

REQUEST FOR PROPOSAL

Acquire and Rehabilitate Single-Family Residential Property
6006 Wakefield Avenue, Cleveland, OH 44102
PPN: 002-29-052

Key Details

Submissions Due: May 8, 2026 at 5:00 p.m.

Minimum Bid: \$150,000

Submissions: Email proposal to info@nwneighborhoods.org

1. Overview

Northwest Neighborhoods (NWN) is seeking a qualified developer or contractor to acquire and rehabilitate the property located at 6006 Wakefield Avenue.

This property is located in an area where housing affordability is increasingly constrained. NWN is seeking a partner who can deliver a high-quality rehabilitation while supporting long-term neighborhood stability and maintaining access to affordability.

2. Property Summary

- Two-story brick structure, approx. 3,600+ SF
- Originally configured as a four-unit building; currently functions as three units, with upper two units being combined
- Utilities partially configured for multi-unit use (multiple furnaces present)
- Rear access via Bayne Court
- Rear yard currently contains two accessory sheds, need to be removed

Current Condition:

- Property requires a substantial rehabilitation
- Interior contains debris and requires full cleanout
- Evidence of deferred maintenance, including:
 - Damaged ceilings
 - Moisture-related conditions
 - Incomplete or disconnected building systems

Respondents should assume a full and comprehensive scope and conduct their own due diligence.

3. Project Goals

NWN is seeking proposals that demonstrate:

- A complete and high-quality rehabilitation
- A clear and feasible execution plan
- Financial viability
- Experience with similar multi-unit rehabilitation projects
- Consideration of long-term affordability

4. Acquisition Terms

- Purchase Price: \$150,000
- Property conveyed as-is
- Buyer responsible for all closing costs
- Buyer responsible for securing all permits and approvals

Reversion / Clawback:

- Construction to begin within a defined period after closing (30-45 days)
- Substantial completion of the project within 12 months of transfer

Failure to meet these conditions may result in NWN exercising its right to reacquire the property at the original sale price.

5. Scope of Work

NWN is not prescribing a detailed scope.

Respondents must provide a proposed rehabilitation plan, including:

- Overall approach (gut rehab vs. moderate rehab)
- Proposed unit configuration (3-unit, 4-unit, etc.)
- Systems upgrades (HVAC, plumbing, electrical)
- Interior and exterior improvements
- Approach to addressing deferred maintenance and moisture conditions
- Site improvements (rear parking, etc.)

6. Proposal Requirements

A. Development Plan

- Rehab scope and approach
- Proposed end use (rental, ownership or mixed)
- Unit configuration
- Consideration of affordability (pricing strategy, target market, etc.)

B. Budget Overview

Provide a high-level budget including:

- Demolition / cleanout
- Structural
- MEP (mechanical, electrical, plumbing)
- Interior finishes
- Exterior improvements
- Soft costs / contingency

C. Timeline

- Proposed start date
- Estimated completion date
- Key milestones

D. Experience

- 2–5 comparable projects
- Photos encouraged
- 2-3 References

E. Financial Capacity

Respondents must demonstrate the ability to complete the project.

Examples include:

- Proof of funds
- Financing commitment
- Line of credit (if applicable)
- Description of capital stack or funding approach

NWN is seeking partners who can complete the project without delays due to financing gaps.

7. Evaluation Criteria

Proposals will be evaluated based on:

- Quality and feasibility of rehabilitation approach
- Relevant experience
- Financial capacity
- Timeline
- Alignment with neighborhood and affordability goals

8. Timeline

- RFP Issued: Week of April 20, 2026
- Proposals Due: Friday, May 8, 2026 at 5:00 PM

9. Property Access

Walkthroughs can be scheduled upon request.

Interested respondents should contact NWN at: info@nwneighborhoods.org to coordinate access.

10. Terms & Conditions

- Property sold as-is
- NWN reserves the right to accept or reject any proposal
- NWN may prioritize proposals that demonstrate strong execution capacity and alignment with organizational goals

Exhibit A

Property Photo



6006 Wakefield