



UTAH SYSTEM OF
HIGHER EDUCATION

MEMORANDUM

TAB C

May 20, 2021

Southern Utah University – Property Transactions

As required by [Board Policy R703, Acquisition of Real Property](#) and [Board Policy R704, Disposal of Real Property](#), Southern Utah University is notifying the Board of Higher Education that its Board of Trustees approved multiple property transactions with the Dixie and Anne Leavitt Family Foundation (DALFF) during their April 28, 2021 meeting. DALF has long been a partner in education with SUU and has provided both scholarship and capital contributions to the university. The requested property transactions will be mutually beneficial.

The central purpose of these transactions is to acquire the Leavitt Group corporate headquarters complex, southeast of campus with 31,200 square feet, to allow the university to move administrative personnel from central campus and free up valuable space for academic offices. Additional property acquisitions and disposals (through transfer) are described in detail in the submittal request from the university. These property transactions will address the university's growing space needs, eliminate the expense of several leased properties, and provide for future student housing. The net cost to the university will be \$3,568,300, which will be funded by non-appropriated institutional funds.

Commissioner's Recommendations

The Commissioner recommends the Board authorize the multiple property transactions between Southern Utah University and the Dixie and Anne Leavitt Family Foundation as described in the accompanying documents.

Attachments

April 29, 2021

Dave R. Woolstenhulme, Commissioner
Utah System of Higher Education
60 South 400 West
Salt Lake City, UT 84101

Dear Commissioner Woolstenhulme:

Southern Utah University (SUU) and the Dixie and Anne Leavitt Family Foundation (DALFF) have long been partners in education. Through their foundation and individually, the Leavitt family has provided over \$12 million in student scholarships and contributions to numerous buildings and programs. For the past six months I have been actively engaged in discussions with the Leavitt family for a property transaction that will address the University's growing space needs, eliminate the expense of several leased properties, and aid in additional student housing to help meet growing needs.

The SUU Board of Trustees approved the transactions outlined within this proposal at their April 28, 2021 meeting. The University Administration is now seeking approval from the Board of Higher Education for the concepts outlined within, which includes multiple property transactions.

Background Items

The following key points set the stage for this proposed transaction.

- 1) President Wyatt's primary initiatives include growing enrollment through various modalities, increasing the retention rates of those who choose SUU, making the SUU experience affordable, and increasing quality. Markers tracking progress for these initiatives are all positive. Since President Wyatt was appointed in 2014, SUU's enrollment has grown 58.5% from 8,200 to 12,998 students by fall 2020. Retention rates for each incoming cohort have steadily improved from 65.4% to a high of 74.1%. Tuition and fees have been held flat for three years. Over the same period of time the GPA of incoming freshman classes has risen from 3.40 to 3.58, further reinforcing our commitment to quality.
- 2) Accompanying growth comes strain on many resources. 78 new faculty positions have been funded since 2017, increasing the number of full-time faculty from 274 to 352 by FY2022. We've maintained our commitment to ensure each faculty member teaching on campus has a private office. Meeting this need has been an increasingly difficult challenge. The Dixie L. Leavitt School of Business outgrew its new building space just a few years after completion. Currently the MBA program is housed in the Bennion Building and newly appointed Business (and other) faculty are arriving this fall requiring additional office space. Further, student housing has increased but does not appear to be keeping pace with growing enrollments. SUU has, and continues to rely on the private sector to meet student housing needs. SUU is not planning to build any additional on-campus housing.
- 3) The Administration is striving to maximize space in the University's "academic core" (all facilities between 300 W to 800 W and University Blvd. to Thunderbird Way) for student services and

academic teaching. This proposal allows us to move a number of administrative offices out of the academic core, freeing up much needed space for the School of Business and incoming faculty.

Proposal

Discussions over the winter with the Leavitt family and the Dixie and Anne Leavitt Family Foundation have brought us to a decision point. This concept strategically aligns the goals of SUU, the Leavitt family, and the Leavitt Family Foundation.

