09%	2.07%	2.44%
MEDIAN HHI	\$141,144	\$103,731	\$103,217
% Pop w/ Bachelor or Above	77.85%	69.37%	63.59%
Total Households	14,993	127,694	211,804
Median Age	40.2	37.3	38.3



ROCKRIDGE - OAKLAND, CA



Nestled amid the vibrant streets of Oakland, California, lies the eclectic neighborhood of Rockridge, a thriving community brimming with growth, safety, and a bustling commercial corridor along College Avenue.

Rockridge's charm is evident in its tree-lined streets and historic homes, offering residents a picturesque backdrop for daily life. The neighborhood has experienced significant growth in recent years, attracting families, young professionals, and artists drawn to its welcoming atmosphere and convenient location.

At the heart of Rockridge lies College Avenue, a vibrant commercial corridor lined with an array of shops, restaurants, and cafes. From boutique clothing stores to gourmet eateries, there's something for everyone to explore and enjoy. The bustling energy of College Avenue provides residents with convenient access to everyday essentials and exciting dining options right at their doorstep.

With a walkability score of 90, Rockridge boasts excellent pedestrian-friendly streets, making it easy for residents to navigate the neighborhood on foot and enjoy all it has to offer. Additionally, the Rockridge BART station makes it seamlessly connected to the rest of the Bay Area, offering residents convenient access to public transportation for commuting or exploring nearby destinations. Experience the dynamic spirit of Rockridge and discover why it's become one of the Bay Area's most coveted neighborhoods to live, work, and play.



SELECTION PROCESS FOR SUBMITTALS



Religious and nonprofit organizations typically have to comply with certain surplus property procedures before leasing or selling property. As part of any future transaction, the Berkeley Korean United Methodist Church will be responsible for obtaining any required civil and/or denominational approvals.

In selecting a prospective buyer with whom the Church will enter into an agreement, the Church may consider a range of factors, including, but not limited to, the financial terms offered; the experience, expertise and professional qualifications of the prospective buyer; the nature, scope and extent of impacts of the proposed use; overall benefit to the Church and other appropriate criteria.

All proposals will be subject to review by legal counsel for the Church and any and all state laws associated with the use or disposition of religious, nonprofit owned properties. All proposals must contain the qualifications and complete documentation reflective of the buyer's professional and financial capacity as detailed herein. The Church reserves the right to accept or reject proposals at its sole discretion.

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

***** \$2,700,000 *****

SELECTION PROCESS FOR SUBMITTALS



SELLER'S RESERVATION OF RIGHTS

- To reject any and all proposals received in response to the RFP;
- To accept an offer other than the highest bid (price) as part of a comprehensive review process that includes, but is not limited to, the missional and strategic interests of the Church;
- To waive and/or modify any informalities, irregularities, or inconsistencies in any proposal;
- To negotiate any aspect on the proposal with any prospective buyer, terminate negotiations and select the next most responsive proposal;
- To prepare and release a new RFP, or take such action as deemed appropriate if negotiations fail to result in an agreement;
- To change the evaluation criteria or modify any other provision in this RFP provided that all prospective buyers are notified of the change at the same time; and;
- To award the contract, in whole or in part, to one or more bidders.

DOCUMENTATION OF FINANCIAL STABILITY *emmaus* group

All proposals must provide documentation demonstrating the buyer's ability to meet the obligations described in the proposal. The financial documentation is a critical factor in determining whether a proposal is viable.

Documentation of financial responsibility may include the following:

1. Financial statements evidencing sufficient funds to acquire the property.
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 can reasonably be known by the entity.
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 purchase 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.
8. The Church shall not pay a real estate commission to the buyer's broker.

Additional information may also be requested.

DISCLAIMER



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While the information contained herein has been provided in good faith and in an effort to provide prospective buyers with relevant property data, it should not be considered a substitute for a thorough due diligence investigation.

The information contained herein has been obtained from sources we believe to be reliable; however, Emmaus Group has not verified, and will not verify, any of the information contained herein, nor has Emmaus Group conducted any conclusive investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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.