



DOLING PROPERTY SALE

1423 W ATLANTIC ST.
SPRINGFIELD, MO 65803

Jeff Childs, SIOR, CCIM
Senior Advisor
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	±2.57 Acres
Year Built:	1916
Building Size:	±28,011
Zoning:	R-SF Single-Family Residential
Price / SF:	\$15.17

PROPERTY OVERVIEW

3 Story Building with Single Family Residential zoning.
Please fill out the RFI attached at the end of this sales brochure if you are interested and submit it to Jeff Childs for approval by the board of education.

LOCATION OVERVIEW

We are pleased to offer you this ±28,011 Building. Located in north Springfield between Kearney and Division, just east of Kansas Expressway. Please contact listing agent to schedule your visit today. Thank you!
*all measurements are based on the appraisal prepared by ADVISOR APPRAISAL SERVICE, LLC on 6/28/17

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

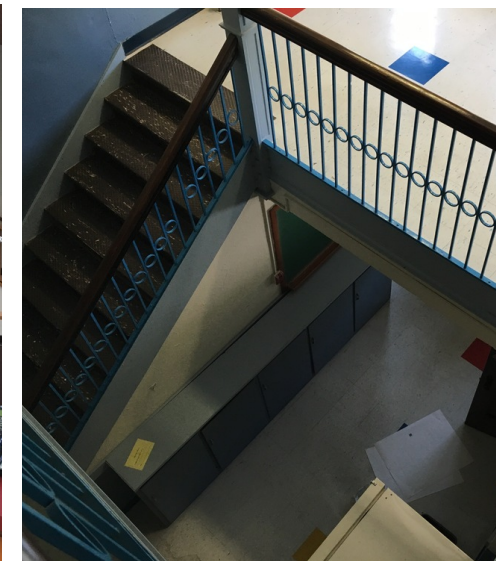
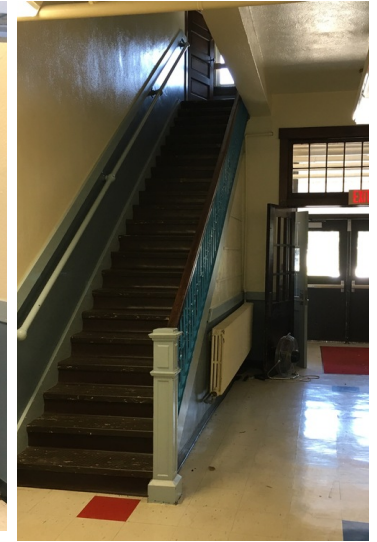
Additional Photos



