

Nicholas Kelley
374 Elk St.
Albany, NY 12206
Nkelley718@aol.com
518-365-0122

7/17/25

205 Sherman St.
Albany, NY 12206

RE: Offer to Purchase Vacant Lot – Parcel# 65.63-2-20

Dear Dan McCoy:

I hope this letter finds you well. My name is Nicholas Kelley, and I am reaching out to formally express my interest in purchasing the vacant lot located at 205 Sherman St. Parcel#65.63-2-20. I currently own multiple properties in the surrounding area, including several adjacent properties and vacant lots.

As a long-term property owner in the neighborhood, I have made it a priority to maintain and improve each parcel I acquire with the goal of contributing positively to the community. If I am able to acquire this particular lot, I intend to fence it off properly to enhance safety, deter unauthorized use, and maintain the area in a clean and secure condition. This will benefit not only my tenants and properties, but also the surrounding neighborhood. As well as the children's commute to the local schools within a block of the lot.

The space will be used to support existing residential tenants—either as green space, secured recreational space for the children that reside in the adjacent properties, or for future planned improvements that align with community standards and zoning regulations.

I would like to make a formal offer of \$3000 for the purchase of the property. This offer is based on current market trends and comparable sales in the area. I am prepared to move forward promptly with the transaction, including covering closing costs and working with a local title company to ensure a smooth and efficient process.

Please let me know if you are open to discussing this offer further. I would be happy to speak by phone, meet in person, or provide any additional documentation or references upon request.

I would also like to mention that I have a great report with city codes, all my taxes are paid and up to date with no violations. They will inform you that I am a positive role model in the community.

Thank you for your time and consideration. I look forward to the possibility of working together on this opportunity.

Sincerely,

Nicholas Kelley