

**PROPOSAL**

President and Members of Borough Council  
BOROUGH OF SOUDERTON  
31 W. Summit Street  
Souderton, PA 18964

Gentlemen:

Pursuant to and in compliance with your advertisement for bids, a copy of which is included herein, and the information to bidders, related thereto, the undersigned Bidder declares he has examined the subject property and associated bid specifications and related conditions and submits the following proposal:

Bidder shall purchase the property known as 30 West Broad Street at the price of:

Two hundred Fifty Thousand dollars (\$ 250,000.00 )

D.S  
D.S

A certified check or bank cashier's check in the amount of \$15,000.00 is enclosed and made payable to the Borough of Souderton, to serve as security and is forfeitable if the undersigned fails to execute a purchase agreement within ten (10) calendar days from notice of award.

  
Bidder's Signature

Davood Sowhangar & Davide Sowhangar  
Printed Name and Title

40 West Broad Street  
Address

Souderton, Pa. 18964  
City, Zip Code

267-245-2425 (Davide cell)  
Telephone

## **BACKGROUND ON BIDDER**

President and Members of Borough Council  
BOROUGH OF SOUDERTON  
31 W. Summit Street  
Souderton, Pa. 18964

Gentlemen:

We appreciate the opportunity to bid on 30 West Broad Street, Souderton. We would like to take this opportunity to share our vision for this property with all of you.

First, Phase of the project is to renovate the first floor into two (2) retail spaces. One of these spaces will be owner operated as Broad Street Pizza. We have owned and operated our present location for nine (9) years. We have out grown our present space and desire to continue to grow in Souderton Borough.

Second Phase of the project is to renovate the second floor into suites to fit the needs of potential tenants that would complement and be an asset to the community. This Second Phase would also include the third floor renovation of one two bedroom apartment.

We look forward to working with all of you on this project.