- 1) SUU proposes to acquire the Leavitt Group/Leavitt Land and Investment corporate headquarters complex located adjacent to campus at 200 W Thunderbird Way. This encompasses four buildings including 31,200 square feet of space and parking. (See map location A)
 - a) Acquiring this complex allows the University to relocate all of the staff offices currently occupying the first two floors of the Bennion Building which includes Accounting Services, Internal Audit, General Counsel, Purchasing, and Human Resources.
 - b) We also anticipate relocating the Counseling and Psychological Services Office into the headquarters building, and locating the University's new Doctor of Clinical Psychology (PsyD) program to an adjacent building. Creation of the PsyD program requires additional space for faculty offices, clinicals, and group sessions. Having these two offices side by side is a perfect solution.
- 2) SUU and DALFF agree to a number of land transfers allowing SUU to discontinue three building leases at an annual savings of \$265,700. (See map locations B, C, and D in green). University operations housed within these leased spaces include Counseling and Psychological Services, Utah Summer Games, Community Engagement Center, and International Recruiting/Services. Each of these offices will relocate to properties acquired through this transaction.
- 3) DALFF will transfer to SUU the following two properties:
 - a) Workman Home (See map location E). This home is the only property on the block not owned by the University. Acquisition of this property allows the University to convert a majority of the block to a much-needed campus parking lot.
 - b) Historic Home (See map location F). This home will be converted from a rental into office space for one of the displaced University programs.
- 4) SUU will transfer to DALFF the following three properties:
 - a) Ponderosa Terrace Apartments (See map location G). This University owned apartment building, with very limited parking, is 53 years old and needs to be retired. DALFF currently owns the property surrounding Ponderosa Terrace and will at some time demolish this building and others to construct new student housing.
 - b) The vacant Judd Lot (See map location H). This property, when combined with others, creates the potential for additional DALFF housing and/or parking.
 - c) Small Parking Lot (See map location I). DALFF owns a number of the bordering properties, which are bound on the south by a church. Additional student housing is being contemplated for this location as well.
- 5) The Dixie L. Leavitt School of Business is preparing to launch a fundraising campaign to generate approximately \$5.0 million to remodel the Bennion Building in a manner similar to our recent remodel of the Geoscience Building. At the appropriate time, SUU will engage the state Division of Facilities and Construction Management (DFCM) and architects to develop remodeling plans.

- 6) The table below outlines appraised property values tied to this proposal. Copies of appraisal letters establishing property values are included with this document. Since the Workman home was recently acquired by DALFF, the Commissioner's Office agreed to use the purchase price as its value. Due to 2021-22 academic year rental contracts in place for SUU, DALFF, and LLI properties, and to ensure no interruption to students, we will carefully coordinate the timing of asset transfers, purchase dates, management fees, and investment return between summer 2021 and August 2022.

Property Values and Transactions between Entities

Purchase from Leavitt Land & I.	Property Acquisition	Acres	Bldg Sqft	Value
	Leavitt HQ Building	1.29	23,357	
	Woodbury Home	incl.	2,308	\$ 3,750,000
	Dane & Ruth Leavitt Home	0.40	3,848	
	Red Brick Building	incl.	1,705	\$ 600,000
	Total		31,218	\$ 4,350,000

DALFF & SUU Property Transfers	SUU Properties	Acres	Bldg Sqft	Value
	Ponderosa Apartments	0.28	9,746	\$(1,190,000)
	Harl & Ann Judd Vacant Lot	0.20	N/A	\$ (60,000)
	Small Parking Lot - 900 W	0.33	N/A	\$ (130,000)
	Subtotal			\$(1,380,000)
	DALFF Properties			
	Historic Home 300 West	0.32	2,623	\$ 400,000
	Dutch Workman Home 200 W	0.18	1,900	\$ 380,700
	Subtotal			\$ 780,700
	Boot Payment from DALFF to SUU			\$ 599,300
	Lease Savings, Transition Fees, Return (Net)			\$ (182,400)
	Net Cost to SUU			<u>\$ 3,568,300</u>

Circumstances related to the COVID pandemic have, in part, made possible this series of transactions. The Leavitt Group desires to construct a new corporate office building in Cedar City. With half of their corporate employees working from home, the Leavitt Group can relocate remaining staff into the leased space SUU is vacating while they build a new facility. SUU gains historic office space adjacent to campus, a home for the new PsyD Program, space within the academic core for expansion of the Business School, and realigns property for the Leavitt Foundation to construct additional student housing.

I look forward to our discussion and the opportunity to respond to any questions that may arise from this proposal.

