



ARK DENALI

ALASKA

\$2,000,000

# DEVELOPMENT INVESTMENT OPPORTUNITY

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# THE OPPORTUNITY

The Ark Denali property is a once in a lifetime opportunity to own part of **85.61 acres (usable 79.73 acres) of pristine Chulitna river frontage land**. The property is surrounded by State of Alaska owned parkland. The property will be built in 3 phases with the first phase consisting of 39 RV spaces, office, retail, restaurant, campground, viewing decks, helipad and river bridge crossing. The property has direct views of Mount Denali and is located with frontage on South Parks Highway, which is the main thoroughfare between Anchorage & Fairbanks.

The \$2,000,000 requested equity will finalize the total partnership equity requirement to begin development on Phase 1. Once Phase 1 is completed the properties cash flow will capitalize Phases 2 & 3. The business plan is for long term ownership hold and cash flow.

Ark Denali phase 1 has a projected value as a business opportunity, including real estate at a 3.5 multiple to equity ratio. Current ownership has an SBA construction loan and long-term financing commitment in place.



# PROPERTY DESCRIPTION

Ark Denali is situated on 85.61 acres of land located at 4852 North Parks Highway, Trapper Creek, Alaska. The property has frontage on the Chulitna River and Highway 1. The main highway running between Fairbanks & Anchorage.

Ark Denali consists of an irregular shaped parcel with exceptional views of mount Denali, which is a major amenity to the subject property. The 1st phase of development includes retail, gallery and restaurant. In addition, there is an entry office (RV support building), three bathhouses, 39-space RV Park and campground.

Ark Denali will have significant site amenities and features, such as viewing decks, helipad and bridge crossing the creek. All structures will have a rustic exterior façade with rough cut shiplap siding milled onsite and stone veneer entryways. The subject site offers exceptional views of Denali and the Chulitna River.









# PROPERTY HIGHLIGHTS

- Irreplaceable land with river frontage located on the only major highway from Anchorage to Fairbanks.
- Projected immediate value add through 3 phases of development.
- Spectacular direct views to Mount Denali. The highest most pristine peak in North America.
- In addition to tremendous real estate value, projected strong cash flow from the operating business model.
- Proven rental pricing from the state-run RV park located directly across the highway.
- Current investor group has invested over \$2 million.



# PROJECT HIGHLIGHTS AND AMENITIES

- Has Day Picnic and Overnight Camping
- Has the only safe river access in 100 miles for light river crafts for fishing
- On-Site Convenience Store (the closest within 20 miles south & 80 miles north)
- Will be open year round - during the winter months for winter sports/ snow equipment, access to the frozen river, as well as remote access & Northern Light viewing
- Viewing deck will have radiant heating for safe winter viewing
- Safe trailer parking for tourists and locals alike







# PRO FORMA

Units	Type	Unit SF	Total SF	Seasonal Rent Avg	Market Rent	Current Rent/SF	Market Rent/SF
7	RV / Pull Thru 80 FT	2,400	16,800	\$2,550	\$2,677	\$1.06	\$1.12
9	RV / Pull Thru 75 FT	2,250	20,250	\$2,400	\$2,520	\$1.07	\$1.12
8	RV / Pull Thru 70 FT	2,100	16,800	\$2,250	\$2,362	\$1.07	\$1.12
1	RV / Pull Thru 74 FT	2,220	2,220	\$2,400	\$2,520	\$1.08	\$1.14
1	RV / Pull Thru 80 FT	2,400	2,400	\$2,550	\$2,677	\$1.06	\$1.12
1	RV Pull Thru 65 FT	1,920	1,920	\$2,250	\$2,362	\$1.17	\$1.23
12	RV Back In 50 FT	1,500	18,000	\$2,250	\$2,362	\$1.50	\$1.57
<b>39</b>		<b>2,010</b>	<b>78,390</b>	<b>\$2,350</b>	<b>\$2,467</b>	<b>\$1.17</b>	<b>\$1.23</b>

Income		Current Pro Forma	Market Pro Forma
<b>Scheduled Market Rent</b>		\$1,099,800	\$1,154,616
Less: Vacancy	45.00%	(\$494,910)	(\$519,577)
<b>Net Rental Income</b>		<b>\$604,890</b>	<b>\$635,039</b>
Plus: Food, Store, Gift, Gallery & Lawn Area		\$1,634,840	\$1,716,582
Plus: Activities: Boat, Fishing & Helicopter Tours		\$415,338	\$436,104
Plus: Laundry, Propane & Firewood		\$287,364	\$301,732
<b>Total Operating Income (EGI)</b>		<b>\$2,942,432</b>	<b>\$3,089,457</b>

