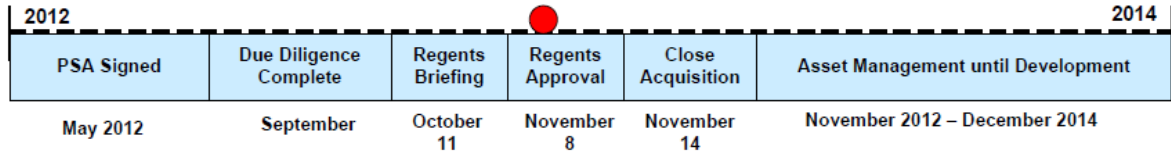


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Purchase of Filer Property



RECOMMENDED ACTIONS

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the Board of Regents:

1. Approve the purchase of the Filer property for \$5.0 million;
2. Delegate to the President the authority to execute all documents related to this transaction.

BACKGROUND

**Property Description:**

The property is located at the corner of Roosevelt Way NE and NE 42<sup>nd</sup> and consists of three parcels. It includes a two-story office building (constructed in 1969) with a garage for 20 vehicles; a parking lot for 12 vehicles; and a residential triplex (1908). The total site is approximately ½ acre (22,407sf). Current zoning is C1-65 (Commercial 1, 65’ height limit), with development capacity of about 95,000sf.

The University owns and occupies the Roosevelt buildings immediately adjacent on the north side of the Filer property.

**Purpose and Benefit:**

Purchase of the Filer property is a strategic acquisition due to its location and future redevelopment opportunity. Uses could include office, clinics, research or residential.

**Purchase Terms:**

The Purchase and Sale Agreement for the Filer property contains the following essential business terms:

## VII. STANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Purchase of Filer Property (continued p. 2)

- Seller: C. Don Filer, Sallie L. Filer and Aero Marine Corp.
- Purchase Price: \$5.0 million
- Closing Date: November 14, 2012
- Contingencies:
  - UW approval of property condition
  - UW approval of title report
  - UW Regents Approval

#### **Property Condition and Title:**

Phase 1 and Phase 2 environmental assessments have been completed and show no significant environmental risks. A building condition assessment was completed and some deferred maintenance was noted. The title report is acceptable.

#### **Financing Plan:**

\$5.0 million cash from fund balance.

#### **Management Plan:**

Existing property rentals will be continued with current tenants and managed by a third-party property manager.

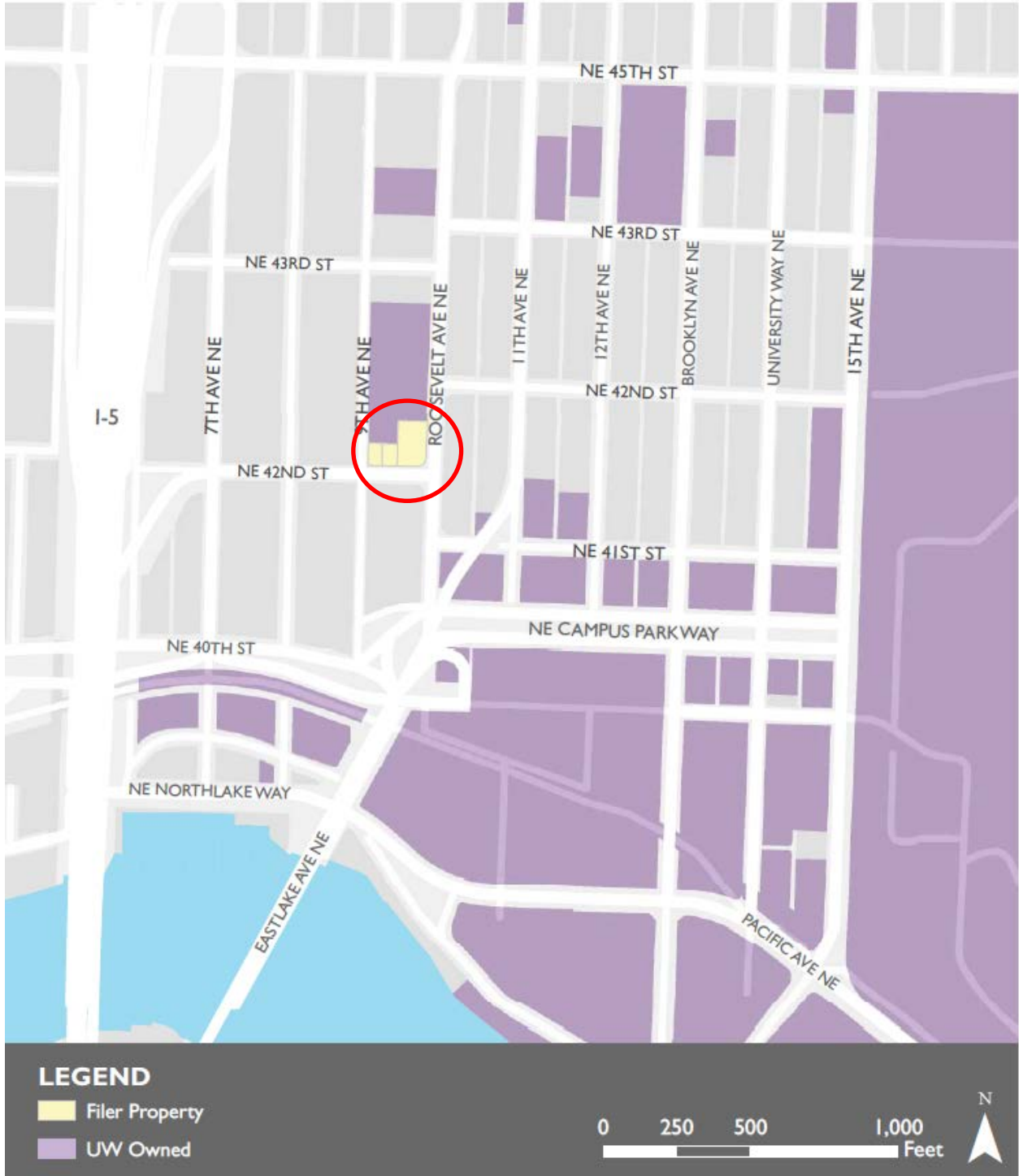
#### REVIEW AND APPROVAL

Purchase of the Filer property and financing of the purchase price have been reviewed and recommended for approval by the Senior Vice President, the Vice Provost for Planning and Budgeting, the Associate Vice President for Treasury and the Chief Real Estate Officer.

#### *Attachment*

Filer Property Location Map

# Filer Property Location Map



## ATTACHMENT