

SALE BROCHURE

The Lodge at Black Rapids

227.4 RICHARDSON HIGHWAY

Delta Junction, AK 99737

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,460,000
CAP RATE (2022 ACTUAL):	10%
BUILDING SIZE:	9,443 SF
PRICE PSF:	\$154.61
LOT SIZE:	4.72 Acres
BUILT/RENOVATED:	2005/2020
BROKER OF RECORD	Gold Standard Real Estate Services, LLC

PROPERTY OVERVIEW

SVN | Northco is please to present the sale of a unique Alaskan property, The Lodge at Black Rapids, located in Delta Junction, AK, approximately 2.5 hours from Fairbanks ("Property"). This one-of-a-kind Property combines historical significance and unrivaled craftsmanship with unspoiled wilderness in the heart of the Alaska Range. The Property provides outdoor enthusiasts numerous unforgettable experiences to embark upon such as exploring glaciers, mountains, and wildlife in a fresh, clean environment. The 7,300 SF handmade timber framed lodge was constructed with the absolute highest standards of craftsmanship by the current owners and was finished in 2009, after 10 years of construction.

PROPERTY HIGHLIGHTS

- Seller financing is available and passive ownership is possible
- A one-of-a-kind 7,300 sq ft. custom timber framed lodge, built with the absolute highest standards of craftsmanship by the current owners and overlooks the Black Rapids Glacier and Delta River
- Open year-round and located in the heart of the Alaska Range on 4.72 acres of beautiful land
- 8 spacious rooms to choose from with sleeping accommodations up to 5 people in select rooms
- Onsite, full-full service restaurant open year-round and serves 3 home-style meals a day for guests and to the public



SALE HIGHLIGHTS

- A one-of-a-kind 7,300 square foot custom timber framed lodge, that was built with the absolute highest standards of craftsmanship by the current owners and which overlooks the Black Rapids Glacier and Delta River. The construction process took approximately ten years, which explains the extremely high level of craftsmanship.
- A new owner could continue to run the business, or use the property as a private estate
- Open year-round and located in the heart of the Alaska Range on 4.72 acres of beautiful land approximately 40 miles from the nearest community and 2.5 hours from Fairbanks
- Located off a major roadway, Richardson Highway (4), which provides guests with easy access to the property. The Property is at mile post 227.
- The Rapids Roadhouse the one of Alaska's original roadhouses and is the last standing roadhouse in Alaska. The roadhouse is located on the National Historic Register.
- Onsite, full-service restaurant is open year-round and serves three home style meals a day for guests and to the public
- Numerous improvements have been made to the Property in 2022
- 8 spacious rooms to choose from with sleeping accommodations up to 5 people in select rooms
- The lodge can provide accommodations for corporate parties, conferences, retreats, reunions, family celebrations, weddings, honeymoons, anniversaries and other private events
- Luxury packages were added recently, which provide another dependable source of revenue for the hospitality operation. The revenue derived from the packages is reflected in the pro forma (available in the document vault)
- A gravel airstrip is adjacent to the Property. Although this is not included in the sale, guests visiting the Property are able to utilize the airstrip. Flying short distances to get to various destinations is very common in Alaska.

SALE HIGHLIGHTS - CONTINUED

- The property is not located in any organized Borough or other governmental body and is only subject to the rules and regulations of the general safety and sanitary standards of the State of Alaska. There is no zoning and therefore the site is available to be improved to its highest and best use
- High speed internet is available to all lodge guests
- There is employee housing on-site, along with owner's quarters
- Other features of the Property include a wind generator tower, 2600 watt solar panels, a music festival stage and audience area, and more
- Development potential exists, including building homes into the bluff. These units could be sold and added to the rental pool.
- The Department of Defense announced on 9/23/22 that the Alaska Energy Authority (AEA) was awarded a \$12,752,540 grant from the Office of Local Defense Community Cooperation under the Defense Community Infrastructure Pilot Program to construct a 34-mile electric distribution line extension along the Richardson Highway. This project will bring electricity to the Property. This project is scheduled for completion by late 2025.
- Resort Website: <https://www.lodgeatblackrapids.com/>
- Listing Website: <https://www.northco.com/>



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED





LOCATION DESCRIPTION

The Property is located in the quaint town of Delta Junction, AK with a year-round population of 1,000 residents. Located in the fertile Tanana River Valley, Delta Junction is surrounded by the spectacular mountain ranges - the White Mountains to the north, the Granite Mountains to the southeast, and the Alaska Range to the southwest. To the west, the Delta River provides scenic adventure for site-seers and unrivaled opportunity for outdoor sports enthusiasts. These wilderness areas offer many outdoor recreation opportunities including camping, fishing, wildlife viewing, canoeing, and hiking.