Sincerely,  
Davood Sowhangar  
Davide Sowhangar

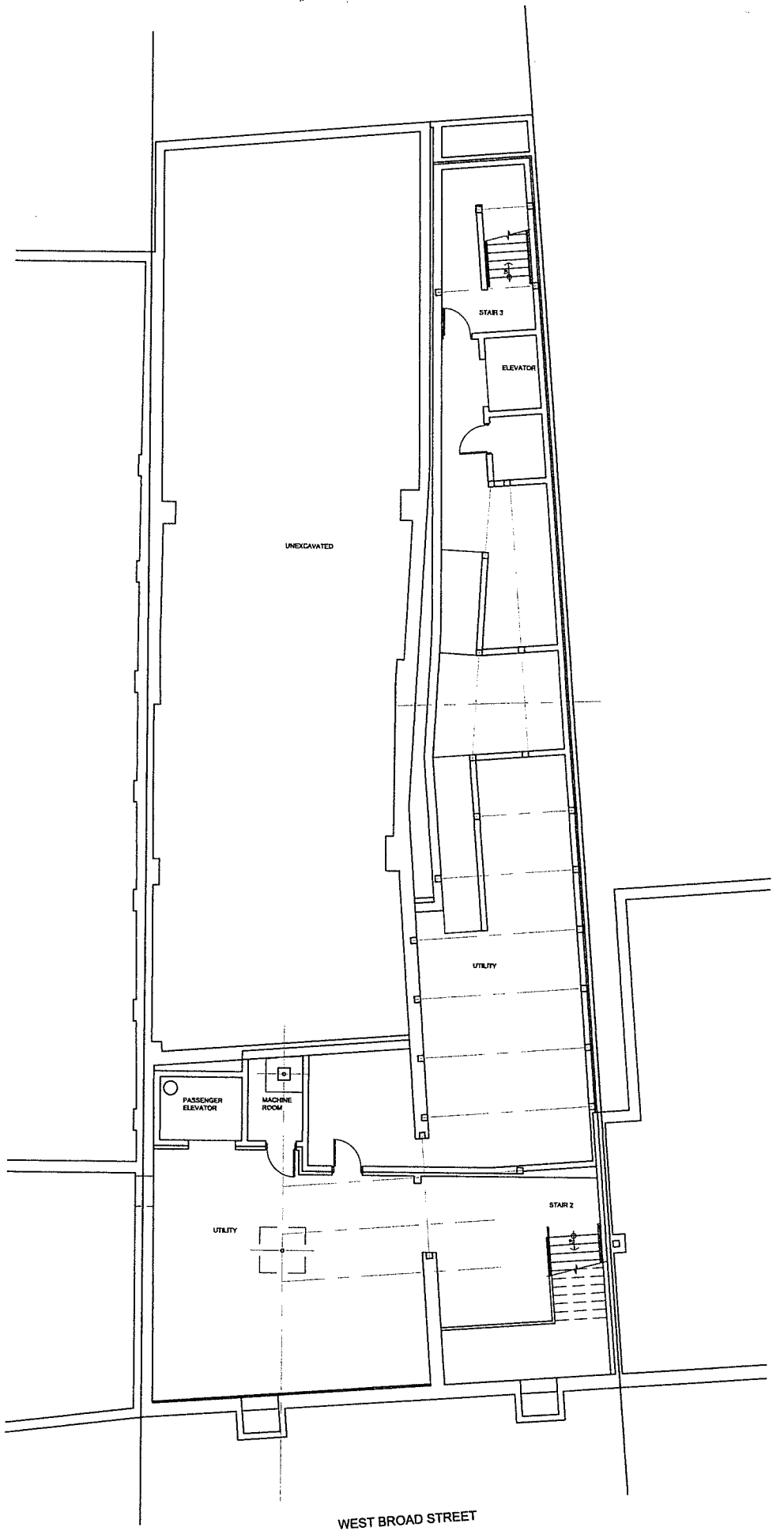
**OUTLINE OF TIMELINE FOR SETTLEMENT, CONSTRUCTION AND PROJECTED OCCUPANCY**

**30 WEST BROAD STREET, SOUDERTON**

**BIDDER: Davood and Davide Sowhangar**

<u>Specific Milestone of Project Task:</u>	<u>Month and Year to Complete</u>
Settlement on Property	Within 30 days of acceptance of Agreement of Sale
Financing for Purchase	None/Cash
Selection of Architect	Andrew Randazzo Architect 515 Stump Rd #204, North Wales, PA 19454 <u>(267) 642-9609</u>
Project and Construction Financing	JsK Fianancial Consultants, Inc Jeff Krumb 1111 Street Rd #202, Southampton, PA 18966 <u>(215) 953-5250</u>
Secured or Bank Construction Loan	Construction
Building Permit	within 60 -90 days of settlement
Selection of Contractors	within 30 days of settlement
Initiate Construction	within 90 days of settlement
Complete Construction	This is a two phase project: Phase One: First floor within 5-6 months of starting construction Phase Two: Second floor within 7-12 months of starting construction
Projected Occupancy or Partial Occupancy	Phase One: 7 months of start of construction Phase Two: 13 months of start of construction

