



## PROPERTIES RECENTLY SOLD

### **Hesketh Island, Homer Alaska:**

Originally acquired in 1992, for the benefit of Kenai Peninsula College, this 13.38 acre waterfront parcel, located approximately seven miles southwest of Homer and only accessible via floatplane or boat was sold November 3, 2017 for \$125,000.

### **Woll Estates, Fairbanks Alaska:**

Donated in 2007 from the Estate of George and Sydney Woll, the two undeveloped parcels totaling 120 acres were located five miles north of the city of North Pole. One parcel sold on January 24, 2018 for \$240,000 and the other parcel sold on February 15, 2018 for \$110,000.

### **707 A Street Building:**

UAA purchased the office building in December 1990 for off campus programs for \$2,015,000. It was Educational property no longer needed, vacant, and offered for sale or lease since June 2015. Sale price reductions were due to current real estate market and Brokers' Opinion of Value. After several price reductions to a final listing price of \$1,300,000 on September 27, 2017, this property sold for \$1,075,000 and closed on January 11, 2018. Net proceeds to UAA were \$1,011,969.

## PROPERTIES CURRENTLY FOR SALE

### **North College Road, Fairbanks Alaska:**

Two large parcels of Trust investment land (480 acres total) north of College Road in Fairbanks is being public noticed for possible sale to The Conservation Fund. Upon acquisition, The Conservation Fund will then donate the property to the State of Alaska for expansion of the Creamers Field State Migratory Refuge. These parcels contain permafrost and wetlands unsuitable for development. A Corps of Engineers 2005 review determined the land is primarily low quality wetlands undesirable for mitigation purposes. Sale will be at fair market value, determined by appraisal, and the proceeds will benefit UA's land-grant endowment trust fund and inflation-proofing fund. An unsolicited offer from The Conservation Fund prompted this sale.

### **Badger Road, Fairbanks Alaska:**

Three parcels of Trust investment lands (11.8 acres total) are located at 9.5 mile Badger Road and corner of Peridot Street in North Pole. The parcels are advertised on UA Land Management's web site as available for lease. UA recently received a request from R&M Consultants on behalf of the City of North Pole to purchase Lot 1 for expansion of their water treatment system. Lot 1 was sold to the City of North Pole for \$79,000 and closed on December 15, 2017. Proceeds from sale of the parcels will benefit the land-grant endowment trust and inflation-proofing fund.



## UA PROPERTIES CURRENTLY FOR SALE *(continued)*

### Peregrine Heights Subdivision, Fairbanks Alaska:

Home lots are for sale through a real estate broker in the subdivision Phases II, III & IV, at 3-Mile Chena Ridge Road on Canterbury Drive, Gower Drive and Yeoman Drive. They have views of the Tanana River Valley and/or city. Topography is moderately to steeply sloping and forested with birch, spruce and aspen trees. The subdivision is in the boundaries of Chena Hills Road Service District, with electrical service close by, and is zoned Rural Estate 2 (RE-2).



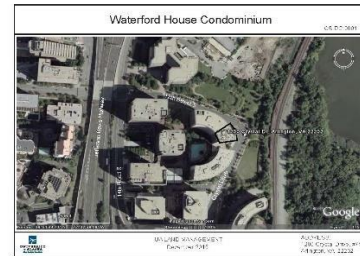
### Several Other Subdivision and Recreational Lots:

See the UA Land Management Web site for more information on a variety of small and assorted remote parcels located throughout Alaska. These range in size, location, and some have limited access.

### Washington DC Condo:

Waterford House Condo is a 935 ft<sup>2</sup> 1 bedroom, 1 bath that includes 1 underground parking space. Located on the 7<sup>th</sup> floor of an 18-story building in Crystal City Arlington, Virginia, it's adjacent to multiple condominium developments, retail shops, offices, and parks. Purchased in 2006 for \$367,500. In 2015, it was offered through Menkiti Group Residential for \$479,000. UA has received no offers to purchase, and the current listing is at fair market value. We will continue to evaluate and make price adjustments if needed. Listing history:

<u>Listing Date</u>	<u>Price</u>	<u>Reduction</u>
3/11/2016	\$479,000	
5/03/2016	\$464,000	\$15,000
9/30/2016	\$449,000	\$15,000
12/22/2016	\$439,000	\$10,000
4/28/2017	\$419,000	\$20,000
9/15/2017	\$399,000	\$20,000



### Industrial Avenue OEM Building:

With an appraised value of \$725,000. UAF is interested in sale or lease, and with a current interest in this property. This two-story 12,000 square foot steel frame warehouse is re-constructed mixed laboratory and office spaces. It sits on 0.98 acres at 3330 Industrial Avenue in Fairbanks, Alaska, in an industrial park area, between 30th Avenue and Van Horn Road. The building contains multiple air handling units, lab vents, and hoods in many compartmentalized spaces. Purchased in 2006 at \$860,588 the building was for UAF Educational programs to house Office of Electronic Miniaturization (OEM).

The listing history of Industrial Avenue building is as follows:

<u>Listing Date</u>	<u>Price</u>	<u>Reduction</u>
8/19/2016	\$785,000	
3/27/2017	\$725,000	\$60,000



**FOR SALE \$725,000.**