Distances from larger cities:

Anchorage, AK - 295 miles northeast of Anchorage
Fairbanks, AK - 134 miles southeast of Fairbanks

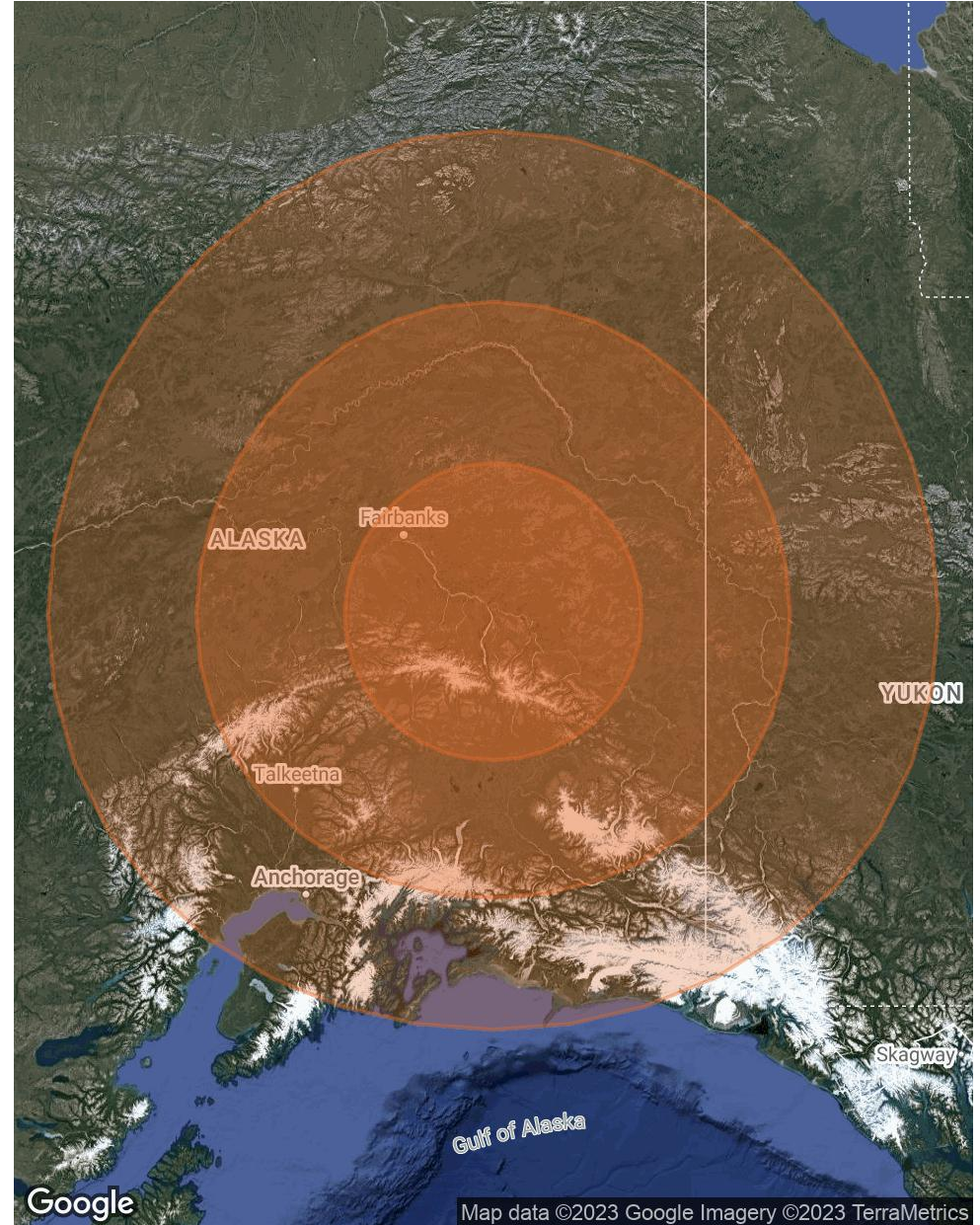
The Property is conveniently located 40 miles from Delta Junction Airport and 35 miles from Allen Army Airfield. Fairbanks International Airport is located 99 miles away in Fairbanks, AK.

