

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

Approved by the Regents
November 18, 2010

ACTION REQUEST

Subject: 439 South Division Street, Ann Arbor, Michigan

Action Requested: Authorization to Purchase Real Estate


Background:

An opportunity to acquire property strategically located next to the Institute for Social Research is available through the purchase of 439 South Division Street in the city of Ann Arbor. The subject site includes a 3,210-square-foot apartment building with no known historical significance situated on a 0.10-acre parcel of land.

This property will further the university's options for development in the area. A purchase price of \$919,425 has been established with a tentative closing date of December 17, 2010, all subject to approval by the Board of Regents. There are existing leases that will expire in August 2011.

We recommend that the University of Michigan acquire the property at 439 South Division Street, Ann Arbor, Michigan at the negotiated price of \$919,425, subject to the university satisfying itself with the environmental condition of the site and otherwise completing due diligence. Investment proceeds will be used to complete the purchase.

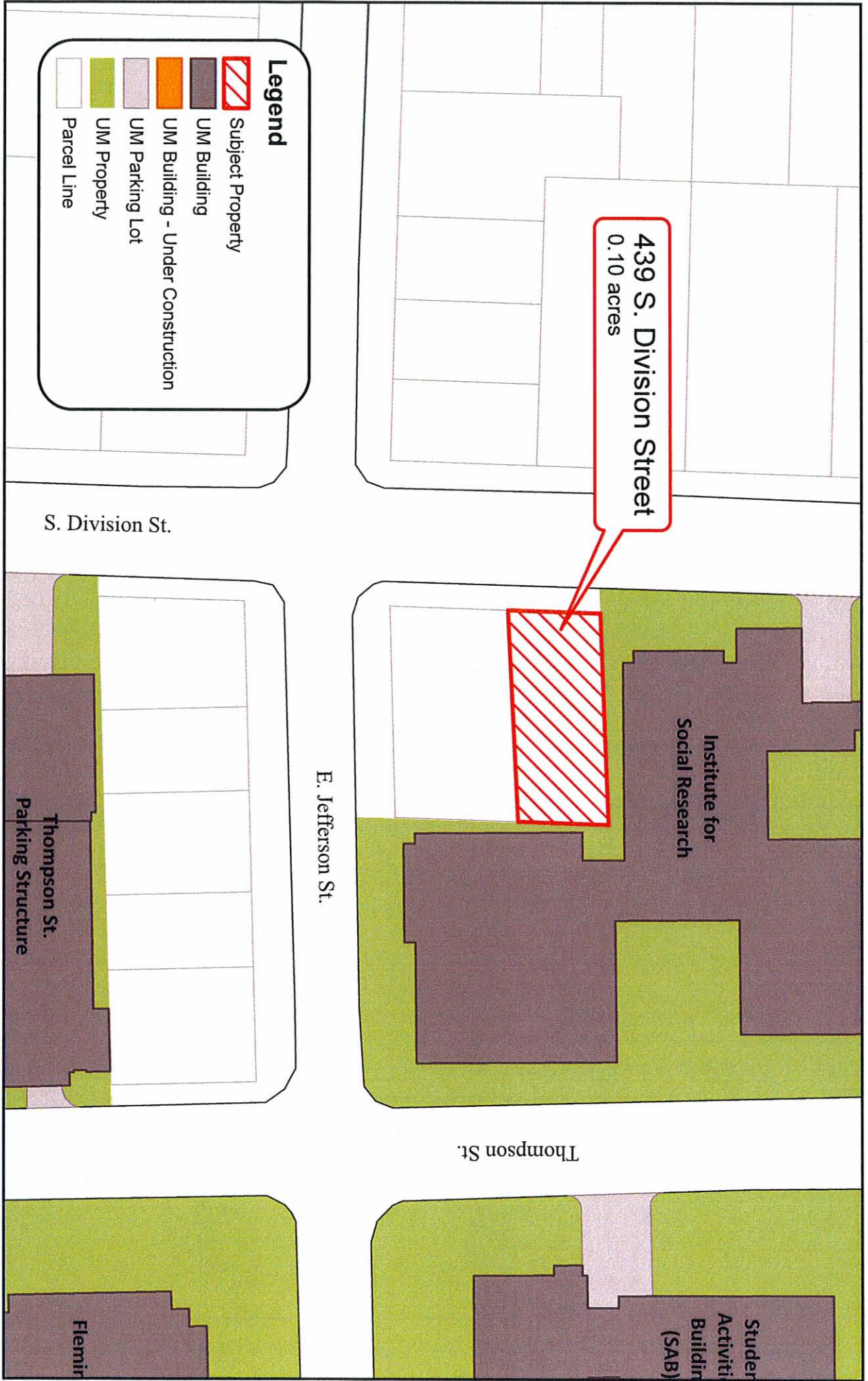
Respectfully submitted,



Timothy P. Slottow
Executive Vice President and
Chief Financial Officer

November 2010
Attachment

439 S. Division Street
 University of Michigan
 Central Campus - Ann Arbor, Michigan



Legend

-  Subject Property
-  UM Building
-  UM Building - Under Construction
-  UM Parking Lot
-  UM Property
-  Parcel Line



Property boundaries provided by City of Ann Arbor, 2008
 Digital Orthophoto, 2009
 October 27, 2010 dlu