



CITY OF MERCED - PROPERTY DISPOSITION

JULY 2018

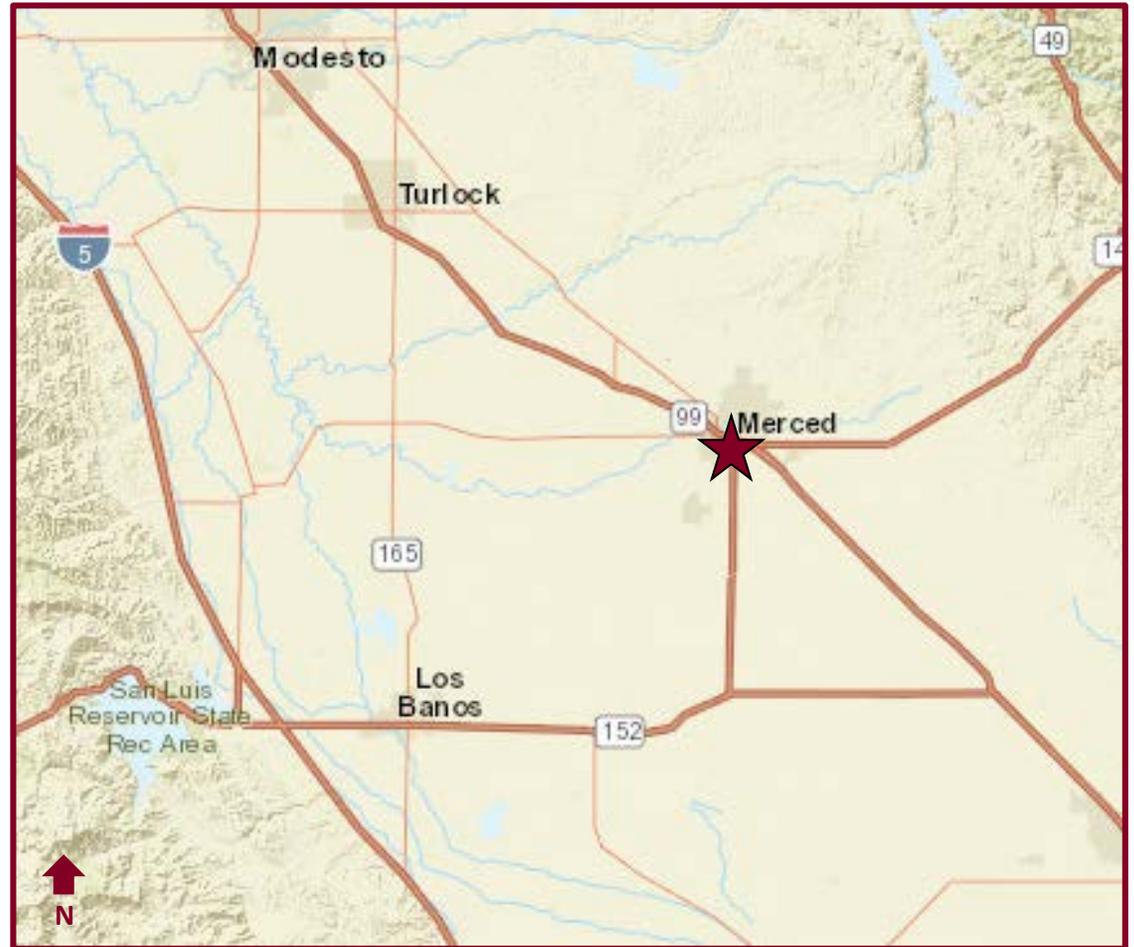


THE OPPORTUNITY

The Merced Designated Local Authority (“Seller”) is looking to identify buyers for sites comprising residential and commercial zoned land (“Sites”) in the City of Merced in the County of Merced.

The Sites are located in residential and commercial areas and in the vicinity of the downtown and commercial corridors of the City. Merced is a dynamic community, with vibrant residential, commercial and industrial areas.

The selected buyers will benefit from an infill residential and/or commercial opportunity in a superior community with strong market demand and prices. Additional details and response guidelines follow herein.



