TRANSALASKA BUILDING

165 E. Parks Highway | Wasilla, Alaska



INVESTMENT OFFERING MEMORANDUM

Saunders Investments



COMMERCIAL REAL ESTATE SERVICES



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DISCLOSURE/DISCLAIMER

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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 situation 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	
9. ot in te al	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



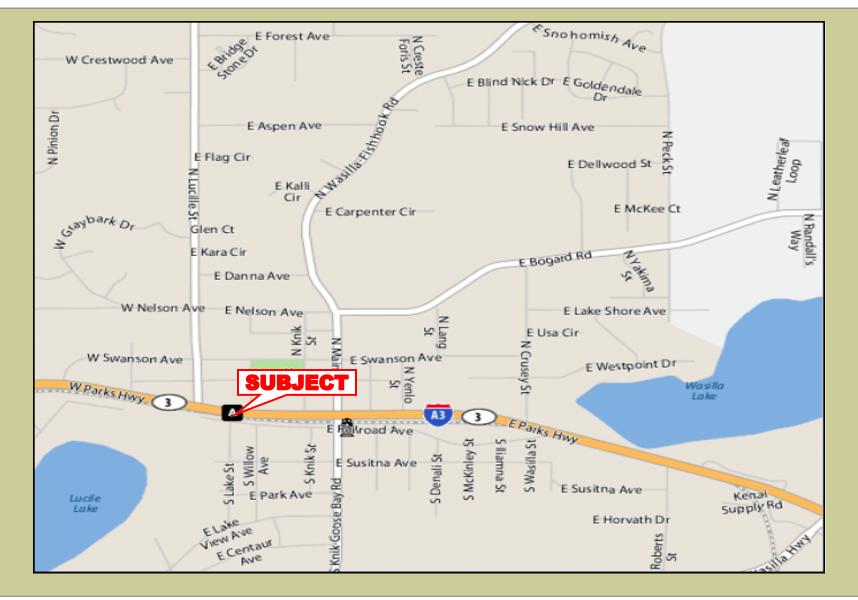
OPERATING EXPENSES

OPERATING EXPENSES	January—December 200		
Janitorial	\$6,542.5		
Life Safety & Security	\$4,214.3		
Lot Maintenance	\$461.2		
Snow Removal	\$3,898.7		
R/M General	\$3,601.8		
R/M HVAC	\$4,919.4		
Management Fees, Lee Realty	\$6,150.0		
Management Fees, BSJ	\$6,616.0		
Electric	\$24,483.8		
Gas	\$14,588.2		
Water / Sewer	\$2,821.5		
Refuse	\$2,924.3		
Taxes	\$7,566.8		
Insurance	\$7,200.0		
Total Expenses	\$95,989.2		
Total Annual Rent	\$289,561.9		
Annual Operating Expenses	\$95,989		
Net Operating Income	\$193,572		
Sale Price	\$1,950,000.		
CAP Rate	9.9		