Sincerely,



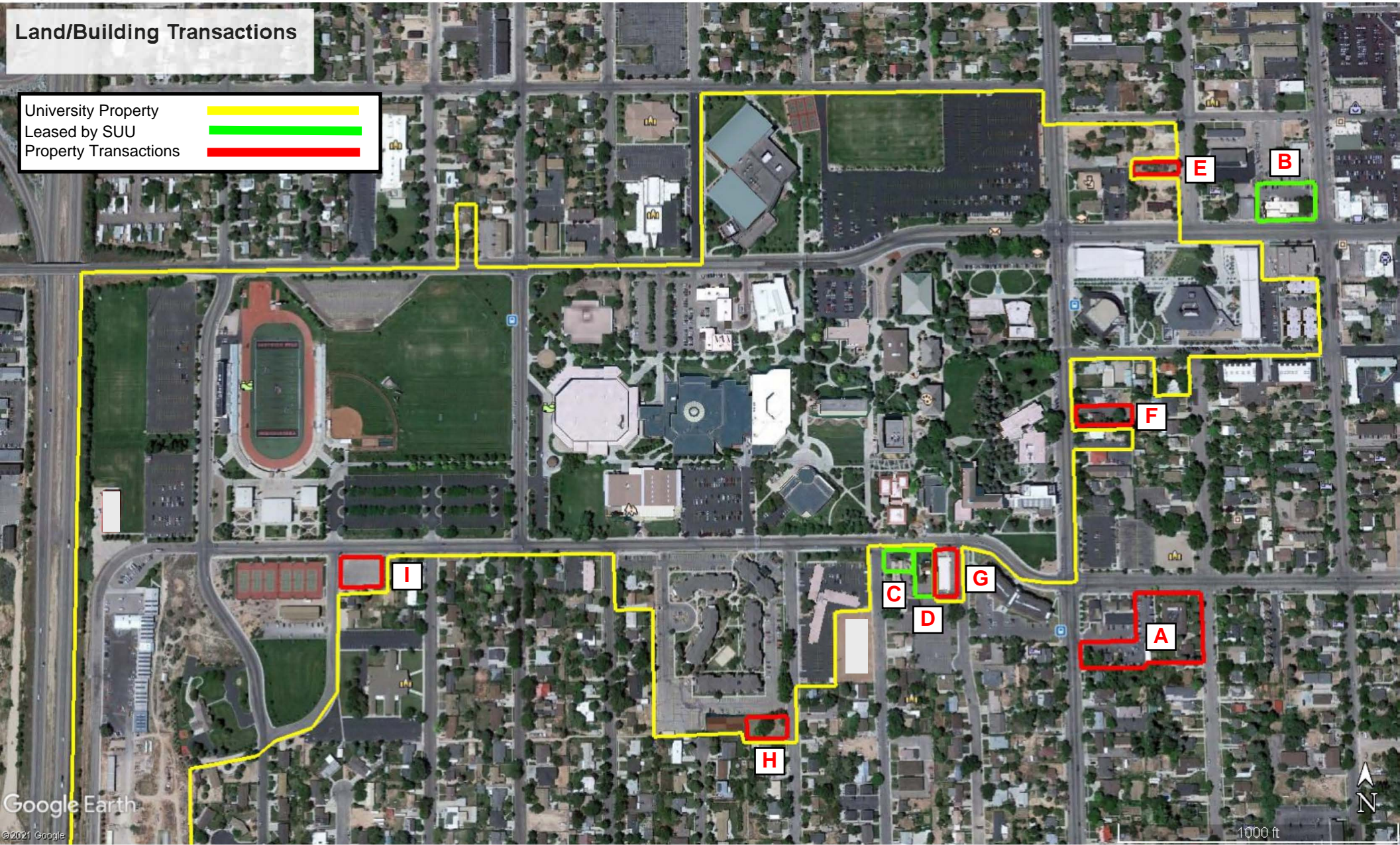
Marvin L. Dodge
Vice President

Land/Building Transactions

University Property

Leased by SUU

Property Transactions





HYMAS & ASSOCIATES

REAL ESTATE APPRAISALS

Leavitt Group Office

216 S. 200 W.
Cedar City, UT 84720



Prepared For
Mr. Dane Leavitt
Leavitt Land and Investment
216 S. 200 W.
Cedar City, UT 84720

Prepared By
Hymas & Associates, LC
Cody Hymas, MAI
337 S. Main Street, Suite 122
Cedar City, UT 84720
File #:21CH152



Date of Report: April 14, 2020

Mr. Dane Leavitt
Leavitt Land and Investment
216 S. 200 W.
Cedar City, UT 84720

Re: Leavitt Group Office
216 S. 200 W.
Cedar City, UT 84720
Appraisers' File #21CH152
Tax ID No. B-0220-0000-0000

Dear Mr. Leavitt,

At your request, I have appraised the property referenced above to form an opinion of the 'as is' market value of the Fee Simple Interest. I, Cody Hymas, MAI, observed the subject of this appraisal on March 30, 2021. The results of the appraisal are presented in the following Appraisal Report which sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to my value opinions.

The subject of this appraisal report is the Leavitt Group Office located at 216 S. 200 W. in Cedar City, Iron County, Utah. The subject is further identified by assessor parcel number B-0220-0000-0000. This parcel has a site size of 1.29 acres and has an irregular shape. The site has a generally level topography and is near grade of adjoining streets and properties. The subject is a corner lot and has asphalt paved access from 200 West and Thunderbird Way with 153 feet of frontage along 200 West and 229 feet of frontage along Thunderbird Way. The site has soils that are assumed to be adequate for supporting development and is located outside of the flood hazard zone. All utilities are to the site and the subject site appears to be fully usable. The site is improved with the Leavitt Group Office building and a residential improvement being used for a student rental.

The Leavitt Group office building is a 23,357 square foot Class B office improvement that was constructed in 1923 and underwent extensive renovations most recently in 2002 and 2008. The Leavitt Group office has three stories with a small area of the fourth floor finished. The improvement has a brick and wood framed construction with an asphalt shingle roof. The interior is finished with commercial grade carpet, vinyl, and marble tile floors, painted drywall walls, and suspended acoustic tile ceilings. The Leavitt Group office building has an average quality of construction and good condition given the age of the improvement and recent renovations and updating.

The residential improvement is a 2,308 square foot home that was constructed in 1902 and remodeled in 1985. The residence has two stories above grade and a finished basement. The improvement has a rock foundation, brick and masonite exterior, and asphalt shingle roof. The interior is finished with carpet and vinyl flooring and painted drywall walls and ceilings. The residential improvement has an average quality of construction and average condition.

