

Osos Parking Lot Fact Sheet

Why the Osos Parking Lot would a great acquisition for Grace . . .

1. This lot would be valuable and a great help for guests, elderly and the disabled among us TODAY.
2. Even though parking does not seem to be a huge immediate concern to most of us, it would be necessary for any future Church expansion.
3. Even if we worked out an agreement with the City to use the City Parking structure to help meet our parking requirement for any future expansion we should still have some spaces in close proximity to the Church for guests, elderly, and the disabled.
4. Having control of the property could allow Grace to use some of the parking for Sunday mornings even if the property was developed with Offices and Residential Units. If another developer improves the property we may not be able to use the parking or may have to pay for it.

Ways the Osos Parking Lot might be acquired by Grace . . .

1. Negotiate a low price, open a one-year escrow, raise funds, and pay cash.
 - a. Raise cash with a fund drive like our last one. Could feature "buy a parking space for \$XXX and we'll put your name on it."
 - b. Raise cash by borrowing from members at a low interest rate.
 - c. Raise cash by offering members a Charitable Annuity or Charitable Remainder Trust. But this is much less appealing in a 'down' market because the tax savings on appreciated real estate or securities isn't there.
 - d. Raise cash by encouraging the donation of Life Insurance policies that aren't needed by the beneficiaries.
2. Same as 1, except raise less cash, have seller carry the balance, at a low interest rate and low payment, long due date.
 - a. Same as 1 or 2, but provide a tax deduction for the seller by the seller's accepting a lower price than the current appraised value of the property.
3. Invite a 'Grace Angel' to buy the property and lease it to Grace (with an option for Grace to buy it later) at a price that Grace can afford. Have all the lease payments go toward the purchase price.
 - a. Same as 3, except many Angels combine to buy the property.
 - b. Same as 3 or 3a, except that the Angel(s) lease the existing parking spaces (individually or in groups, long or short term) to people or businesses needing parking, reserving Sundays for Grace.
4. Invite a 'Grace Angel' to buy the property, develop it with offices and/or condos, with parking, then give or lease the use of 6 full-time spaces and all Sunday spaces to Grace. We could also have an option for Grace to buy it later. This could work if the economy recovers in the 2- or 3-years it will take to plan and build the project.
5. Path to Cash: If the current owner has an immediate cash need, there might be a way to generate the needed cash. A 'Grace Angel' who has a readily-salable property of similar value to the Osos Parking Lot does a 1031 exchange with the current owner. The current owner then sells the property he acquires to get the cash they needs. The Angel then makes the parking lot property available to Grace as in steps 2, 2a, 3, or 4.

Your input, feedback, suggestions, ideas and questions are invited before June 7, 2009.



Parking Garage

Marsh St.

Pacific St.

Chorro St.

Morro St.

Osos St.

Santa Rosa St.

Office Zone
Medium High Density Residential Zone
Total Area: 24,163 sf.

GRACE CHURCH

Pismo St.

Buchon St.