

Presentation To:

Wake County Board of Commissioners

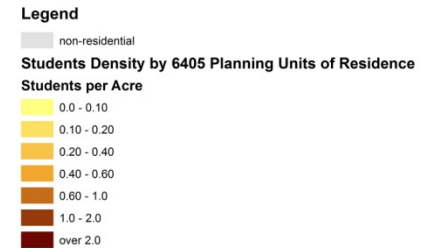
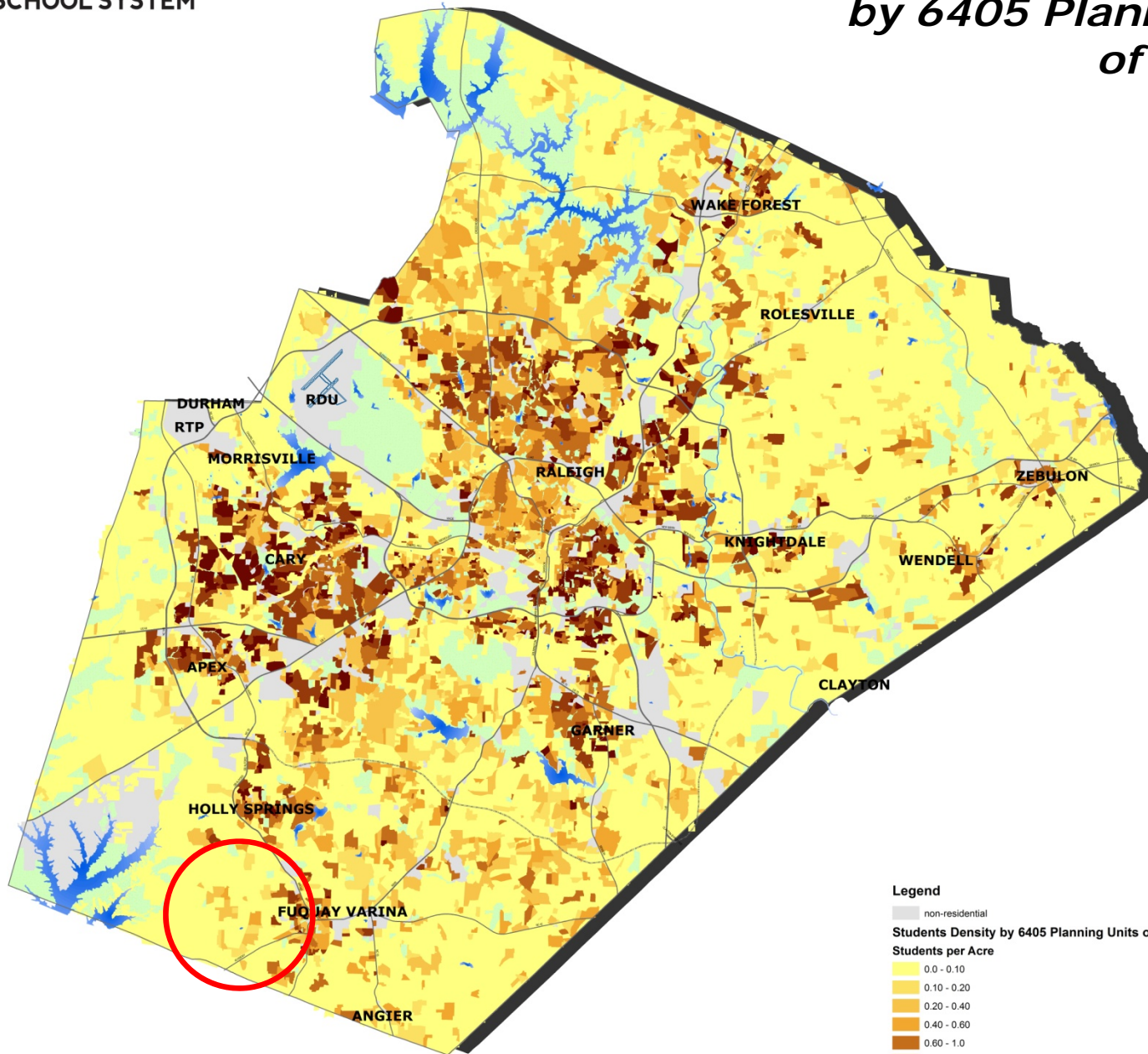
Request for Approval and Funding of
Board of Education Acquisition of E-45 School Site
(Second Reading)

