



## **Request for Proposals: 1307 W. Knox in Walltown**

### *Overview*

Self-Help requests proposals for the purchase of its property at 1307 W. Knox St in the Walltown neighborhood. Self-Help acquired and renovated the property in 1999, and has invested in its operation and maintenance since then. We seek a buyer who will purchase the property at or above its assessed tax value—\$80,363—and use it in a community-serving manner befitting of its history and consistent with its zoning designation (Community Service, as defined by the Durham Unified Development Ordinance in section 5.2.4A).

### *Background*

The building was constructed circa 1930 as a small grocery store and remained that way for decades (more on the building's history at <http://www.opendurham.org/buildings/1307-west-knox-walltown-neighborhood-ministries>). Over most of the last few years, the building was used by StepUp Ministries for a job training program and, previously, by a community-based arts program. Prior to those uses, the building was occupied by Walltown Neighborhood Ministries and various associated uses since Self-Help's acquisitions. Self-Help seeks to sell the property to a responsible individual or entity who will continue the property's legacy of engagement and service.

### *RFP Process*

Self-Help bought and renovated 1307 W Knox so that it could become a positive and productive asset for the Walltown neighborhood, and over the years it has been just that. Because the building is no longer utilized frequently, we seek to sell it to a buyer who has community interests in mind and will actively use the space. Please submit a written proposal no later than March 15, 2018 (electronic or hard copy) to the attention of:

Jonathan Peterson, Self-Help Real Estate  
PO Box 3619, Durham, NC 27702  
[jonathan.peterson@self-help.org](mailto:jonathan.peterson@self-help.org)

Self-Help will review all proposals in consultation with Walltown Neighborhood Ministries, and will notify the preferred RFP respondent as soon as possible, likely before April. The selected respondent will be expected to promptly enter into a final purchase agreement with earnest money deposit, and to close within 60 days of notice.

Please include in your proposal, at minimum, the following documentation:

- A brief but comprehensive narrative description of how you intend to use the building.
- Information about your organization or business.
- Proposed offer price and terms.
- Evidence of sufficient funds (bank statement, et al.) for purchase or pre-approval of financing.
- Explanation of why you want to have a presence in the Walltown community.

Property details:

- Approximately 1,300 square feet and situated on .042 acres, with no off-street parking (public parking exists on street and there may be potential for leasing spaces nearby from other organizations).
- Zoned for Community Service use, subject to determination of use by City-County Planning Director.
- Re-zoning not likely given site constraints (more info available from Self-Help upon request).
- Property offered in as-is condition; buyer responsible for any inspections and evaluations of condition.
- Showings by appointment only; schedule by contacting email address above.

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[www.self-help.org](http://www.self-help.org)