# BASEMENT PLAN



**PRELIMINARY NOT  
FOR CONSTRUCTION**

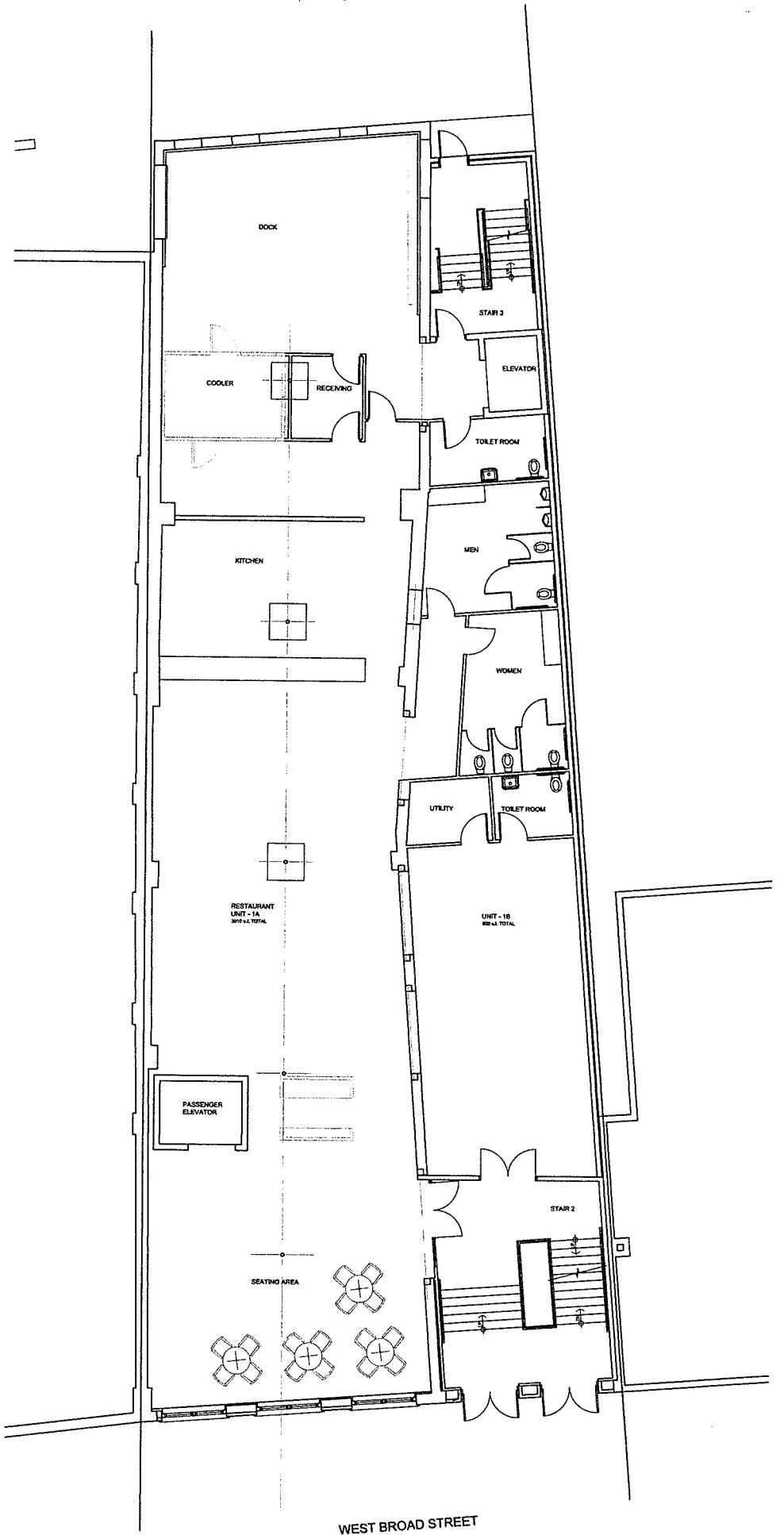
SCHEMATIC DESIGN  
BASEMENT PLAN

**30 WEST BROAD STREET**  
30 WEST BROAD STREET | SOUTHERN BOROUGH | PENNSYLVANIA

Architect: **Antonio Randozza** | architect  
30 West Broad Street, Suite 200  
North Wales, Pennsylvania 19454  
215.353.9143

