

March 16, 2023

Sandra Wackman
Administrative Assistant
City Hall
93 Highland Avenue
Somerville, MA 02143

Re: RFP 23-35 East Somerville Police Substation Proposal

LETTER OF TRANSMITTAL

Dear Ms. Wackman:

I, Juan Carlos Morales, being the owner of the property having a street address of 77 Broadway, Somerville, Massachusetts, do hereby submit the attached Proposal in regards to the above-captioned RFP. Enclosed for filing are the following:

B. Description of Property

C. Term Sheet

D. Title Documents

E. Timeline

Appendix A Certification of Good Faith

Appendix B Disclosure Statement

Rent Price Proposal Form

Respectfully Submitted,



Juan Carlos Morales

B. DESCRIPTION OF PROPERTY: 77 Broadway, Somerville, MA

Size: 1800 sq feet (approximate)

Type: Commercial retail/office

Floor: 1st floor/street level

Interior layout: The current interior layout consists of a front lobby space, two offices, as well as large work space located in the rear of the space. Tenant may build out space to suit the specific needs of the tenant.

Baths: 2 half-baths

Parking: On-street metered parking

Air Conditioning: yes

Internet: yes, landlord will connect unit to internet if not already connected.

Floor Plan: See Attached

Photographs: See Attached

C. TERM SHEET

77 BROADWAY, SOMERVILLE, MASSACHUSETTS

Location of Property: 77 Broadway, Somerville, Massachusetts

Property Description: First floor ground level retail/office space consisting of approximately 1800 sq ft., including two half-baths. Available for immediate occupancy.

Owner: Juan Carlos Morales holding title in fee simple

1. **Initial Lease Term:** Three-year lease term. Owner is open to a longer initial lease term if desired
2. **Option to Renew:** Two 1-year options to renew at the lesser of CPI or then current FMV. Owner is open to longer option periods if desired.
3. **Base Rent:** Base Rent in year 1 shall be \$4,600.00/month. Tenant to be responsible for all utilities, including heat. Base rent in years 2 and 3 shall increase by 3% each year.
4. **Triple Net Costs** (Real Estate Taxes, Insurance and Operating Costs): Responsibility of owner
5. **Interior Alterations:** Tenant shall have the right to make interior alterations, as needed to suit tenant's needs. All work to be done pursuant to building code/permits. Tenant shall have the right to place an exterior sign in compliance with City zoning ordinance.
6. **Right to Sublet:** Tenant shall have the right to sublet. Said right shall be unqualified.
7. **Insurance:** Tenant to maintain General Commercial Liability Insurance with limits of \$1,000,000.00 per person and \$2,000,000.00 per incident, with Owner named as additional insured. Tenant to maintain personal property/contents insurance of at least \$100,000.00. Landlord shall maintain coverage for fire and other casualty loss of the property at replacement cost.
8. **Title Encumbrances:** First Mortgage. Otherwise, no known encumbrances.
9. **Parking:** On-street parking only
10. **Internet:** Internet access is available to the property
11. **Snow Removal:** Tenant to be responsible for removal of snow from sidewalk in front of premises

Submitted by:



Juan Carlos Morales, owner

D. Title Document

See Attached Owner's Deed