Expenses		Per Unit		
Administrative		\$3,296	\$128,526	\$128,526
Equipment Supplies		\$7,194	\$280,548	\$280,548
Payroll Includes Taxes & Health Insurance		\$27,430	\$1,069,784	\$1,069,784
Repairs & Maintenance/Turnover		\$2,416	\$94,215	\$94,215
Utilities		\$1,930	\$75,285	\$75,285
Real Estate Taxes	0.8781%	\$3,377	\$131,715	\$131,715
Insurance		\$949	\$37,000	\$37,000
Replacement Reserve		\$255	\$10,000	\$10,000
<b>Total Expenses</b>			<b>\$1,827,073</b>	<b>\$1,827,073</b>
		Per Unit:	\$46,848	\$46,848
		Per SF:	\$23.31	\$23.31

<b>Net Operating Income</b>		<b>\$1,115,359</b>	<b>\$1,262,384</b>
Less: Debt Service		(\$577,256)	(\$577,256)
Projected Net Cash Flow		\$538,103	\$685,128
Cash-on-Cash Return (Based on List Price)		5.35%	6.82%

Cap Rate Analysis	Price	\$/Space	\$/Foot	Cap Rate	Cap Rate
<b>Projected Valuation</b>	<b>\$15,000,000</b>	<b>\$384,615</b>	<b>\$191.35</b>	<b>7.44%</b>	<b>8.42%</b>

All Financing	Total Loan Amount	Down Payment	LTV	Mo. Payment	Debt Constant
	\$5,000,000	\$10,050,000	33%	(\$48,105)	11.5%

