

MEMORANDUM

To: Board of Regents

From: Board Office

Subject: Purchase of Property Located at 110 East Bloomington Street, Iowa City, Iowa

Date: January 6, 2003

Recommended Action:

Approve the purchase of property located at 110 East Bloomington Street, Iowa City, Iowa, from the Olive Pearl Ritter Trust (Iowa State Bank and Trust Company, Trustee), at the purchase price of \$316,000, subject to approval of the Executive Council of Iowa.

(ROLL CALL VOTE)

Executive Summary:

The University wishes to acquire the property located at 110 East Bloomington Street in Iowa City.

The property is located east of Burge Residence Hall on the University's east campus. (A map indicating the location of the property is included as Attachment A.)

The purchase price for the property, which would be financed by Income from Treasurer's Temporary Investments, is consistent with Board policy for acquiring property.

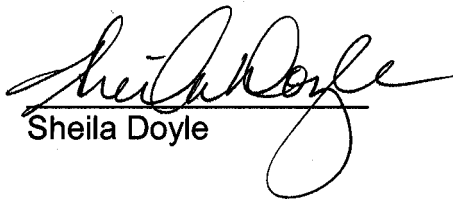
The purchase agreement has been reviewed by the Attorney General's Office and is recommended for approval.

Background and Analysis:

General Description	The property consists of a 6,000 square foot lot with a two-story apartment structure (constructed in 1890), and a one-story apartment/garage structure (constructed in 1972); the University reports that both structures are in good condition.
	The property is located in a key location near the general campus boundary.
Reason for Purchase	The property would be purchased by the University for use as a rental property.

Purchase Price The proposed purchase price of \$316,000 is consistent with the Board's Policy Manual, which requires that property be purchased at not more than 5 percent over the average of two appraisals.

- The two appraisals estimated the value of the property at \$316,000 and \$330,000.
- The purchase price was determined at a public auction.



Sheila Doyle

Approved: 

Gregory S. Nichols