Betty L. Parker, Senior Director of Real Estate Services
Wake County Public School System
January 4, 2016

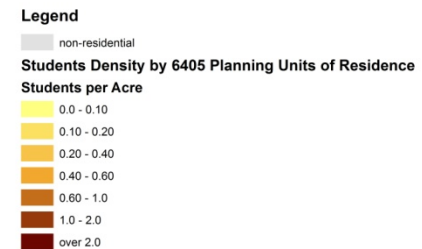
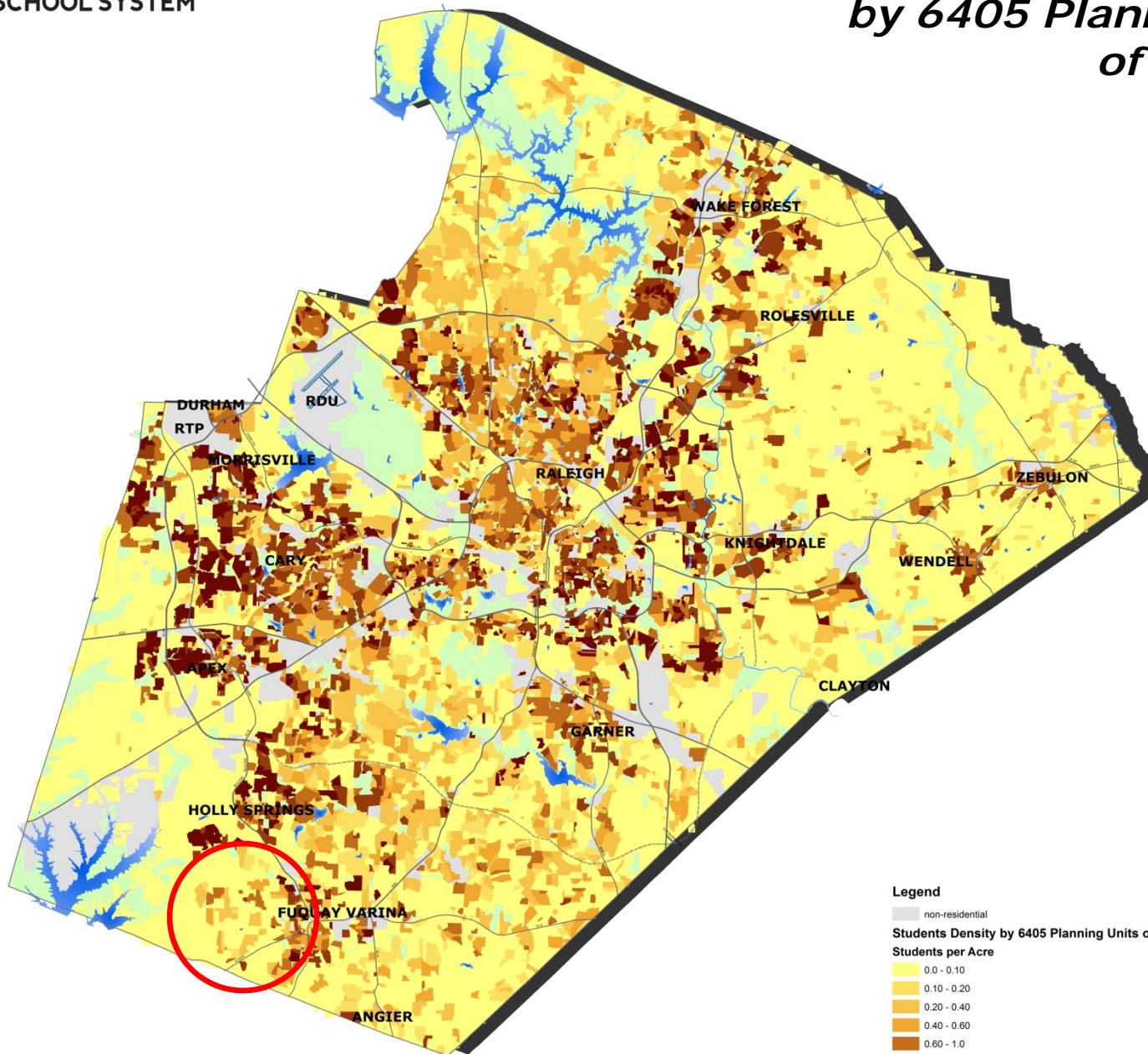
**South-West Wake County:
(S. Holly Springs / NW. Fuquay-Varina)**

