

TRANSALASKA BUILDING

165 E. Parks Highway | Wasilla, Alaska



INVESTMENT OFFERING MEMORANDUM

Saunders Investments

COMMERCIAL REAL ESTATE SERVICES





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COMMERCIAL REAL ESTATE SERVICES



EXECUTIVE SUMMARY



The TransAlaska building is a two-story, office/retail building located in the center of the downtown Wasilla business district. The building contains approximately 17,280 gross square feet and is situated on a 37,461 square foot lot which is zoned C for commercial use.

The complex was built in 1977 and has been remodeled between 2000—2009. The property features a newly renovated HVAC system, 3 new high efficiency hot water boilers with high efficiency motors, a new digital control system with an Internet-based interface and automatic monitoring system, and ample onsite parking. The property is also located in close proximity to many financial institutions, restaurants and numerous shopping centers, including the Target, Fred Meyer, the Sportsman’s Warehouse, Wal-Mart, and the Home Depot.

The property is competitively priced at \$1,950,000.00

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THE OFFERING

The following table summarizes the terms of this investment opportunity.

PROPERTY ADDRESS	165 E. Parks Hwy
LEGAL DESCRIPTION	Lots 3-1, 6 & 7, Block 4 Wasilla Townsite
ZONING	C: Commercial
BUILDING SIZE	16,266 rentable square feet
LOT SIZE	0.86 acres
PRICE	\$1,950,000.00
PRICE / SQ. FT.	\$119.88
CAP RATE	9.9%

FINANCIAL ANALYSIS



RENT ROLL

SUITE	TENANT	RENTABLE AREA	LEASE RATE	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRATION
101/102	First American Title	2,100	\$1.78	\$3,746.75	\$44,961.00	05/31/2011
103	Available	1,823	\$1.75	\$3,190.25	\$38,283.00	
104	Allstate	1,250	\$1.75	\$2,188.00	\$26,256.00	06/30/2013
105	WH Pacific	1,180	\$1.78	\$2,106.00	\$25,272.00	06/30/2011
106	Keller Williams	1,479	\$1.51	\$2,233.30	\$26,799.60	01/31/2013
200	Available	890	\$1.60	\$1,424.00	\$17,088.00	
201	Available	1,642	\$1.60	\$2,627.20	\$31,526.40	
202	BCS	460	\$1.00	\$460.00	\$5,520.00	05/31/2010
202A	Available	730	\$1.60	\$1,168.00	\$14,016.00	
202B	Pinard Engineering	150	\$1.40	\$210.00	\$2,520.00	12/31/2009
203	Available	553	\$1.60	\$884.80	\$10,617.60	
204A	MSDH	488	\$1.23	\$600.00	\$7,200.00	03/31/2010
204B	Troy Davis Homes	483	\$1.21	\$586.76	\$7,041.12	07/31/2010
205A	Available	646	\$1.60	\$1,033.60	\$12,403.20	
205B	MECA	683	\$1.08	\$735.00	\$8,820.00	03/31/2010
206	Available	526	\$1.60	\$841.60	\$10,099.20	
206A	Tekmate	367	\$1.65	\$605.55	\$7,266.60	07/31/2010
207	Available	816	\$1.60	\$1,305.60	\$15,667.20	
				\$25,946.41	\$311,356.92	
Total Rentable Area		16,266		Less 5% Vacancy	(\$15,567.85)	
Bldg Gross Area		17,280		Less 2% Reserves	(\$6,227.14)	
				Income	\$289,561.94	