I developed my analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of my client as I understand them.

Mr. Dane Leavitt is the client in this assignment and Leavitt Group Enterprises, Leavitt Land and Investment, Dixie and Anne Leavitt Family Foundation, and Southern Utah University are the sole intended users of the appraisal report. The intended use is to assist with internal negotiations. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.



This appraisal does not rely on any extraordinary assumptions but does rely on the following hypothetical condition:

- The Leavitt Group Office is currently leased between entities with common ownership and the lease is not arm's length. Further, the lease is assumed to be able to be extinguished at either party's discretion at any time. This appraisal report relies on the hypothetical condition that the Leavitt Group Office property is not subject to a lease and the fee simple interest is valued.

The use of the hypothetical condition might have affected the assignment results.

Based upon my examination and study of the property and the market in which it competes and subject to the hypothetical condition and limiting conditions contained later in this report, market value of the 'as is' Fee Simple Interest as of March 30, 2021, is as follows:

\$3,750,000

Three Million Seven Hundred Fifty Thousand Dollars

Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19) declared by the World Health Organization as a global pandemic on March 11, 2020 is causing heightened uncertainty in local, national, and global markets. Many countries globally have implemented additional border control measures, strict travel restrictions, and a range of quarantine measures. The effect COVID-19 will have on the real estate markets in Southern Utah is currently unknown and will largely depend on the scale and longevity of the pandemic. Since limited market data is available since the onset of the pandemic, the impact on the real estate market remains relatively undetermined and uncertain. I have interviewed numerous real estate professionals, market participants, and developers in the area, as well as I have participated in several national webinars. Locally, most agree that the Novel Coronavirus has not negatively impacted the market, with exception of the hospitality and service industries which has been negatively impacted. Relying on my interviews with real estate professionals, market participants, and developers as well as any market data derived since March 11, 2020, the market in Southern Utah appears to be remaining rather stable currently, although the market is fluid and can act quickly and rational or irrational in the future. Given the uncertainty in the market, I highly recommend that you the client should be cautious when relying upon this valuation. I make every effort to provide the most recent market derived data, but the lack of data since the COVID-19 outbreak is a concern. Market derived data and conclusions are likely to change more rapidly now than during standard or typical market conditions and I recommend that you keep the valuation of this property under frequent review.

This letter of transmittal must be accompanied by all sections of this report as outlined in the Table of Contents, for the value opinions set forth above to be valid.

Respectfully submitted,
Hymas & Associates, LC

Cody Hymas, MAI
UT State Certified General Appraiser
UT #5504978-CG00 Expires April 30, 2022



HYMAS & ASSOCIATES

REAL ESTATE APPRAISALS

200 West Residence

242 S. 200 W.
Cedar City, UT 84720



Prepared For
Mr. Dane Leavitt
Leavitt Land and Investment
216 S. 200 W.
Cedar City, UT 84720

Prepared By
Hymas & Associates, LC
Cody Hymas, MAI
337 S. Main Street, Suite 122
Cedar City, UT 84720
File #:21CH153R



Date of Report: April 24, 2021

Mr. Dane Leavitt
Leavitt Land and Investment
216 S. 200 W.
Cedar City, UT 84720

Re: 200 West Residence
242 S. 200 W.
Cedar City, UT 84720
Appraisers' File #21CH153R
Tax ID No. B-0220-0001-0000

Dear Mr. Leavitt,

At your request, I have appraised the property referenced above to form an opinion of the 'as is' market value of the Fee Simple Interest. I, Cody Hymas, MAI, observed the subject of this appraisal on March 30, 2021. The results of the appraisal are presented in the following Appraisal Report which sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to my value opinions.

The subject of this appraisal report is the 200 West Residence located at 242 S. 200 W. in Cedar City, Iron County, Utah. The subject is further identified by assessor parcel number B-0220-0001-0000. The subject site is 0.40 acres in size, has a rectangular shape, and is generally level and near grade of adjoining streets and properties. The site has all utilities, an average view, and access from an easement on the adjoining property connecting the subject to 200 West. Additionally, the site has soils that are capable of supporting development, is located outside of the flood hazard area, and appears to be fully usable. The subject site is improved with a single-family residence and a detached apartment and studio. The single family residence was constructed in 1925, has two stories and a finished basement, and consists of 2,775 square feet above grade with a 1,073 square foot basement. This improvement has a poured concrete foundation and brick and wood framed construction with a brick and wood exterior. The interior has painted drywall walls and ceilings with carpet and laminate flooring. The residence has five bedrooms, three and a half bathrooms, and multiple living areas and contains encased fluorescent and mounted lighting fixtures. The detached apartment was constructed in 1925 and has a gross building area of 1,705 square feet with 1,220 square feet used as a two-bedroom apartment and 485 square feet used as a studio apartment. The apartment improvement has a rock and wood exterior with an asphalt shingle and rolled membrane roof. Both the apartment and studio have painted drywall walls with both painted drywall and popcorn ceilings, and carpet and vinyl flooring. Overall, the improvements have an average quality and good condition.

