

Chanate Campus

Santa Rosa, CA

UPDATED: 10-06-2020



CBRE

Buying Entity	Gray Log, LP	Paulin Pavilion Investors	City Ventures	Village Partners Investments LLC	OSL	Triad Christopherson LLC	ProcureBay
Principal/Contact	Continental Properties, Charles Johnston	Bruce Coddling	Scott Zengel	Michael Morris	Bill Gallaher	Curt Jahansen Keith Christopherson	Scott Shanks
FINANCIAL TERMS							
Offer Price* Oral Bids must be 5% over this Price.	\$2,000,000	\$5,000,000	\$6,500,000	\$7,795,000	\$4,240,000	\$4,875,000	\$5,000
Total Deposit Amount	\$50,000	\$50,000	\$500,000	\$500,000	\$500,000	\$250,000	\$4,000
Evidence of Cash to Close	NO	NO	NO	Yes	Yes	Yes?	NONE
DATES AND DEADLINES							
Effective Date	Tue, Oct 13, 2020	Tue, Oct 13, 2020	Tue, Oct 13, 2020	Tue, Oct 13, 2020	Tue, Oct 13, 2020	Tue, Oct 13, 2020	Tue, Oct 13, 2020
Inspection and DD	45	45	120	60	30	120	30
Due Diligence Date End	Fri, Nov 27, 2020	Fri, Nov 27, 2020	Wed, Feb 10, 2021	Sat, Dec 12, 2020	Thursday, November 12, 2020	Wednesday, February 10, 2021	Thursday, November 12, 2020
Closing Date	Thu, Dec 31, 2020	Thu, Dec 31, 2020	Fri, Mar 12, 2021	Thu, Dec 31, 2020	Thu, Dec 31, 2020	Sat, Feb 20, 2021	Not Specified
LEASE CONSIDERATIONS							
Morgue Lease Term	TBD	3 Years	N/A	3 years	20 Years	3 Years	N/A
Morgue Lease Rate	No terms offered. Subject to further negotiation during DD.	\$4,000 per month (\$48,000 per year or \$144,000 over 36 month term) starting at COE	Was Not Defined in Offer	\$1.00 per year, for a 3 year term. County to remain month to month after 3 years. Seller obligated to provide a 90 day notice to vacate.	\$1/annum year 1-3; then \$1.50/sq.ft for balance of term + annual CPI	\$1/annum	No terms offered.
Health Lab Term	TBD	1 year	N/A	2 Years	20 Year	1 Year	N/A
Health Lab Rate	No terms offered. Subject to further negotiation during DD.	\$2,000 per month. (\$24,000 over 12 month term) starting at COE. Only the current space not entire building. Could be a problem.	Was Not Defined in Offer	\$1.00/ per year. \$2 over 2 years. County can remain after year 3, subject to a 90 day notice to vacate.	\$1/annum year 1-3; then \$1.00/sq.ft for balance of term + annual CPI. Rent the entire 18K Sq. Ft. building.	\$1/annum	No terms offered.
Sloan House Term (Current term expires January 31, 2023)	TBD	Not Addressed	Was Not Defined In Offer	Short term lease at \$1/year until final may created at which point land will be deeded to CAP Sonoma for \$1.	Buyer to gift land of existing SLOAN house. Buyer will assist in paying off \$160K in debt, or donation to SLOAN House.	TBD	No terms offered.
Sloan House Rate	TBD	Not Addressed	N/A				
Bird Rescue Term	TBD	Not Addressed	Was Not Defined in Offer	Temporary lease during entitlement phase for \$1/year for up to 2 years and make \$50k contribution to bird rescue relocation efforts.	2 years	Not Addressed in PSA	No terms offered.
Bird Rescue Rate	TBD	Not Addressed	N/A	TBD	\$1 per annum	Not Addressed in PSA	No terms offered.
Morgue 3 year Lease Offset	N/A	-\$48,000	N/A	-\$3.00	-\$3.00	-\$3.00	N/A
Health Lab 1 year Lease Offset	N/A	-\$24,000	N/A	-\$1.00	-\$1.00	-\$1.00	N/A
County Additional Holding Costs	\$0	\$0.00	-\$244,453	-\$206,580.00	\$0.00	-\$179,036.00	N/A
Net Offer	\$1,900,000	\$4,628,000	\$5,930,547	\$7,198,670	\$4,028,000	\$4,452,214	\$4,750
DISCLAIMER:							
*Net Offer does NOT include all settlement costs. This worksheet is designed to help compare the merits of each offer before doing a more detailed estimate of closing costs. This work sheet uses some generalizations and estimates.							