FINANCIAL ANALYSIS

OPERATING EXPENSES

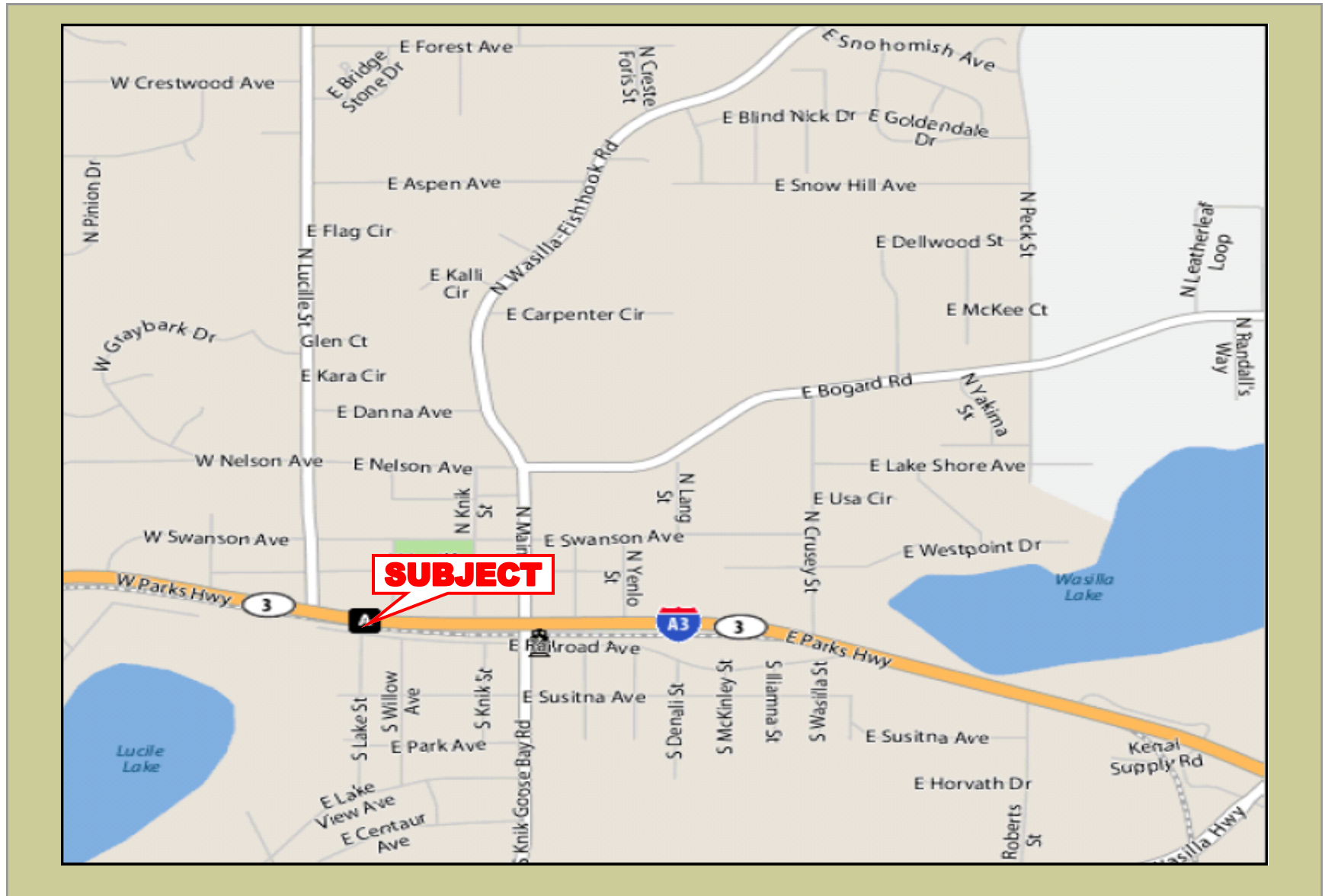


OPERATING EXPENSES	January—December 2009
Janitorial	\$6,542.55
Life Safety & Security	\$4,214.39
Lot Maintenance	\$461.25
Snow Removal	\$3,898.75
R/M General	\$3,601.80
R/M HVAC	\$4,919.47
Management Fees, Lee Realty	\$6,150.00
Management Fees, BSJ	\$6,616.00
Electric	\$24,483.89
Gas	\$14,588.28
Water / Sewer	\$2,821.58
Refuse	\$2,924.37
Taxes	\$7,566.89
Insurance	\$7,200.00
Total Expenses	\$95,989.22
Total Annual Rent	\$289,561.94
Annual Operating Expenses	\$95,989.22
Net Operating Income	\$193,572.72
Sale Price	\$1,950,000.00
CAP Rate	9.9%