Merced Designated Local Authority
Christopher Jicha, Staff
cjicha@Kosmont.com
(951) 203-8730

PROPERTY #1 HIGHLIGHTS



Address	1011 W 14 th St, Merced, CA
Zoning	C-G General Commercial District
City	Merced
County	Merced
Parcel No.	031-203-018, -019
Land Area	.53 acres
Sale Type	“as-is” / “where-is”

- Undeveloped site can be combined with adjacent vacant lot
- Proximity to downtown corridor, commercial and light industrial areas
- Near the 99-Fwy offramp at R Street



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PROPERTY #2 HIGHLIGHTS



Address	849 & 843 W 14 th St, Merced, CA
Zoning	C-G General Commercial District
City	Merced
County	Merced
Parcel No.	031-213-015, -016
Land Area	.34 acres
Sale Type	"as-is" / "where-is"

- Undeveloped opportunity site
- Near the 99-Fwy
- Proximity to downtown corridor, commercial and light industrial areas



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PROPERTY #3 HIGHLIGHTS



Address	823 W 14 th St, Merced, CA
Zoning	C-G General Commercial District
City	Merced
County	Merced
Parcel No.	031-213-012
Land Area	.17 acres
Sale Type	“as-is” / “where-is”

- Undeveloped opportunity site
- Near the 99-Fwy
- Proximity to downtown corridor, commercial and light industrial areas



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PROPERTY #6 HIGHLIGHTS



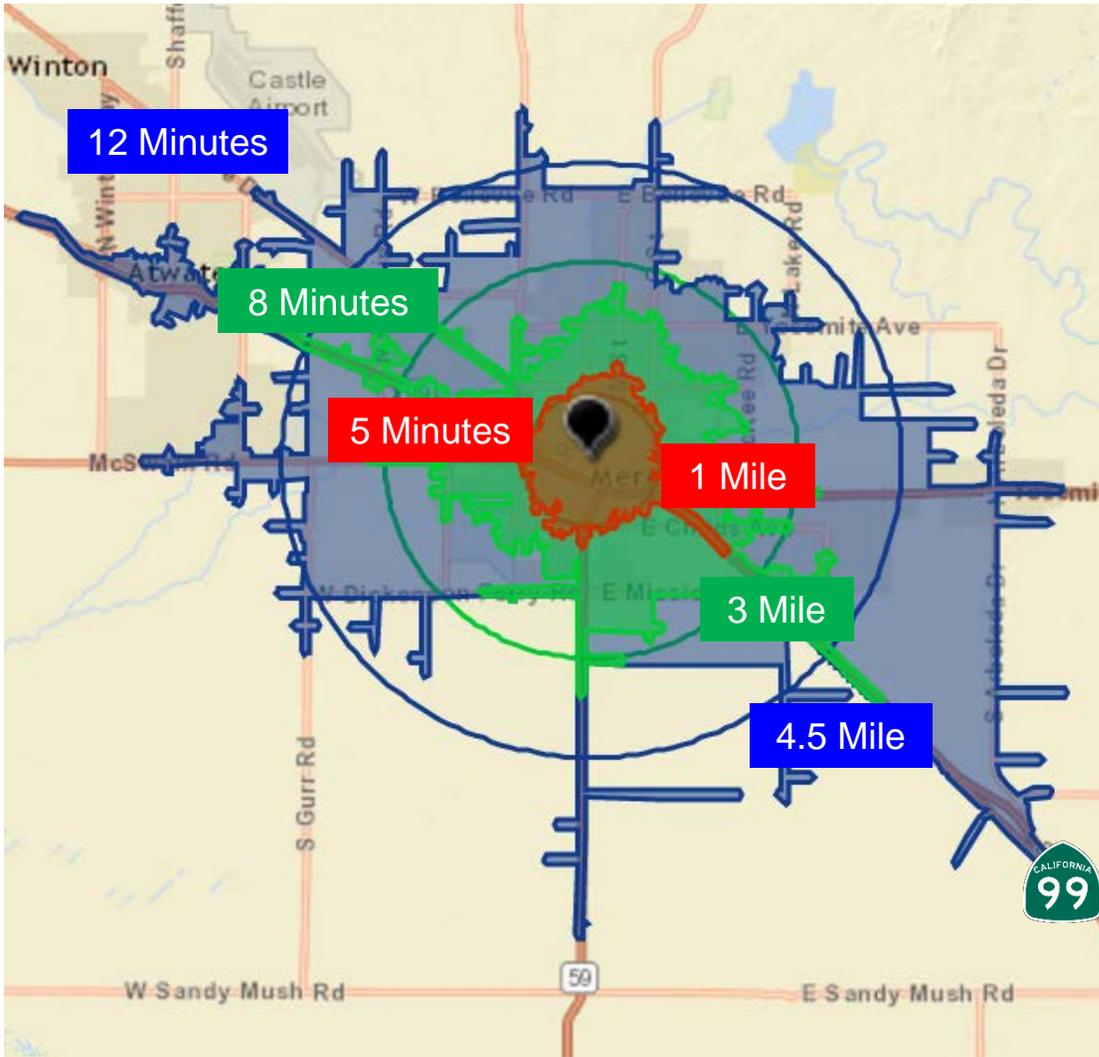
Address	33 N Parsons Ave, Merced, CA
Zoning	R-2 Low Medium Density Residential
City	Merced
County	Merced
Parcel No.	035-140-018
Land Area	.15 acres
Sale Type	"as-is" / "where-is"