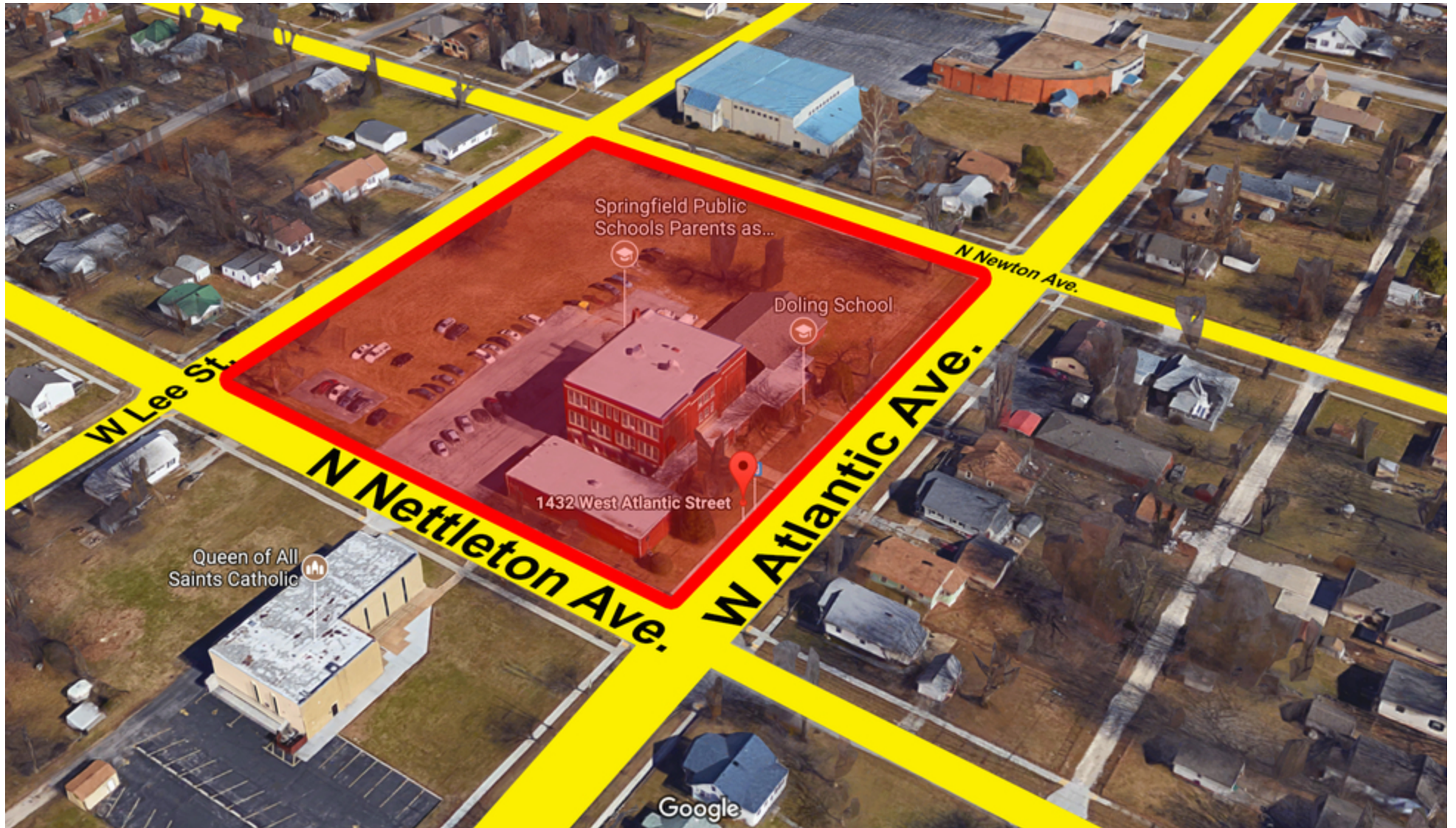
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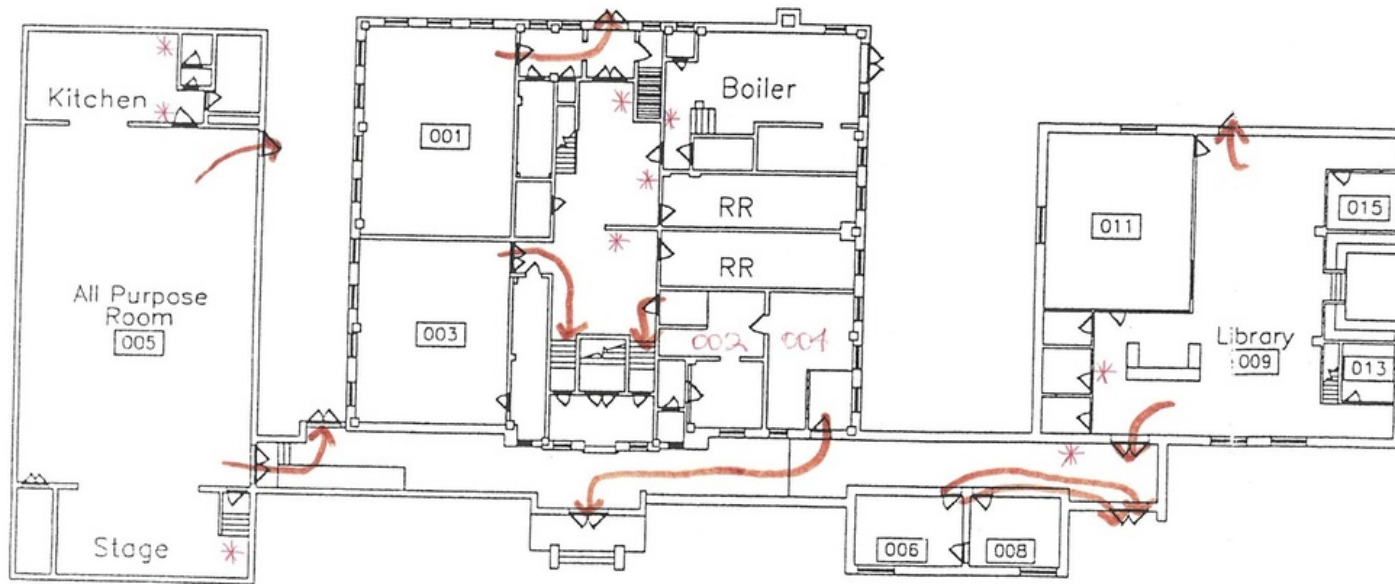
Additional Photos