I developed my analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of my client as I understand them.

Mr. Dane Leavitt is the client in this assignment and Leavitt Group Enterprises, Leavitt Land and Investment, Dixie and Anne Leavitt Family Foundation, and Southern Utah University are the intended users of the appraisal report. The intended use of this appraisal report is to assist with internal negotiations. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.

This appraisal report relies on the following hypothetical condition:

- The subject parcel has some utilities shared with the adjoining parcel. This appraisal report relies on the hypothetical condition that all utilities are located on the subject property.

This appraisal report relies on the following extraordinary assumption:



- The subject parcel currently has access via an access easement within an adjoining parcel. This appraisal report relies on the extraordinary assumption that the subject site could have legal access from the subject parcel.

The use of the hypothetical condition and extraordinary assumption might have affected the assignment results.

Based upon my examination and study of the property and the market in which it competes and subject to the hypothetical condition, extraordinary assumption, and limiting conditions contained later in this report, market value of the 'as is' Fee Simple Interest as of March 30, 2021, is as follows:

\$600,000
Six Hundred Thousand Dollars

Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19) declared by the World Health Organization as a global pandemic on March 11, 2020 is causing heightened uncertainty in local, national, and global markets. Many countries globally have implemented additional border control measures, strict travel restrictions, and a range of quarantine measures. The effect COVID-19 will have on the real estate markets in Southern Utah is currently unknown and will largely depend on the scale and longevity of the pandemic. Since limited market data is available since the onset of the pandemic, the impact on the real estate market remains relatively undetermined and uncertain. I have interviewed numerous real estate professionals, market participants, and developers in the area, as well as I have participated in several national webinars. Locally, most agree that the Novel Coronavirus has not negatively impacted the market, with exception of the hospitality and service industries which has been negatively impacted. Relying on my interviews with real estate professionals, market participants, and developers as well as any market data derived since March 11, 2020, the market in Southern Utah appears to be remaining rather stable currently, although the market is fluid and can act quickly and rational or irrational in the future. Given the uncertainty in the market, I highly recommend that you the client should be cautious when relying upon this valuation. I make every effort to provide the most recent market derived data, but the lack of data since the COVID-19 outbreak is a concern. Market derived data and conclusions are likely to change more rapidly now than during standard or typical market conditions and I recommend that you keep the valuation of this property under frequent review.

This letter of transmittal must be accompanied by all sections of this report as outlined in the Table of Contents, for the value opinions set forth above to be valid.

Respectfully submitted,
Hymas & Associates, LC

Cody Hymas, MAI
UT State Certified General Appraiser
UT #5504978-CG00 Expires April 30, 2022



HYMAS & ASSOCIATES

REAL ESTATE APPRAISALS

Ponderosa Apartment

200 S. Dewey Ave.
Cedar City, UT 84720



Prepared For
Mr. Dane Leavitt
Leavitt Land and Investment
216 S. 200 W.
Cedar City, UT 84720

Prepared By
Hymas & Associates, LC
Cody Hymas, MAI
337 S. Main Street, Suite 122
Cedar City, UT 84720
File #:21CH155R

Date of Report: April 23, 2021

Mr. Dane Leavitt
Leavitt Land and Investment
216 S. 200 W.
Cedar City, UT 84720

Re: Ponderosa Apartment
200 S. Dewey Ave.
Cedar City, UT 84720
Appraisers' File #21CH155R
Tax ID No. B-1015-0000-0000

Dear Mr. Leavitt,

At your request, I have appraised the property referenced above to form an opinion of the 'as is' market value of the going concern of the Leased Fee Interest. I, Cody Hymas, MAI, observed the subject of this appraisal on April 16, 2021. The results of the appraisal are presented in the following Appraisal Report which sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to my value opinions.

The subject of this appraisal report is the Ponderosa Apartment located at 200 S. Dewey Ave. in Cedar City, Iron County, Utah. The subject is further identified by assessor parcel number B-1015-0000-0000. The subject consists of a single parcel that is 0.28 acres in size. The site is generally level, albeit slightly below grade of Dewey Avenue. The site is a corner parcel with 164' of frontage along Dewey Avenue and 75' of frontage along Thunderbird Way. The site has asphalt paved access, all utilities, soils that are assumed to be capable of supporting development, and located outside of the flood hazard area. The site has average physical features and appears to be fully usable. The site is improved with the Ponderosa Apartment, a 9-unit student housing apartment. The improvement was constructed in 1968, has three stories including the basement, and a gross building area of 9,746 square feet. The improvement consists of six three-bedroom units with 961 square feet and three four-bedroom units with 1,240 square feet. Each unit has three of four bedrooms, one bathroom, a living area, and a kitchen. The improvement has a poured concrete foundation, brick construction, and a membrane roof. The improvement has an average quality and condition.

I developed my analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of my client as I understand them.

Mr. Dane Leavitt is the client in this assignment and Leavitt Group Enterprises, Leavitt Land and Investment, Dixie and Anne Leavitt Family Foundation, and Southern Utah University are the sole intended users of the appraisal report. The intended use is for assist with internal negotiations. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.