PROPERTY OVERVIEW



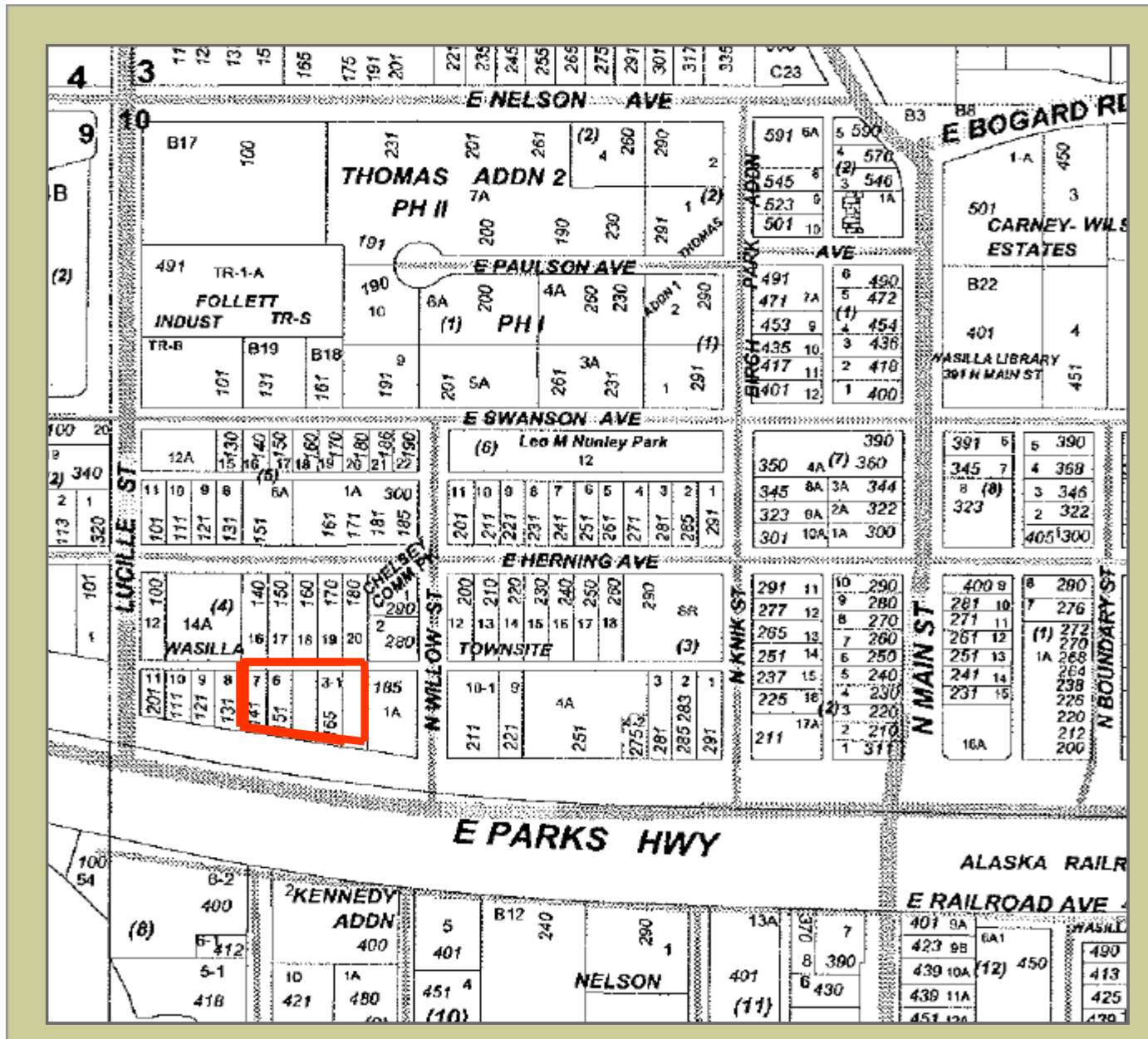
AREA MAP



PROPERTY OVERVIEW