Additional Photos



First Floor Plan



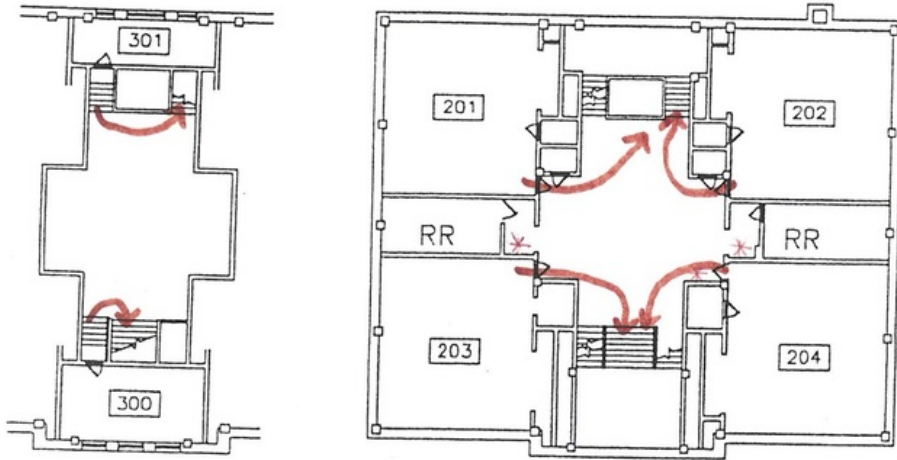
FIRST FLOOR PLAN

* Fire Extinguishers

Evacuation Routes

Second, Third, & Fourth Floor Plans

Evacuation Routes

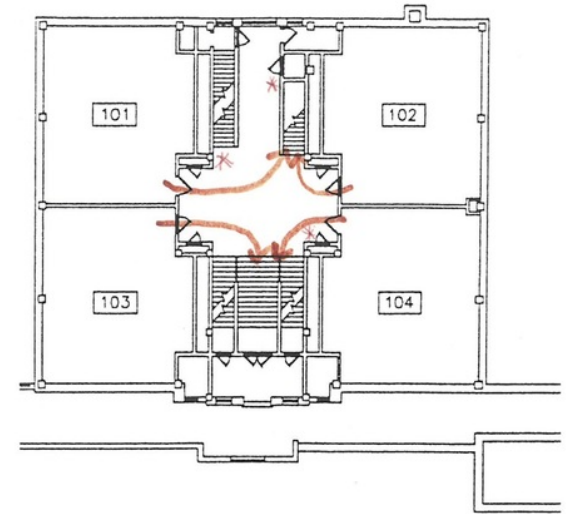


Fire Extinguishers

FOURTH FLOOR PLAN

THIRD FLOOR PLAN

Fire Evacuation Routes



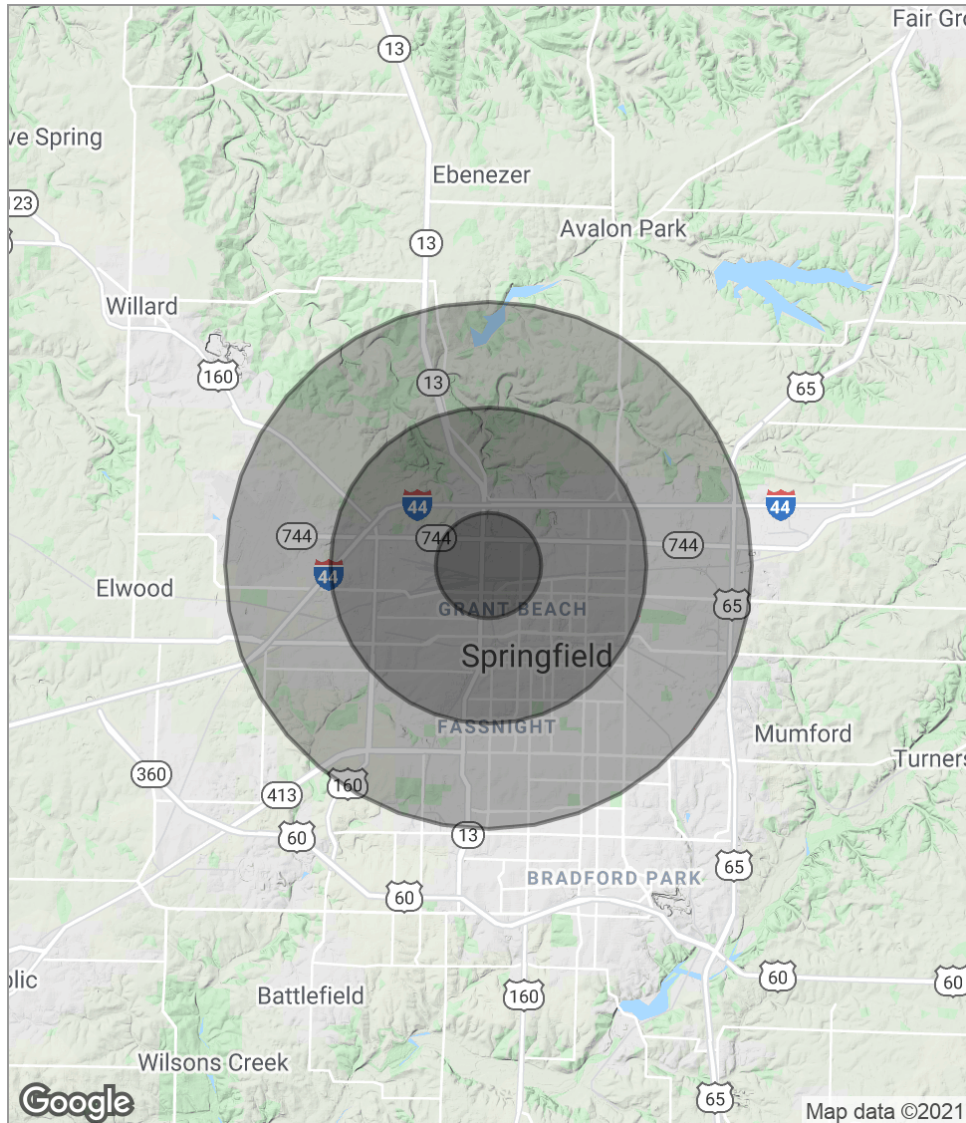
SECOND FLOOR PLAN

* Fire Extinguishers

Retailer Map



Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,250	69,667	134,171
Median age	36.4	32.2	32.5
Median age (male)	34.8	31.7	31.7
Median age (Female)	38.0	33.1	33.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,511	27,974	55,807
# of persons per HH	2.3	2.5	2.4
Average HH income	\$33,385	\$34,289	\$39,638
Average house value	\$78,097	\$100,404	\$118,838

* Demographic data derived from 2010 US Census

Advisor Bio & Contact

JEFF CHILDS, SIOR, CCIM

Senior Advisor



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PROFESSIONAL BACKGROUND

Jeff Childs, SIOR, CCIM, serves as a senior advisor for SVN/Rankin Company, specializing in the sale and leasing of office, industrial and retail property in the Springfield and the Southwest Missouri markets. Jeff has over 25 years of commercial real estate experience in the Springfield and Southwest Missouri markets. Jeff consistently ranks among the top of SVN advisors nationally.

