

## PROPERTY FOR SALE BY AUCTION

On March 13, Caltrans will sell at auction its property at 1155 Palisade St, Hayward, 1.21 acres, with a single family house of 1,200 square feet, 3 bedrooms, 2 baths, minimum bid, \$750,000.

[www.dot.ca.gov/property/docs/20130313/](http://www.dot.ca.gov/property/docs/20130313/)

# Bayview Village

*A vision, an idea, a plan in search of an investor*

For the past eleven years, Hayward Area Planning Association has been developing a proposal, Bayview Village, for a mixed use development for over 1,000 condominiums and townhouses with a store, a café, and a shuttle bus on a 30 acre property close to CSUEB Hayward. The core values of Bayview are affordability, sustainability, alternative mobility, good design, health and safety, and community.



1155 Palisade is the first significant property of the proposed development, where phase 1 could occur, which would include the mixed use block with studios, one bedrooms, store, café, busway, community center, Village Square, and two bedroom six-plexes.

Whoever buys the land will control what happens there; HAPA's research, which is already in the public domain, is for use as the owner sees fit.

The Bayview plan has innovative transportation concepts, so we are looking for a green, entrepreneurial investor to study our pro forma and who has the patience to invest for 12 years to get a projected 30% IRR. The

project will also require a large A&D loan.

The market for these homes is BART riders, CSU people, home office workers, retired, environmentalists, families, mobility impaired, and other markets.

Interested? Check out [www.bayviewvillage.us](http://www.bayviewvillage.us), visit the property and Caltrans open houses, email me at [sherman@csu Hayward.us](mailto:sherman@csu Hayward.us), or call me at 510-538-3692 any day between 8am and 9pm.

Major documents in the Dropbox and on the website: eBook, Project Description; pro formas for 9, 12, and 15 years, transitional parking, HOA, Village Bus, and Village Store; aerial survey and CAD files; geotechnical survey; engineer's report, grading and utility plans; building and site plans; net zero on the grid energy plan, research by Davis Energy Group, Market Feasibility Study, drawings of buildings and site, PowerPoint summary, building and solar cost estimates, city and related fees, consultant fee estimates; market research and surveys of interested parties; phasing plans; marketing plans. Supportive CEQA Program EIR and City of Hayward zoning (SMU) are in place.



Sherman Lewis, President, HAPA

Hayward From Space