This appraisal report does not rely on any hypothetical conditions but does rely on the following extraordinary assumption:

- I inspected the interior of a representative sample of the subject units. The units inspected had the same floor plan (three and four bedrooms) and a similar quality, condition, and overall appeal. This appraisal report relies on the extraordinary assumption that the subject units not inspected have a similar layout, quality, condition, and overall appeal as the subject units inspected.

The use of the extraordinary assumption might have affected the assignment results.



Based upon my examination and study of the property and the market in which it competes and subject to the extraordinary assumption and limiting conditions contained later in this report, 'as is' market value of the going concern of the Interest as of Leased Fee Interest as of April 16, 2021, is as follows:

Market Value Conclusion	
Appraisal Premise	'As Is'
Effective Date	4/16/2021
Property Rights Conveyed	Leased Fee
Real Property	\$1,156,000
Furniture, Fixtures, & Equipment	<u>\$34,000</u>
Market Value of the Going Concern	<u>\$1,190,000</u>

Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19) declared by the World Health Organization as a global pandemic on March 11, 2020 is causing heightened uncertainty in local, national, and global markets. Many countries globally have implemented additional border control measures, strict travel restrictions, and a range of quarantine measures. The effect COVID-19 will have on the real estate markets in Southern Utah is currently unknown and will largely depend on the scale and longevity of the pandemic. Since limited market data is available since the onset of the pandemic, the impact on the real estate market remains relatively undetermined and uncertain. I have interviewed numerous real estate professionals, market participants, and developers in the area, as well as I have participated in several national webinars. Locally, most agree that the Novel Coronavirus has not negatively impacted the market, with exception of the hospitality and service industries which has been negatively impacted. Relying on my interviews with real estate professionals, market participants, and developers as well as any market data derived since March 11, 2020, the market in Southern Utah appears to be remaining rather stable currently, although the market is fluid and can act quickly and rational or irrational in the future. Given the uncertainty in the market, I highly recommend that you the client should be cautious when relying upon this valuation. I make every effort to provide the most recent market derived data, but the lack of data since the COVID-19 outbreak is a concern. Market derived data and conclusions are likely to change more rapidly now than during standard or typical market conditions and I recommend that you keep the valuation of this property under frequent review.

This letter of transmittal must be accompanied by all sections of this report as outlined in the Table of Contents, for the value opinions set forth above to be valid.

Respectfully submitted,
Hymas & Associates, LC

Cody Hymas, MAI
UT State Certified General Appraiser
UT #5504978-CG00 Expires April 30, 2022



HYMAS & ASSOCIATES

REAL ESTATE APPRAISALS

Judd Vacant Lot

296 S. 500 W.
Cedar City, UT 84720



Prepared For
Mr. Marvin Dodge
Southern Utah University
351 W. University Blvd.
Cedar City, UT 84720

Prepared By
Hymas & Associates, LC
Cody Hymas, MAI
337 S. Main Street, Suite 122
Cedar City, UT 84720
File #:21CH156



Date of Report: April 23, 2021

Mr. Marvin Dodge
Southern Utah University
351 W. University Blvd.
Cedar City, UT 84720

Re: Judd Vacant Lot
296 S. 500 W.
Cedar City, UT 84720
Appraisers' File #21CH156
Tax ID No. B-1081-0000-0000

Dear Mr. Dodge,

At your request, I have appraised the property referenced above to form an opinion of the 'as is' market value of the Fee Simple Interest. I, Cody Hymas, MAI, observed the subject of this appraisal on April 14, 2021. The results of the appraisal are presented in the following Appraisal Report which sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to my value opinions.

The subject of this appraisal report is the Judd Vacant Lot located at 296 S. 500 W. in Cedar City, Iron County, Utah. The subject is further identified by assessor parcel number B-1081-0000-0000. The subject of this appraisal report is a vacant multi-family residential building site. The subject consists of a single parcel that is 0.20 acre in size, has a rectangular shape, and is generally level and near grade of the adjoining street and properties. The site has asphalt paved access from 500 West and 66' of frontage. The site has soils that are assumed to be capable of supporting development, is located outside of the flood hazard zone, and has all utilities to the site. The site has average physical features and appears to be fully usable.

I developed my analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of my client as I understand them.

Mr. Marvin Dodge is the client in this assignment and Leavitt Group Enterprises, Leavitt Land and Investment, Dixie and Anne Leavitt Family Foundation, and Southern Utah University are the sole intended users of the appraisal report. The intended use is to assist with internal negotiations. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.

This appraisal report does not rely on any hypothetical conditions or extraordinary assumptions.