14 SEPTEMBER 2017  
SCALE: 3/32"=1'-0"





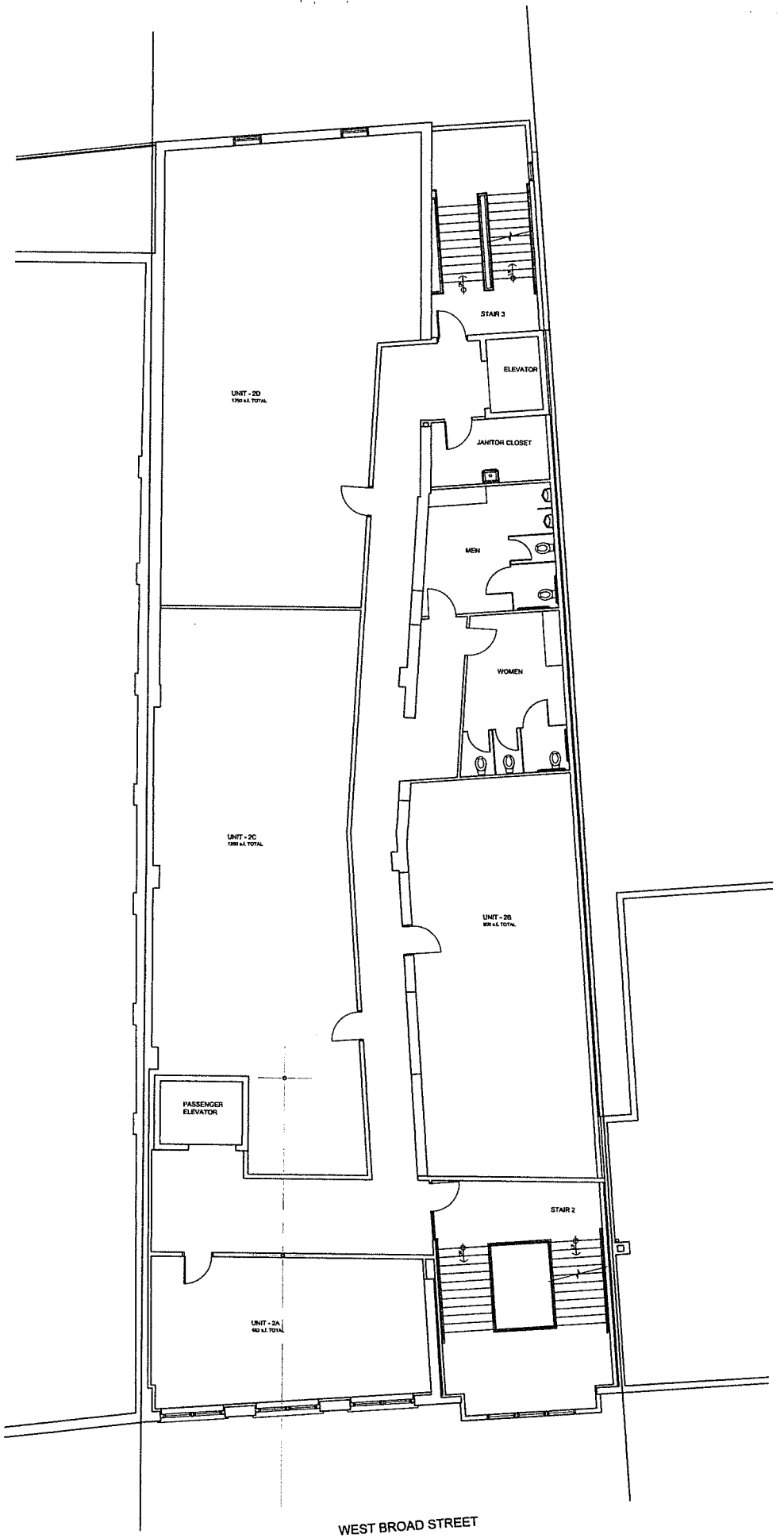
FIRST FLOOR PLAN

**PRELIMINARY NOT FOR CONSTRUCTION**

SCHEMATIC DESIGN  
 FIRST FLOOR PLAN  
**30 WEST BROAD STREET**  
 30 WEST BROAD STREET | SOUTHERN BOROUGH | PENNSYLVANIA

14 SEPTEMBER 2017  
 SCALE: 3/32"=1'-0"

Architect: Rago Design | Architects  
 515 State Road STE 204  
 North Wales, Pennsylvania 19454  
 215.353.9143