- Undeveloped residential site
- Proximity to high schools and within a residential neighborhood



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NEIGHBORHOOD DEMOGRAPHICS



Radii from W Main St and M St

2017	1 Mile	3 Mile	4 ½ Miles
Population	17,244	85,498	96,571
Average HH Income	\$37,858	\$55,859	\$59,404
Median Age	29.1	29.3	29.2
Average HH Size	3.08	3.12	3.13

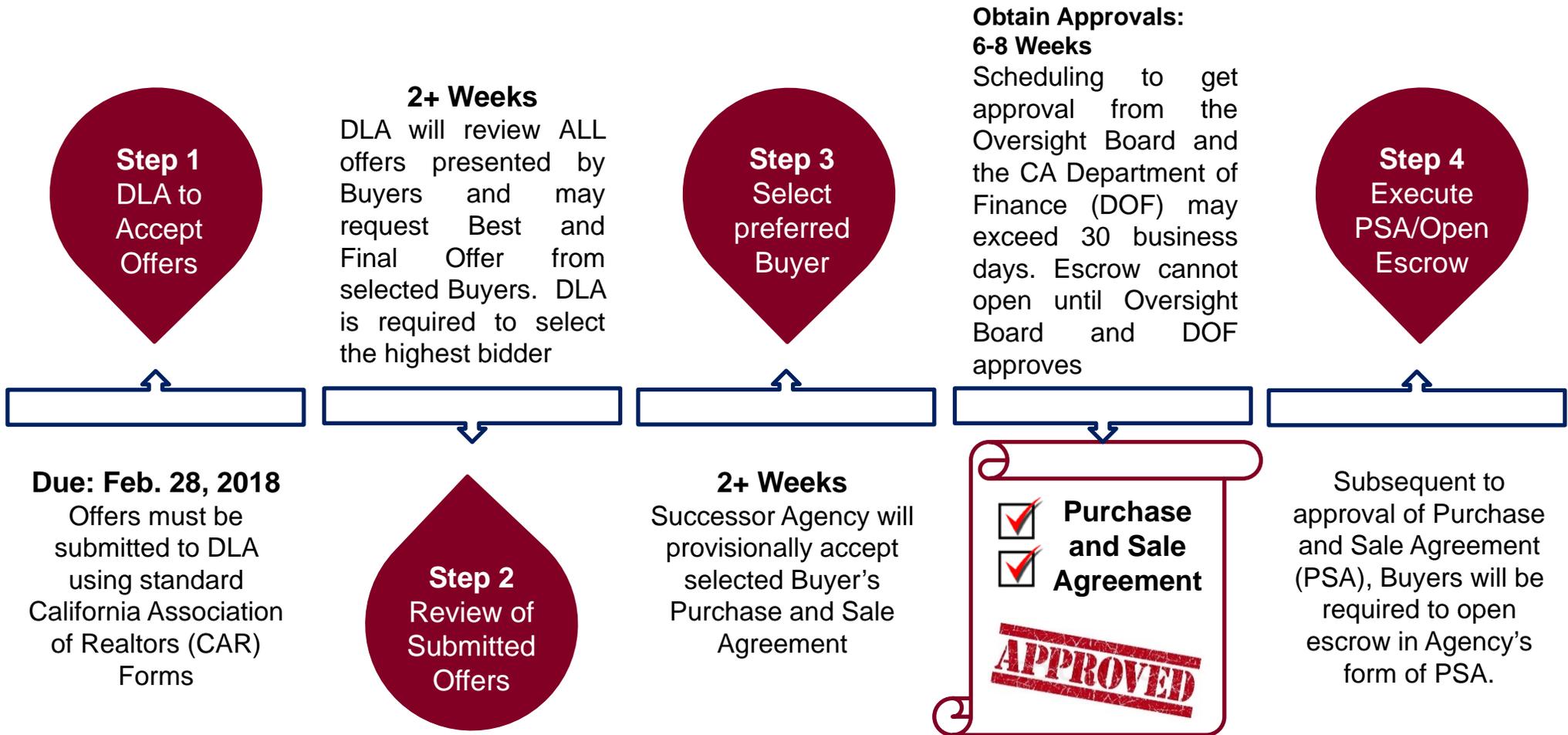
2017	5 Minutes	8 Minutes	12 Minutes
Population	20,187	63,327	99,984
Average HH Income	\$40,652	\$47,316	\$59,002
Median Age	29.3	29.0	29.4
Average HH Size	3.05	3.08	3.15