Based upon my examination and study of the property and the market in which it competes and subject to the limiting conditions contained later in this report, market value of the 'as is' Fee Simple Interest as of April 14, 2021, is as follows:

\$60,000
Sixty Thousand Dollars

Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19) declared by the World Health Organization as a global pandemic on March 11, 2020 is causing heightened uncertainty in local, national, and global markets. Many countries globally have implemented additional border control measures, strict travel restrictions, and a range of quarantine measures. The effect COVID-19 will have on the real estate markets in Southern Utah



is currently unknown and will largely depend on the scale and longevity of the pandemic. Since limited market data is available since the onset of the pandemic, the impact on the real estate market remains relatively undetermined and uncertain. I have interviewed numerous real estate professionals, market participants, and developers in the area, as well as I have participated in several national webinars. Locally, most agree that the Novel Coronavirus has not negatively impacted the market, with exception of the hospitality and service industries which has been negatively impacted. Relying on my interviews with real estate professionals, market participants, and developers as well as any market data derived since March 11, 2020, the market in Southern Utah appears to be remaining rather stable currently, although the market is fluid and can act quickly and rational or irrational in the future. Given the uncertainty in the market, I highly recommend that you the client should be cautious when relying upon this valuation. I make every effort to provide the most recent market derived data, but the lack of data since the COVID-19 outbreak is a concern. Market derived data and conclusions are likely to change more rapidly now than during standard or typical market conditions and I recommend that you keep the valuation of this property under frequent review.

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Respectfully submitted,
Hymas & Associates, LC

Cody Hymas, MAI
UT State Certified General Appraiser
UT #5504978-CG00 Expires April 30, 2022



HYMAS & ASSOCIATES

REAL ESTATE APPRAISALS

SUU Parking Lot

Approximately 223 S. 1025 W.
Cedar City, UT 84720



Prepared For
Mr. Marvin Dodge
Southern Utah University
351 W. University Blvd.
Cedar City, UT 84720

Prepared By
Hymas & Associates, LC
Cody Hymas, MAI
337 S. Main Street, Suite 122
Cedar City, UT 84720
File #:21CH157



Date of Report: April 23, 2021

Mr. Marvin Dodge
Southern Utah University
351 W. University Blvd.
Cedar City, UT 84720

Re: SUU Parking Lot
Approximately 223 S. 1025 W.
Cedar City, UT 84720
Appraisers' File #21CH157
Tax ID No. B-1115-0018-0000 & B-1115-0024-0000

Dear Mr. Dodge,

At your request, I have appraised the properties referenced above to form an opinion of the 'as is' market value of the Fee Simple Interest. I, Cody Hymas, MAI, observed the subject of this appraisal on April 14, 2021. The results of the appraisal are presented in the following Appraisal Report which sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to my value opinions.

The subject of this appraisal report is a SUU Parking Lot located at approximately 223 S. 1025 W. in Cedar City, Iron County, Utah. The subject is further identified by assessor parcel numbers B-1115-0018-0000 and B-1115-0024-0000. The subject of this appraisal report consists of two contiguous parcels that currently are being utilized as a parking lot. The subject site has a total site size of 0.33 acres, has a rectangular shape, and is generally level and near grade of adjoining streets and properties. The site is located at the southeast corner of 1025 West and Thunderbird Way. The site has asphalt paved access from a single curb cut along 1025 West. The site has 85' of frontage along 1025 West and 125' of frontage along Thunderbird Way. The site has soils that are assumed to be capable of supporting development, is located outside of the flood hazard zone, and has all utilities to the site. The site has average physical features and appears to be fully usable. As of the effective date of this appraisal report, the site is completely asphalt paved and currently used as a parking lot. As paid parking is atypical in the market with any income generated parking significantly lower than the value of the site as vacant, the highest and best use of the site is for multi-family residential development.

I developed my analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of my client as I understand them.

Mr. Marvin Dodge is the client in this assignment and Leavitt Group Enterprises, Leavitt Land and Investment, Dixie and Anne Leavitt Family Foundation, and Southern Utah University are the sole intended users of the appraisal report. The intended use is to assist with internal negotiations. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.

This appraisal report does not rely on any hypothetical conditions or extraordinary assumptions.

Based upon my examination and study of the property and the market in which it competes and subject to the limiting conditions contained later in this report, market value of the 'as is' Fee Simple Interest as of April 14, 2021, is as follows:



Conclusion of Market Value	
Site - Consisting of 0.33 Acre	\$100,000
Contributory Value of Asphalt	<u>\$30,000</u>
Market Value of Subject Site	\$130,000

Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19) declared by the World Health Organization as a global pandemic on March 11, 2020 is causing heightened uncertainty in local, national, and global markets. Many countries globally have implemented additional border control measures, strict travel restrictions, and a range of quarantine measures. The effect COVID-19 will have on the real estate markets in Southern Utah is currently unknown and will largely depend on the scale and longevity of the pandemic. Since limited market data is available since the onset of the pandemic, the impact on the real estate market remains relatively undetermined and uncertain. I have interviewed numerous real estate professionals, market participants, and developers in the area, as well as I have participated in several national webinars. Locally, most agree that the Novel Coronavirus has not negatively impacted the market, with exception of the hospitality and service industries which has been negatively impacted. Relying on my interviews with real estate professionals, market participants, and developers as well as any market data derived since March 11, 2020, the market in Southern Utah appears to be remaining rather stable currently, although the market is fluid and can act quickly and rational or irrational in the future. Given the uncertainty in the market, I highly recommend that you the client should be cautious when relying upon this valuation. I make every effort to provide the most recent market derived data, but the lack of data since the COVID-19 outbreak is a concern. Market derived data and conclusions are likely to change more rapidly now than during standard or typical market conditions and I recommend that you keep the valuation of this property under frequent review.