E-45 Elementary School Site

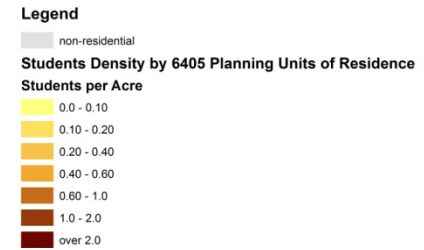
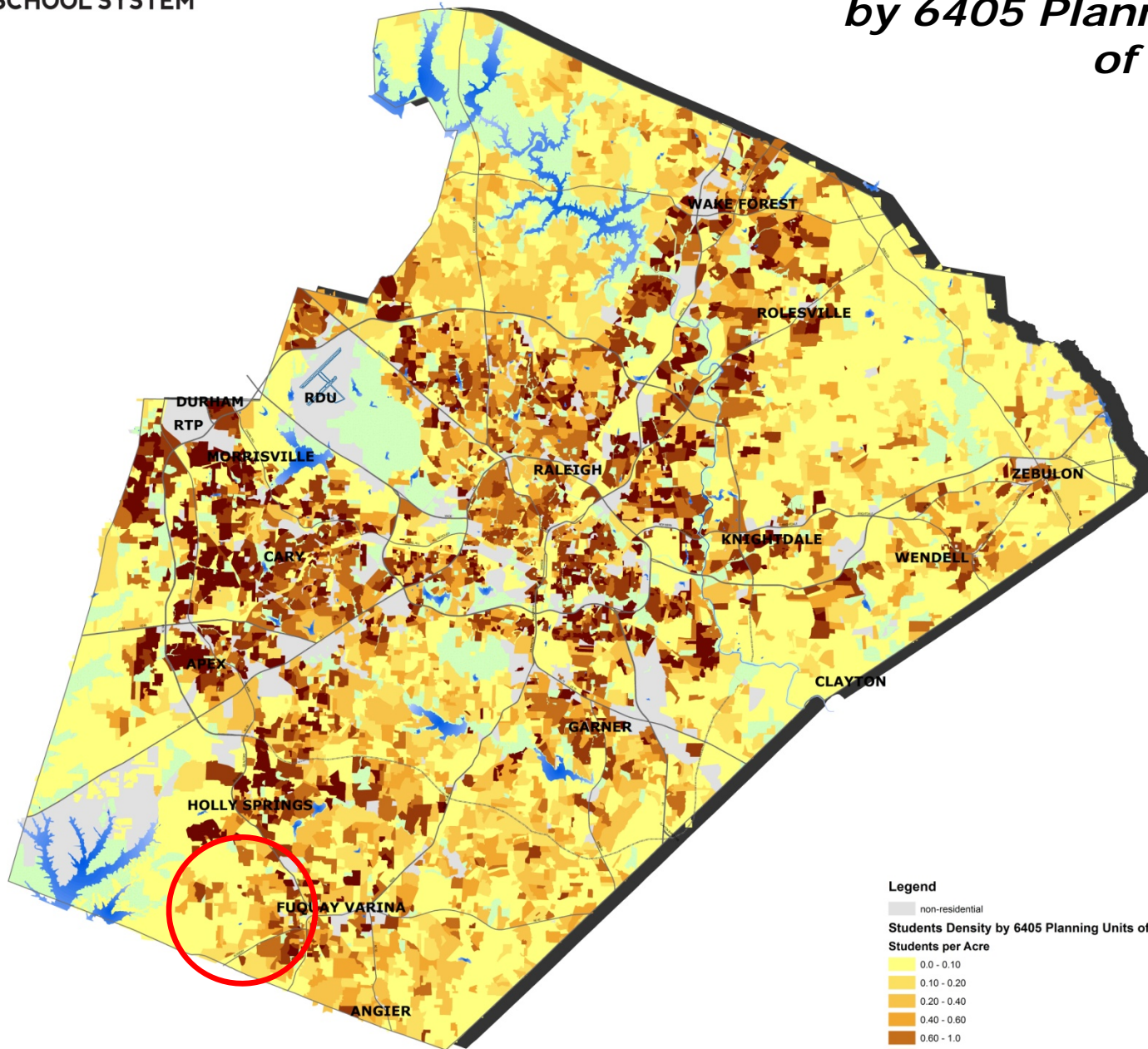
*Actual Student Density, 2002
by 6405 Planning Units
of Residence*