Jeff represents numerous national clients as well as a multitude of local owners and investors. In addition to Jeff's sales and leasing experience, he has assisted with and personally developed industrial, office and retail properties. As an active commercial real estate advisor, Childs' professional memberships include: the Society of Industrial and Office Realtors (SIOR), the Certified Commercial Investment Member Institute (CCIM); International Council of Shopping Centers (ICSC); the Greater Springfield Board of REALTORS; the Missouri Association of REALTORS; and the National Association of REALTORS.

Jeff currently serves as past chairman of the Springfield Area Chamber of Commerce, former chair on the board for City Utilities of Springfield, and served as a member of the Board of Directors of the Springfield Convention & Visitors Bureau. Additionally, as Chamber chairman Jeff was invited to speak on a panel for the Springfield Chamber of Commerce Economic Development Conference and as a returning guest speaker to "Good Morning, Springfield!" hosted by the Springfield Chamber of Commerce. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services.

EDUCATION

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

MEMBERSHIPS & AFFILIATIONS

Society of Industrial and Office REALTORS (SIOR) / Certified Commercial Investment Member (CCIM) / 2018 Chairman Board of Public Utilities - City Utilities of Springfield / 2019 Chairman for Springfield Chamber of Commerce / Former Board Member Springfield Convention & Visitors Bureau, Inc / Local Issues Public Policy Task Force - Past Chairman / Development Issues Input Group - Past Chairman / Leadership Springfield - Past Board Member / Voice of Business Committee - Springfield Chamber of Commerce

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**REQUEST FOR INFORMATION
FOR THE PURCHASE OF THE DOLING PROPERTY**

The Board of Education of the School District of Springfield, R-12 is seeking proposals for the sale of the Doling School property, 1423 W. Atlantic Street, Springfield, Missouri.

The property is offered for sale and is listed with Sperry Van Ness/Rankin Company, LLC of A100, 2808 S Ingram Mill Rd, Springfield, MO 65804 telephone number (417) 887-8826. Information about the property may be obtained by contacting Sperry Van Ness/Rankin Company, LLC.

The property is being sold as is, in its current condition and including all personal property and contents which are currently located in the building. Any information about the property supplied by the School District, by Sperry Van Ness/Rankin Company, LLC, or any of their employees is solely for informational purposes only, and no warranties or representations are made as to the accuracy or completeness of any such information. Proposed purchasers and developers are responsible for informing themselves of the condition of the property and building prior to submitting a proposal or entering into a contract to purchase the property, and any offer or proposal is at the sole risk of the purchaser/developer.

In the case of redevelopment projects the District may delay closing on the property until redevelopment funding has been acquired by the Buyer.

I. Selection Process:

Initial Proposals:

All proposals or offers for the property should be submitted to Sperry Van Ness/Rankin Company, LLC. A period of sixty (60) days from publication, by Sperry Van Ness/Rankin Company, LLC, of this Request for Information will be allowed for any interested persons to submit initial proposals. This time period may be extended at the discretion of the Board of Education.

A Pre-Proposal Meeting will be held on February 27, 2020 at the Kraft Administration Center, 1359 E. St. Louis, Springfield, MO at 3:00 p.m., where all interested parties may submit questions and obtain additional information about the property. Following the meeting, written responses to the questions will be prepared and made available to all parties.

The following summarizes the timeline to be followed for the process:

Release the publication describing the process	Thursday, February 13, 2020
Pre-prosal meeting for interested parties	Thursday, February 27, 2020 3:00 p.m.
Deadline for proposals to SperryVan Ness	Tuesday, April 14, 2020 3:00 p.m.

Once the initial proposals are received, the Board of Education will evaluate the proposals according to the criteria for initial selection set forth below. The Board will select finalists, and those finalists may be asked to make public presentations of their proposals to the Board

Purchase Agreement:

After the best initial proposal is selected, the Board of Education will negotiate on a Purchase Agreement with the successful respondent to refine the project to insure that all criteria will be met. If the successful respondent and the Board cannot come to agreement during the negotiation process, the Board may resume marketing the property or it may negotiate on a Purchase Agreement with the second ranking respondent.

II. Criteria for Initial Selection of a Proposal:

The Board of Education will evaluate and consider the following factors and goals in selecting a successful respondent. The Board will score each application as provided in Section III.