## New First Mortgage (to be originated at purchase)

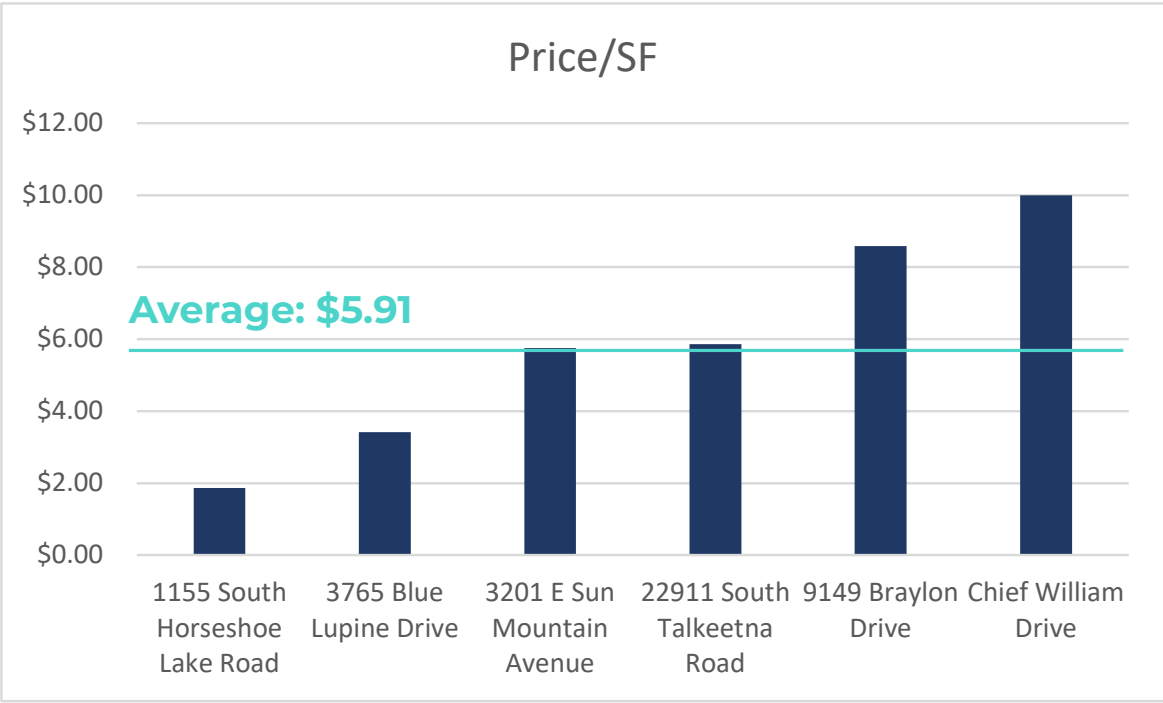
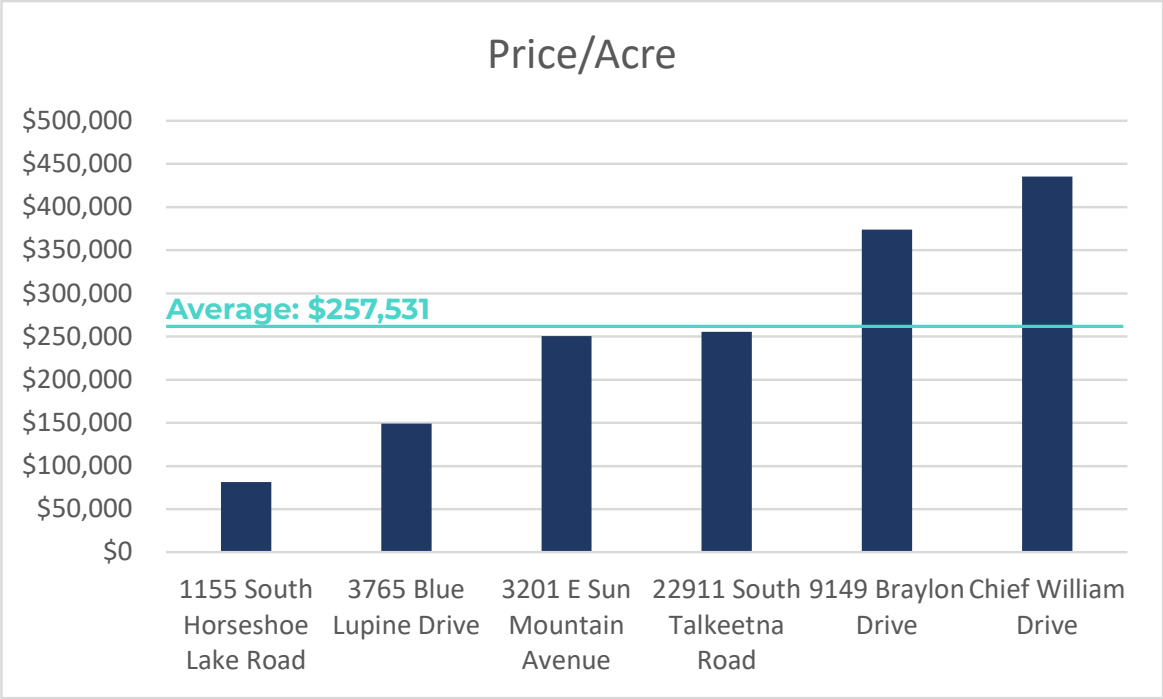
LTV for this loan	Amount	Interest Rate	Amortization	Payment	Fees	I/O Term (yrs)
33%	\$5,000,000	10.75%	25	(\$48,105)	1.00%	0



# MARKET POSITIONING

Address	City	Sale Date	Acres	SQFT	Price	Price/Acre	Price/SQFT
<b>9149 Braylon Drive</b>	Anchorage	On Market	6.02	262,231	\$2,250,000	\$373,754	\$8.58
<b>Chief William Drive</b>	Fairbanks	On Market	5.12	222,853	\$2,228,530	\$435,260	\$10.00
<b>3201 E Sun Mountain Avenue</b>	Wasilla	On Market	18.76	817,186	\$4,700,000	\$250,533	\$5.75
<b>22911 South Talkeetna Road</b>	Talkeetna	On Market	2.31	100,624	\$590,000	\$255,411	\$5.86
<b>3765 Blue Lupine Drive</b>	Wasilla	12/1/2021	10.74	467,834	\$1,600,000	\$148,976	\$3.42
<b>1155 South Horseshoe Lake Road</b>	Wasilla	6/1/2020	4.00	174,240	\$325,000	\$81,250	\$1.87
<b>Average:</b>			7.83	340,828	\$1,948,922	\$257,531	\$5.91













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