*Current Student Density, 2012
by 6405 Planning Units
of Residence*



*Projected Student Density, 2022
by 6405 Planning Units
of Residence*

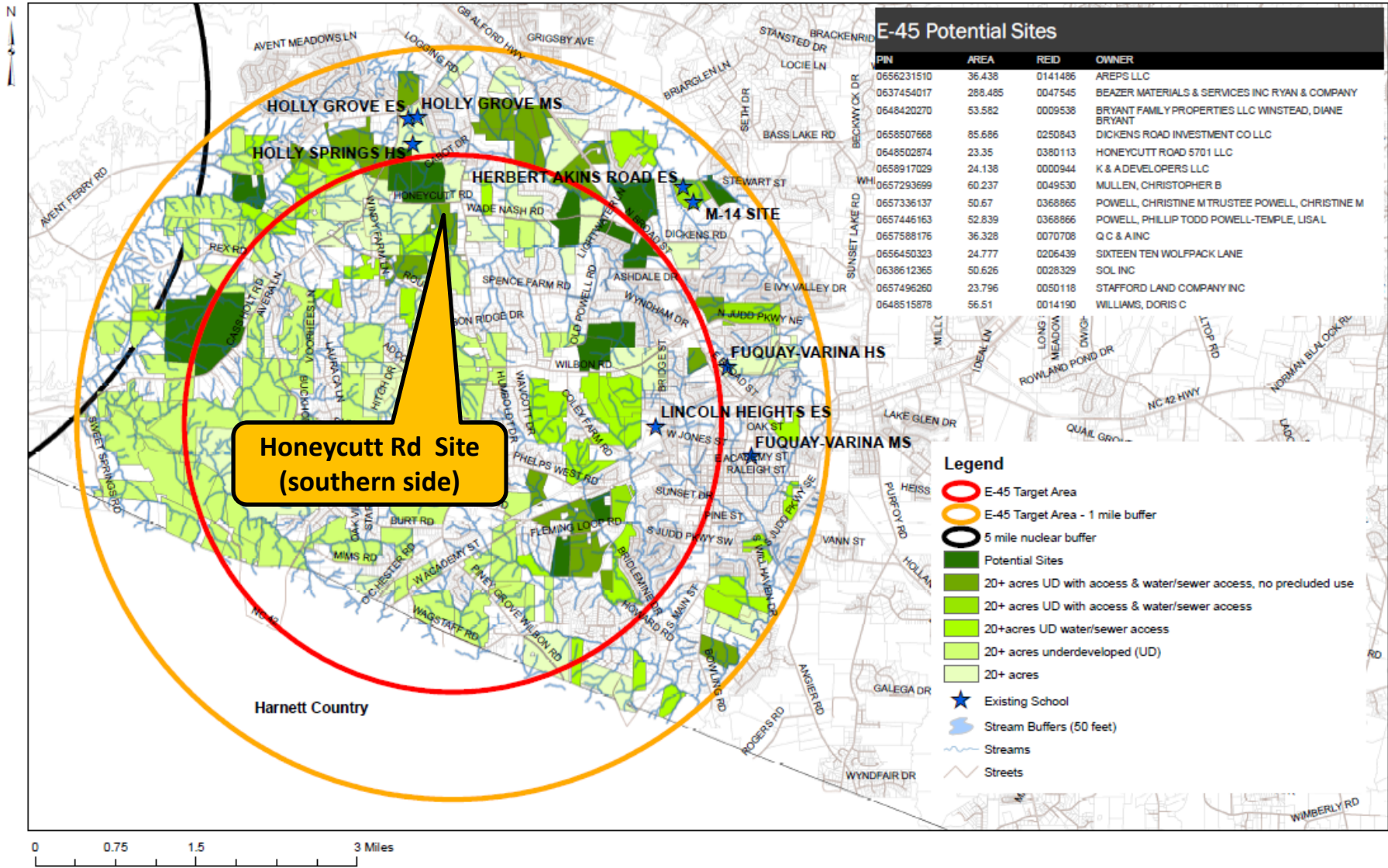


Current and Projected Crowding in Schools In/Near E-45 Target Ring

(Schools where an E-454 school opening could help relieve crowding)