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DESIGNATED LOCAL AUTHORITY

REAL ESTATE OFFER PROCESS



DISCLAIMER: Seller in its sole and absolute discretion may consider and select any offer received up until the deadline established herein (4:00 p.m. on February 28, 2018). It should be noted that Seller reserves the right to alter the aforementioned terms and deadlines as contained herein in their sole and absolute discretion. The Properties will be sold "As-Is, Where-Is" with no express representations or warranties. Any development entitlements and/or permits will require City and/or other Public Agency approval. Seller is the Successor Agency to the former Redevelopment Agency, and cannot grant zoning, land use and/or other approvals. The value of this transaction depends on multiple factors, which should be evaluated by your tax, financial and legal advisors. No express or implied representations have been made regarding suitability for desired use, zoning and land use, subsurface compaction and/or the existence or non-existence of toxic waste, hazardous materials and/or undesirable substances in or on the Property. Seller is authorized to market the Properties for sale pursuant to requirements contained in the California legislation known as ABx1 26, AB 1484, and SB 107. Final sale of the subject Properties will require approval of the Oversight Board to the Merced Successor Agency and the California Department of Finance (DOF).

TRANSACTION GUIDELINES & OFFER SUBMITTAL

The offering of the Opportunity Sites is being conducted exclusively by the Merced Designated Local Authority (“DLA”). All questions and inquiries should be directed to DLA representative listed herein. Interested parties shall not directly contact Seller without the express written consent of DLA. Seller (DLA) reserves the right to alter the Transaction Guidelines in their sole discretion.

DLA representative is available to assist prospective buyers to arrange on-site inspections and to answer any questions related to information contained in this Offering Memorandum. The prospective buyer will be selected by the Seller in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Purchase price
- Timing of due diligence and closing period
- Contingencies
- Financial capacity

All offers must be presented in writing via email to:

Christopher Jicha, Staff
Merced Designated Local Authority
1601 N. Sepulveda Blvd. # 382
Manhattan Beach, CA 90266
cjicha@kosmont.com
951-203-8730

Potential buyers must submit offers to
Merced Designated Local Authority
(3% Buyer Broker Participation)

by

4pm on February 28, 2018

DISCLAIMER: Seller in its sole and absolute discretion may consider and select any offer received up until the deadline established herein (4:00 p.m. on August 25, 2017) It should be noted that Seller reserves the right to alter the aforementioned terms and deadlines as contained herein in their sole and absolute discretion. The Properties will be sold “**As-Is, Where-Is**” with no express representations or warranties. Any development entitlements and/or permits will require City and/or other Public Agency approval. Seller is the Successor Agency to the former Redevelopment Agency and cannot grant zoning, land use and/or other approvals. The value of this transaction depends on multiple factors, which should be evaluated by your tax, financial and legal advisors. No express or implied representations have been made regarding suitability for desired use, zoning and land use, subsurface compaction and/or the existence or non-existence of toxic waste, hazardous materials and/or undesirable substances in or on the Property. Seller is authorized to market the Properties for sale pursuant to requirements contained in the California legislation known as ABx1 26, AB 1484, and SB 107. Final sale of the subject Properties will require approval of the Oversight Board to the Merced Successor Agency and the California Department of Finance (DOF).