

July 5, 1945

Mr. Marion Smith, Chairman
Board of Regents
University System of Georgia
State Capitol
Atlanta, Georgia

Dear Mr. Smith:

As you requested, I have assembled the following data in regard to the income and repayment of the Bolling Jones and Ivy Street Garage building:

If the purchase of the building is \$300,000 at four per cent repayable annually, the amount each year for liquidation in twenty years would be \$22,074.53. If the payments were made monthly, it would amount to \$1,817.94 per month, which would be somewhat less than by annual payments.

The income for that part of the building used solely for office building purposes amounts to \$30,675.96. This amount was furnished us by the Bolling Jones Building Corporation. The portion occupied by the offices is 7,500 square feet on each of five floors, leaving for other uses 22,500 square feet on each of the five floors, plus more than 30,000 square feet on the ground floor. Only two or three of these tenants would have to be moved in order for the school to function successfully from the start. The income would not be substantially affected.

The building we now occupy has been appraised for \$150,000 by a professional appraiser. In this figure are counted the land value, work done by W. P. A., and additional work furnished by us through tuition fees. The state actually has just a little more than \$60,000 involved in this building. It is our opinion, after talking with various members of the Baptist Tabernacle group, that they will offer us between \$75,000 and \$100,000. It may bring a little more on the open market, but this is doubtful according to several well informed men we have talked with only informally, and who were not interested in the sale of the property.

Our plan, after discussing the matter with you and the Chancellor, would be to take the money received from the sale of this

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building to convert and equip the new building and to purchase additional land in the rear for recreational purposes and the future development of the property. In addition, we would ask Mr. Noyes to allow us to set aside the extra \$100 received every year from each G. I. student for continued reconversion, additional equipment, and the enlargement of the college program.

It might be well to ask Regent Rutherford Ellis to look into the possible purchase of land in the rear, and enough space on the south side of the building, to insure air rights in the event someone were to build too close to the building, which now covers the entire lot.

In view of the continued growth and expansion of the school, and the ability of the school administration to finance the present program through the years, we feel sure the Regents may be safe in such a building program in behalf of this institution.

Cordially yours,

GEORGE M. SPARKS,
Director

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