PROPERTY OVERVIEW



AREA MAP



PROPERTY OVERVIEW

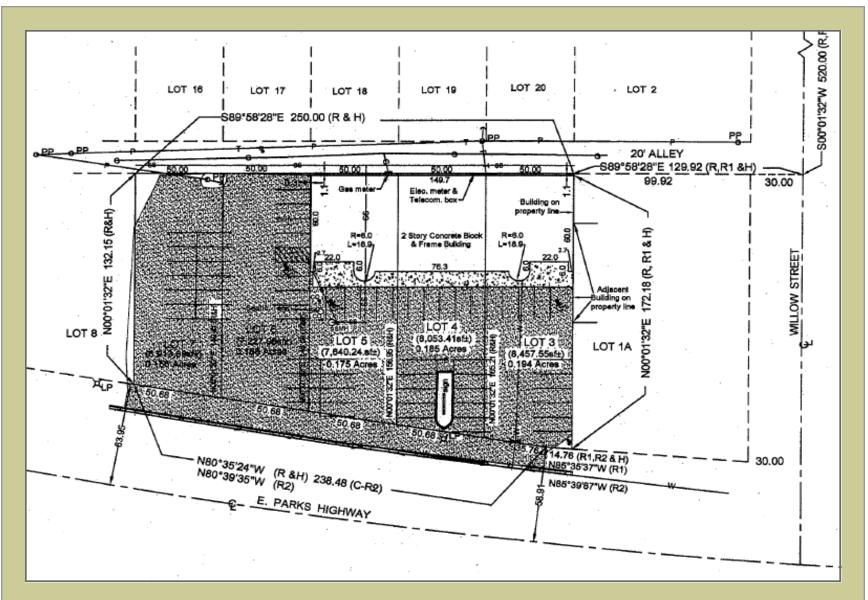


LOCAL MAP 2 2 2 52 255 265 275 307 12 165 22.62 335 3 C23 4 E NELSON 0.000 E BOGARD RI 10 83 9 5 590 (2) 260 6A 290 591 261 B17 ŝ ĝ g ŝ 4 570 1-A 2 ADDN 2 THOMAS 546 545 Salary Sector 3 B 1 ⁽²⁾ 7A з 9 ĝ 18 PH II 523 601 ສີ 501 8 291 CARNEY- WILS 56 191 ESTATES AVE B22 401 WASILLA LIBRARY we rehave a E PAULSON AVE 491 TR-1-A (2) 491 190(DON) 8 4A 280 230 290 5 7A FOLLETT 471 472 6A 2 (1) 3 10 TR-S PH **45**4 **43**6 INDUST (1) 453 ş 4 (1) \$435 TR-6 ŝ 819 10, B18 9 2417 0401 ЗA 2 478 291 11 **4**51 120000 391 N MAIN ST 261 ģ ŝ 5 5 ģ ŝ 5A 1 12 1 400 COMPANY STREET SWANSON AVE AND AVE *********************************** محمدة والمح 20 100 98 6 21 22 8 2 8 18 19 20 2 0615 92/17 Loo M Nunley Park 390 390 (6) 391 5 12A 12 4A (7) 360 350 345 7 8 (8) 4 368 7 0 11 10 9 8 340 2) 8A 3A 344 345з 346 11 10 9 8 7 2 ĥ۷ 1A 300 31 2 322 323 2A 323 2 322 8A 173 320 ŝ 23 282 8 1 5 Ŕ ž 281 5 28 \$2 301 10A 1A 300 405¹300 and the second s incases. E HERNING LUCI ģ 13 14 15 16 17 18 10 9 8 290 8 200 5 400 8 28 290 280 270 260 250 240 230 220 210 MAIN ST 515 20 291 11 2 281 10 271 11 261 12 251 13 241 14 231 15 TS=MC 276 272 268 264 238 225 220 212 200 BOUNDARY 200 277 12 8R 12 2 14A XNX 265 7 5 4 (1)13 ۹ĩ, 19 20 280 TOWNSITE (3) WASILLA 14 15 16 251 1110 9 8 237 7 2 6 ETHAL IN 3 185 10-1 8 121 201 - 600 225 285 283 స 4A. ų (4)5 1A 281 281 įĘ 2 17A 2 211 53 2 291 211 16A 37 AND DESCRIPTION OF A DE E PARKS HWY 8-2 100 ALASKA RAILR 54 2KENNEDY E RAILROAD AVE 400 B12 S ADDN 202 1 13A 30 401 9A 5 WASILL (8) 6-1₄₁₂ 400 423 98 490 401 8 390 439 10A (12) 450 5-1 6 430 413 401 10 1A. NELSON 451 4 439 11A 480 425 418 421 (11) (10) 451 100 4**70** 1

PROPERTY OVERVIEW



SITE PLAN



FLOOR PLANS