1. **Property Uses.** Please provide a brief narrative description of how the property will be used. This should include a description of any activities, business or services that will be provided from the property, and a description of the anticipated intensity of the use.
2. **Plans for Improvements or Construction on the Property.** Please provide a narrative description of any plan for construction of renovations, additions or improvements. This includes any construction that will occur before the proposed use may commence, and potential future improvements or expansions. Please provide an anticipated timeline for any initial construction or renovation.
3. **Information About the Respondent.** Please provide the names and addresses of the principals of the proposed purchaser. In addition, please provide a brief narrative describing their backgrounds or experiences with similar projects of this type, and a brief statement why the firm or individuals are interested in this project.
4. **Purchase Price and Closing.** Please state the cash purchase price offered for the property, the projected length of the due diligence/investigation time period, any contingencies or requirements the purchaser will have for the proposal, and a projected closing date.

5. **Financing.** Please provide information about the source of funds for acquisition of the property, for construction of any renovations or improvements, and a description of the financial feasibility of the proposed use. If desired, this financial information may be supplied in sealed envelopes marked “Confidential.” This information will be closed to public review during the negotiation process.

6. **Release of Liability.** By submitting a proposal or entering into a Purchase Agreement for the property(s), each party submitting a such a proposal or entering into a Purchase Agreement accepts the terms and conditions in this Request for Information document, and does fully release, acquit and discharge the School District, Sperry Van Ness/Rankin Company, LLC and their employees, agents and board members, from any and all claims, demands or liabilities of any kind or nature, including any claims arising from or relating to the properties, from any information or reports provided about the property(s), and from claims for breach of warranties or misrepresentations about the property(s).

Required Criteria for a Purchase Agreement:

Any Purchase Agreement will include specific provisions, requirements and deadlines for meeting each of the criteria set forth in this document. The Purchase Agreement may provide for a due diligence period during which the proposed purchaser will be required to prepare and submit information to the Board/ Sperry Van Ness/Rankin Company, LLC to show that each of the criteria are fully satisfied. The Purchase Agreement will also include terms providing for termination in the event the purchaser fails to meet each of these criteria.

III. Criteria for Evaluation of Proposals:

The following criteria and questions will be used to score each proposal using a point system, with each question having a maximum score of 5. A Strongly Supports score will receive five points, a Somewhat Supports will receive four points, progressing down to Strongly Negative that will receive one point. The total points available for each criteria are listed below.

1. Use of the Property: 40 Points

	Strongly Supports	Somewhat Supports	Equal Weight	Somewhat Negative	Strongly Negative
How will the user provide goods or services beneficial to the community from the property?					
Will the user create full time jobs through its use of the property?					
How will the use of the property impact the students or patrons of the School District?					
How will the use of the property impact the surrounding neighborhood?					
How will the use of the property impact the community?					

2. Plan for Renovation or Construction on the Property: 10 Points

	Strongly Supports	Somewhat Supports	Equal Weight	Somewhat Negative	Strongly Negative
Will the proposed renovation or construction benefit the surrounding neighborhood and community?					
Will the construction/renovation limit potential future use of the property?					

3. Purchaser/Developer: 10 Points

	Strongly Supports	Somewhat Supports	Equal Weight	Somewhat Negative	Strongly Negative
Does the proposed purchaser/developer have local ties/investments?					
Does the purchaser/developer have experience in successfully developing properties of this kind?					
Does the purchaser/developer have, or have access to, the professional and technical resources to develop and use the property?					

4. Purchase Price: 10 Points

	Strongly Supports	Somewhat Supports	Equal Weight	Somewhat Negative	Strongly Negative
How does the purchase price compare to the appraised value?					
Is the benefit of the proposed use to the community sufficient to justify the purchase price?					
Are there contingencies or conditions to the proposal that could be detrimental to the School District?					

5. Financing: 30 Points

	Strongly Supports	Somewhat Supports	Equal Weight	Somewhat Negative	Strongly Negative
Does the proposed purchaser have sufficient financing to purchase the property?					
Does the proposed purchaser have sufficient financing to construct the renovations or improvements planned for the property?					
Is the proposed use of the property financially feasible, and does it appear to be financially feasible in the future?					