

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

REQUEST FOR ACTION

Subject: Alternative Assets Commitment

Action Requested: Approval of FPA Apartment Opportunity Fund VIII, L.P.

Background and Summary: We recommend a commitment of up to \$75 million from the Long Term Portfolio to FPA Apartment Opportunity Fund VIII, L.P., managed by a San Francisco, CA, based manager that invests in undervalued and/or underperforming multifamily assets in select U.S. markets.

Founded in 1985 by Greg Fowler, FPA specializes in acquiring, improving, and managing multifamily properties that serve middle income renters. FPA is fully vertically integrated, with over 1,000 employees nationally, which allows FPA to control all aspects of value creation, from sourcing and evaluating investments to making physical and operational improvements and selling well.

FPA's discipline in acquiring assets, its ability to improve assets in ways that renters value and its reputation as a reliable partner has contributed to the firm's outstanding performance over a long period of time. This commitment offers the Long Term Portfolio the opportunity to invest alongside an experienced team in an attractive strategy.

Respectfully submitted,



Geoffrey S. Chatas
Executive Vice President and
Chief Financial Officer

February 2022