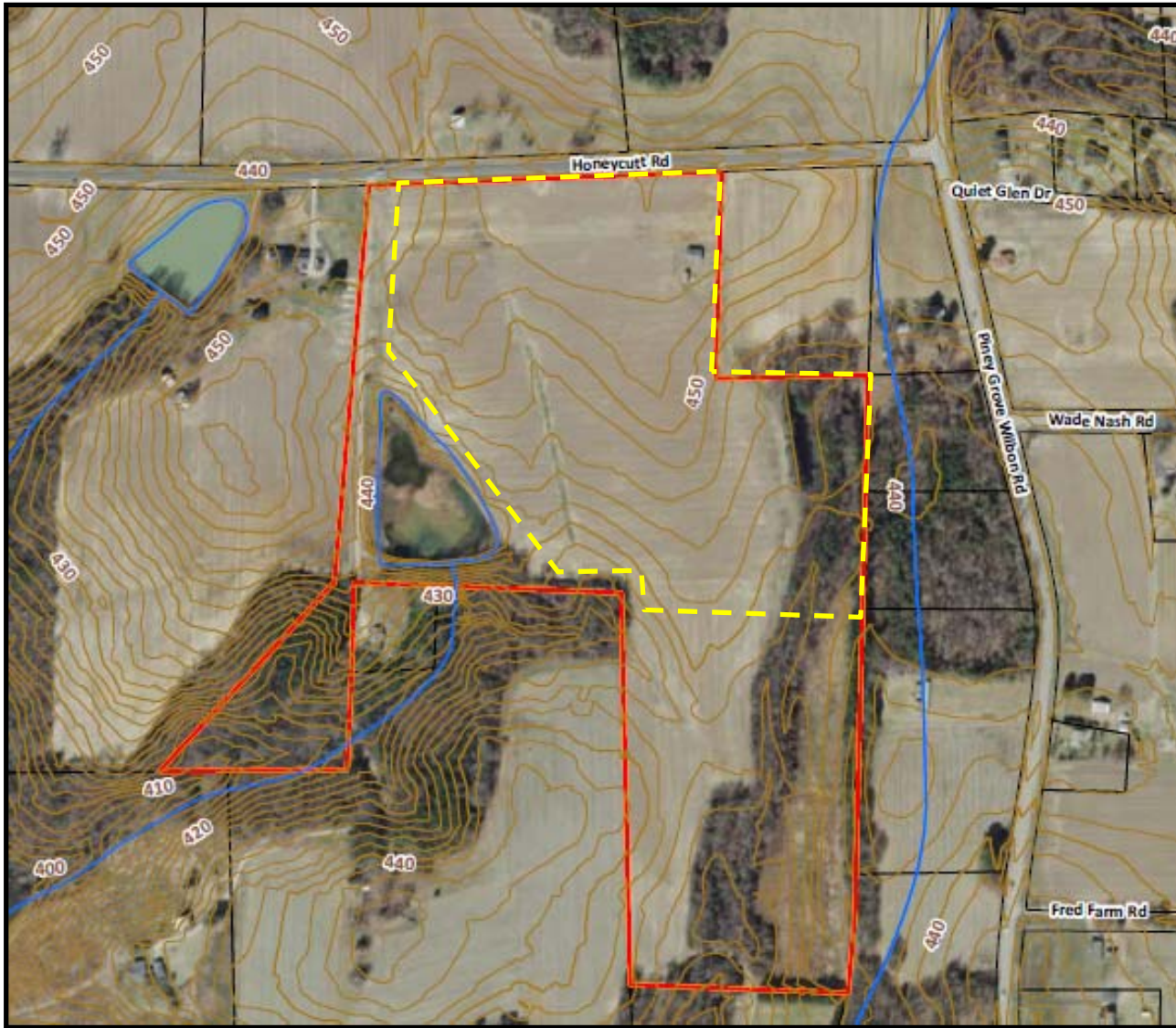
| | Planned % Crowding: 2014-2015 | Current Number of Temporary Classrooms | Planned % Crowding: 2015-2016 |
|---------------------|----------------------------------|--|----------------------------------|
| Holly Springs ES | 137.4% | 16 | 142.9 % |
| Holly Grove ES (YR) | 112.6% | 3 | 116.8% (Capped) |
| Holly Ridge ES | 123.8% | 8 | 137.9% |
| Herbert Akins ES | 87.7% | 0 | 98.2% |