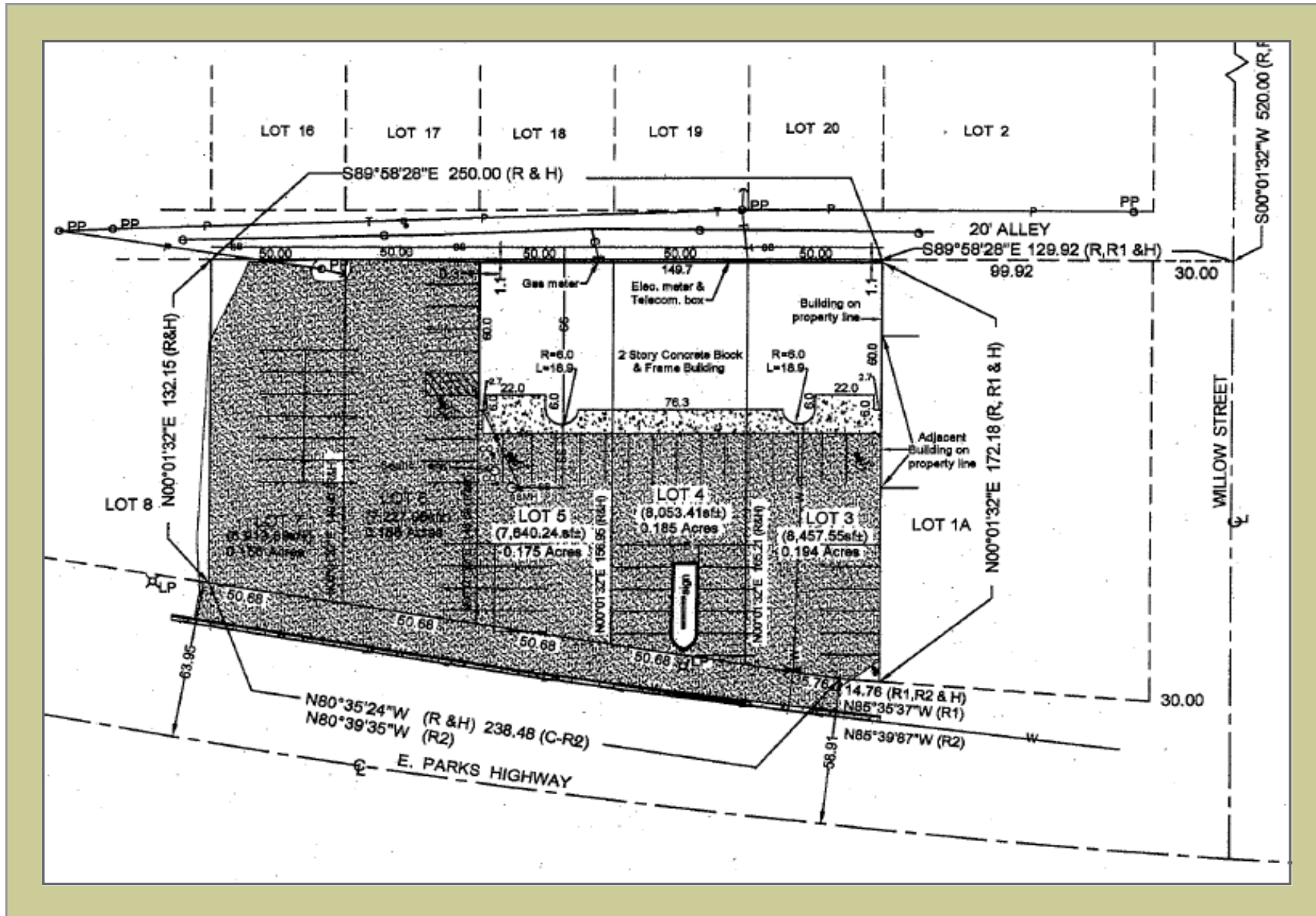
LOCAL MAP



PROPERTY OVERVIEW



SITE PLAN



FLOOR PLANS



SECOND FLOOR

FIRST FLOOR