**SECOND FLOOR PLAN**

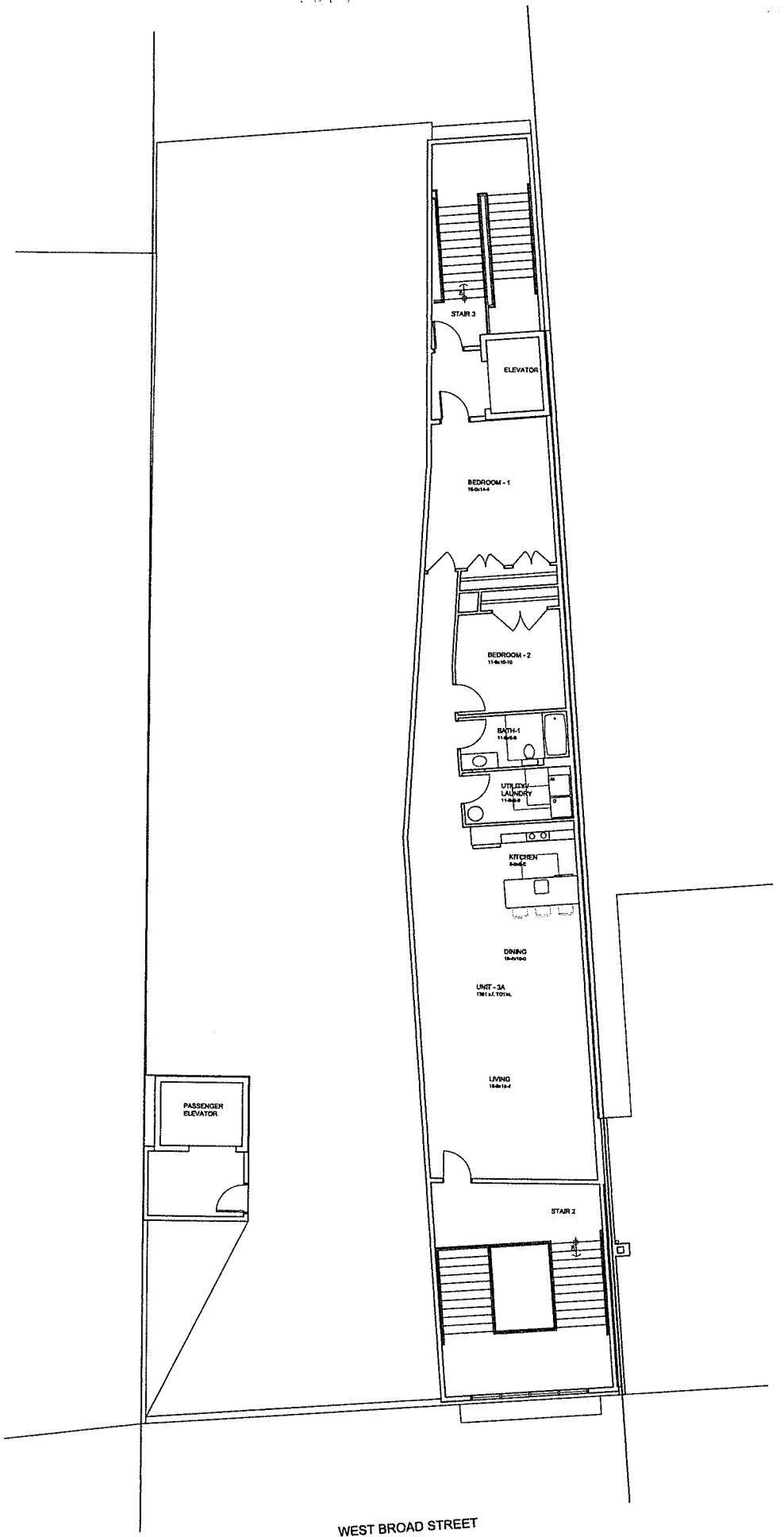
**PRELIMINARY NOT  
FOR CONSTRUCTION**

SCHEMATIC DESIGN  
SECOND FLOOR PLAN  
**30 WEST BROAD STREET**  
30 WEST BROAD STREET | SOUTHERN BOROUGH | PENNSYLVANIA  
SCALE: 3/32"=1'-0"

14 SEPTEMBER 2017  
17202002

Andrew Randazzo | ARCHITECTS  
515 Spring Road STE 204  
North Wales, Pennsylvania 19454  
215.353.9143

# THIRD FLOOR PLAN




**PRELIMINARY NOT  
FOR CONSTRUCTION**

SCHEMATIC DESIGN  
THIRD FLOOR PLAN

**30 WEST BROAD STREET**  
30 WEST BROAD STREET | SOUTHERN BOROUGHS | PENNSYLVANIA

14 SEPTEMBER 2017  
SCALE: 3/32"=1'-0"

 Andrew Radtsoy | Architects  
515 Sump Road STE 204  
North Wales, Pennsylvania 19454  
215.353.9143