E-45 Top Potential School Site



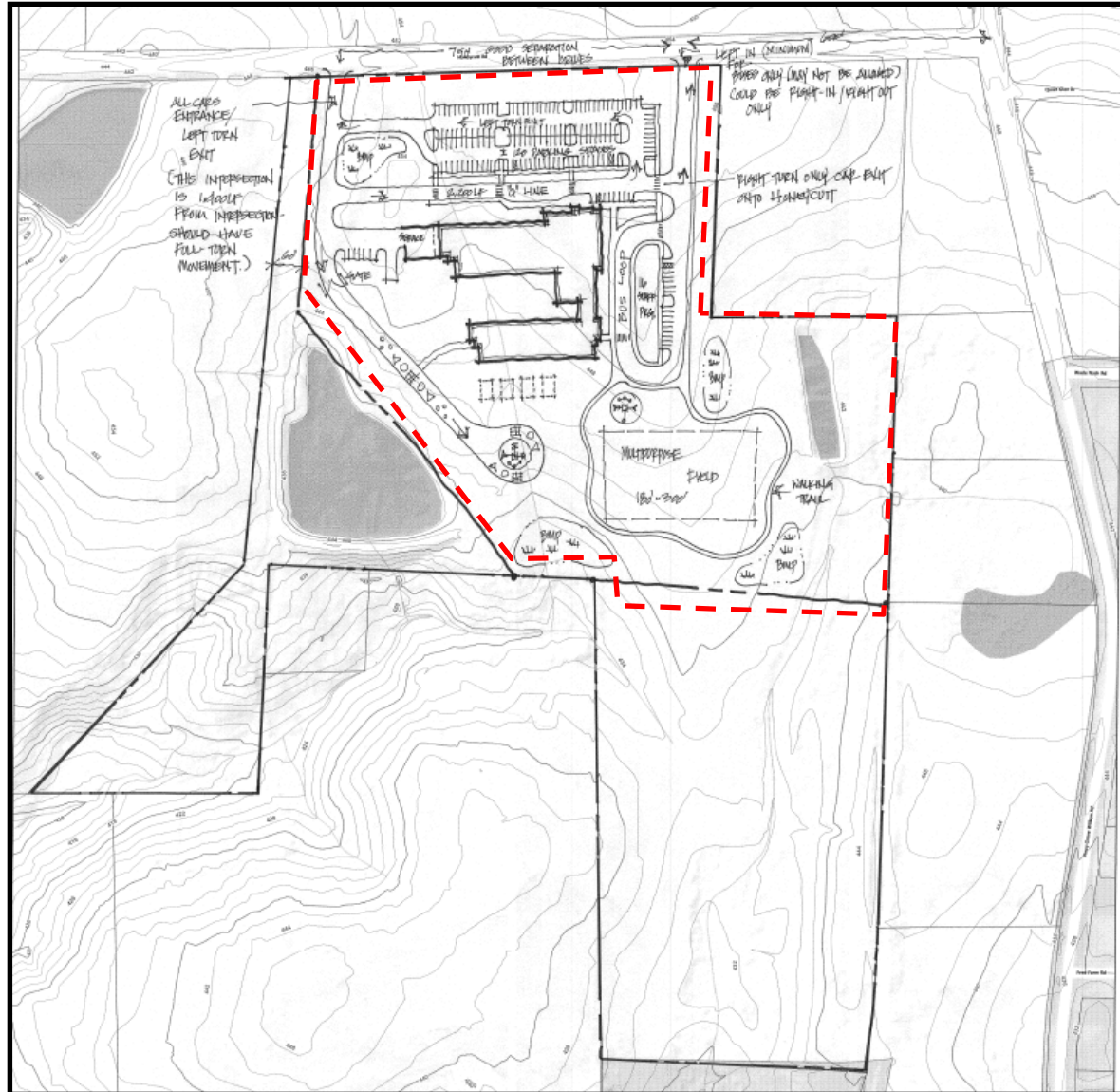
E-45 Honeycutt Road Site (South Side)

(22.5 acres)



E-45 Honeycutt Road Site (South Side)

(Clark Nexsen Prototype on 26.0 acre site)



Land Acquisition Comparison

| | Appraised Value | Sales Price | Sales Price Over/(Under) Appraised Value | Appraised Value (Per Acre) | Sales Price (Per Acre) | Sales Price Over/(Under) Appraised Value Per Acre |
|-------------------------------------|---------------------|-------------|--|----------------------------|------------------------|---|
| E-45 Site | \$1,322,880 | \$1,333,904 | \$11,024 | \$60,000 | \$60,500 | \$500 |
| | | | | | | |
| Recently Acquired Sites in the Area | Date of Acquisition | Acreage | Total Sales Price | Appraised Value (Per Acre) | Sales Price (Per Acre) | Sales Price Over/(Under) Appraised Value |
| E-43 Oakview ES | Sep-14 | 23.55 | \$1,517,360 | \$52,146 | \$64,431 | \$12,285 |
| Herbert Akins Rd ES & MS | Jan-08 | 44.02 | \$2,201,000 | \$55,793 | \$50,000 | (\$5,793) |

End of second reading presentation.
Board approval is requested.