This letter of transmittal must be accompanied by all sections of this report as outlined in the Table of Contents, for the value opinions set forth above to be valid.

Respectfully submitted,
Hymas & Associates, LC

Cody Hymas, MAI
UT State Certified General Appraiser
UT #5504978-CG00 Expires April 30, 2022



HYMAS & ASSOCIATES

REAL ESTATE APPRAISALS

Leavitt 300 West Rental

107 S. 300 W.
Cedar City, UT 84720



Prepared For
Mr. Dane Leavitt
Leavitt Land and Investment
216 S. 200 W.
Cedar City, UT 84720

Prepared By
Hymas & Associates, LC
Cody Hymas, MAI
337 S. Main Street, Suite 122
Cedar City, UT 84720
File #:21CH154



Date of Report: April 14, 2021

Mr. Dane Leavitt
Leavitt Land and Investment
216 S. 200 W.
Cedar City, UT 84720

Re: Leavitt 300 West Rental
107 S. 300 W.
Cedar City, UT 84720
Appraisers' File #21CH154
Tax ID No. B-0596-0000-0000

Dear Mr. Leavitt,

At your request, I have appraised the property referenced above to form an opinion of the 'as is' market value of the Fee Simple Interest. I, Cody Hymas, MAI, observed the subject of this appraisal on April 1, 2021. The results of the appraisal are presented in the following Appraisal Report which sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to my value opinions.

The subject of this appraisal report is the Leavitt 300 West Rental located at 107 S. 300 W. in Cedar City, Iron County, Utah. The subject is further identified by assessor parcel number B-0596-0000-0000. The subject site is 0.32 acres in size, has a rectangular shape, and is generally level and near grade of adjoining streets and properties. The site has all utilities, an average view, and access from 300 West. The site appears to be fully usable and is located directly across the street from Southern Utah University. The site is improved with a single-family residence that is currently being used as a student rental property. The improvement was constructed in 1903, has two stories and a small sublevel storage, and consists of 2,623 square feet. The improvement has a poured concrete foundation and wood framed construction with brick and plaster exterior. The improvement has six bedrooms, four full bathrooms, and multiple common areas. The interior has painted drywall and bead board walls and painted drywall ceilings. The residence has mounted lighting fixtures and wall unit HVAC systems. The improvement appears to have an average quality and condition given the era of construction and age of the structure.

I developed my analyses, opinions, and conclusions and prepared this report in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation; the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute; and the requirements of my client as I understand them.

Mr. Dane Leavitt is the client in this assignment and Leavitt Group Enterprises, Leavitt Land and Investment, Dixie and Anne Leavitt Family Foundation, and Southern Utah University are the sole intended users of the appraisal report. The intended use is to assist with internal negotiations. The value opinions reported herein are subject to the definitions, assumptions and limiting conditions, and certification contained in this report.

This appraisal report does not rely on any hypothetical conditions or extraordinary assumptions.

Based upon my examination and study of the property and the market in which it competes and subject to the limiting conditions contained later in this report, market value of the 'as is' Fee Simple Interest as of April 1, 2021, is as follows:

\$400,000
Four Hundred Thousand Dollars



Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19) declared by the World Health Organization as a global pandemic on March 11, 2020 is causing heightened uncertainty in local, national, and global markets. Many countries globally have implemented additional border control measures, strict travel restrictions, and a range of quarantine measures. The effect COVID-19 will have on the real estate markets in Southern Utah is currently unknown and will largely depend on the scale and longevity of the pandemic. Since limited market data is available since the onset of the pandemic, the impact on the real estate market remains relatively undetermined and uncertain. I have interviewed numerous real estate professionals, market participants, and developers in the area, as well as I have participated in several national webinars. Locally, most agree that the Novel Coronavirus has not negatively impacted the market, with exception of the hospitality and service industries which has been negatively impacted. Relying on my interviews with real estate professionals, market participants, and developers as well as any market data derived since March 11, 2020, the market in Southern Utah appears to be remaining rather stable currently, although the market is fluid and can act quickly and rational or irrational in the future. Given the uncertainty in the market, I highly recommend that you the client should be cautious when relying upon this valuation. I make every effort to provide the most recent market derived data, but the lack of data since the COVID-19 outbreak is a concern. Market derived data and conclusions are likely to change more rapidly now than during standard or typical market conditions and I recommend that you keep the valuation of this property under frequent review.

This letter of transmittal must be accompanied by all sections of this report as outlined in the Table of Contents, for the value opinions set forth above to be valid.

Respectfully submitted,
Hymas & Associates, LC

Cody Hymas, MAI
UT State Certified General Appraiser
UT #5504978-CG00 Expires April 30, 2022

Land/Building Transactions

University Property

Leased by SUU

Property Transactions