DEMOGRAPHICS MAP

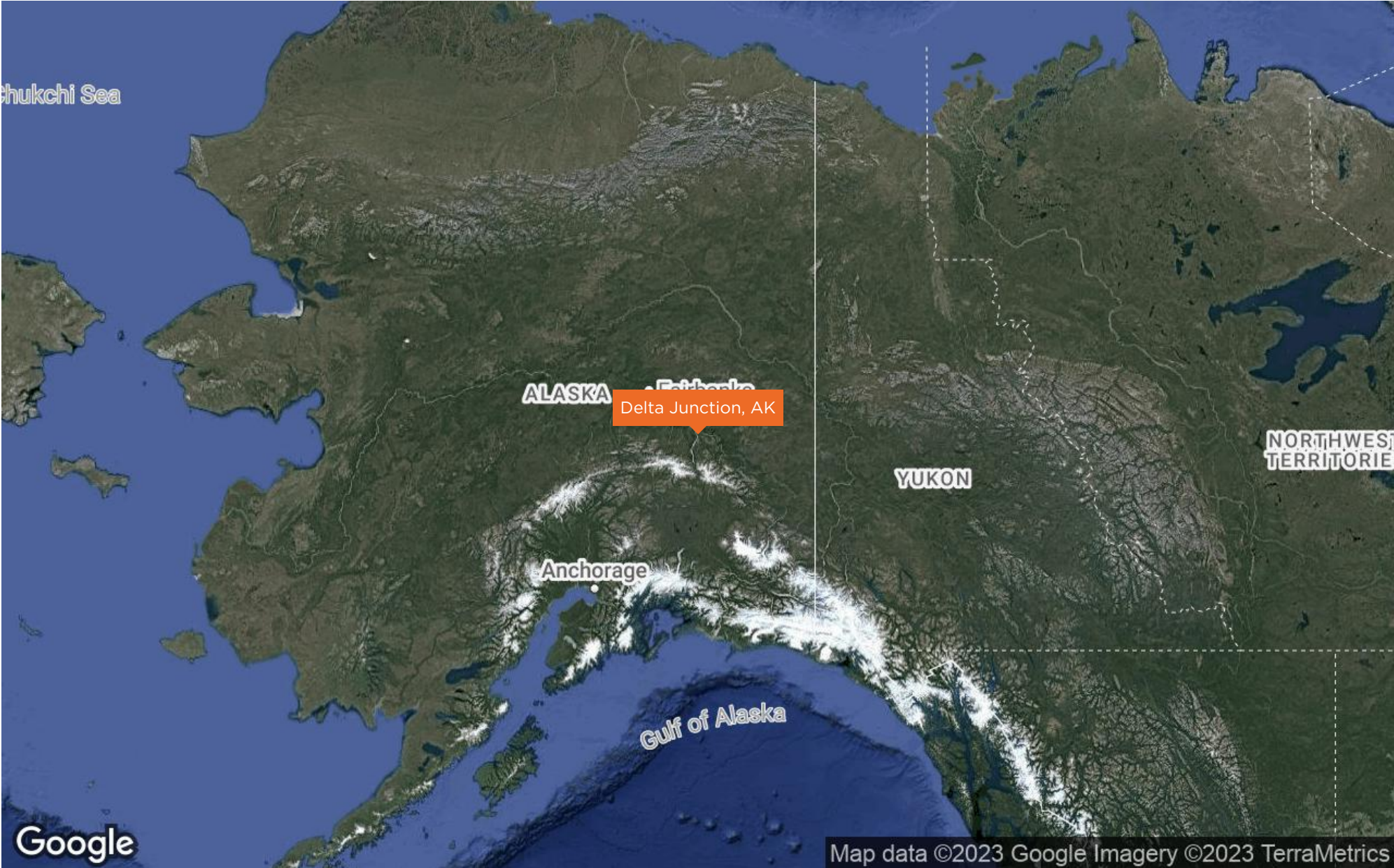
POPULATION	100 MILES	200 MILES	300 MILES
TOTAL POPULATION	34,122	413,604	357,819
AVERAGE AGE	33.9	37.1	33.9
AVERAGE AGE (MALE)	34.2	37.9	33.4
AVERAGE AGE (FEMALE)	33.3	36.7	34.7

HOUSEHOLDS & INCOME	100 MILES	200 MILES	300 MILES
TOTAL HOUSEHOLDS	11,714	170,058	123,576
# OF PERSONS PER HH	2.9	2.4	2.9
AVERAGE HH INCOME	\$77,803	\$68,469	\$82,508
AVERAGE HOUSE VALUE	\$216,634	\$218,469	\$223,088

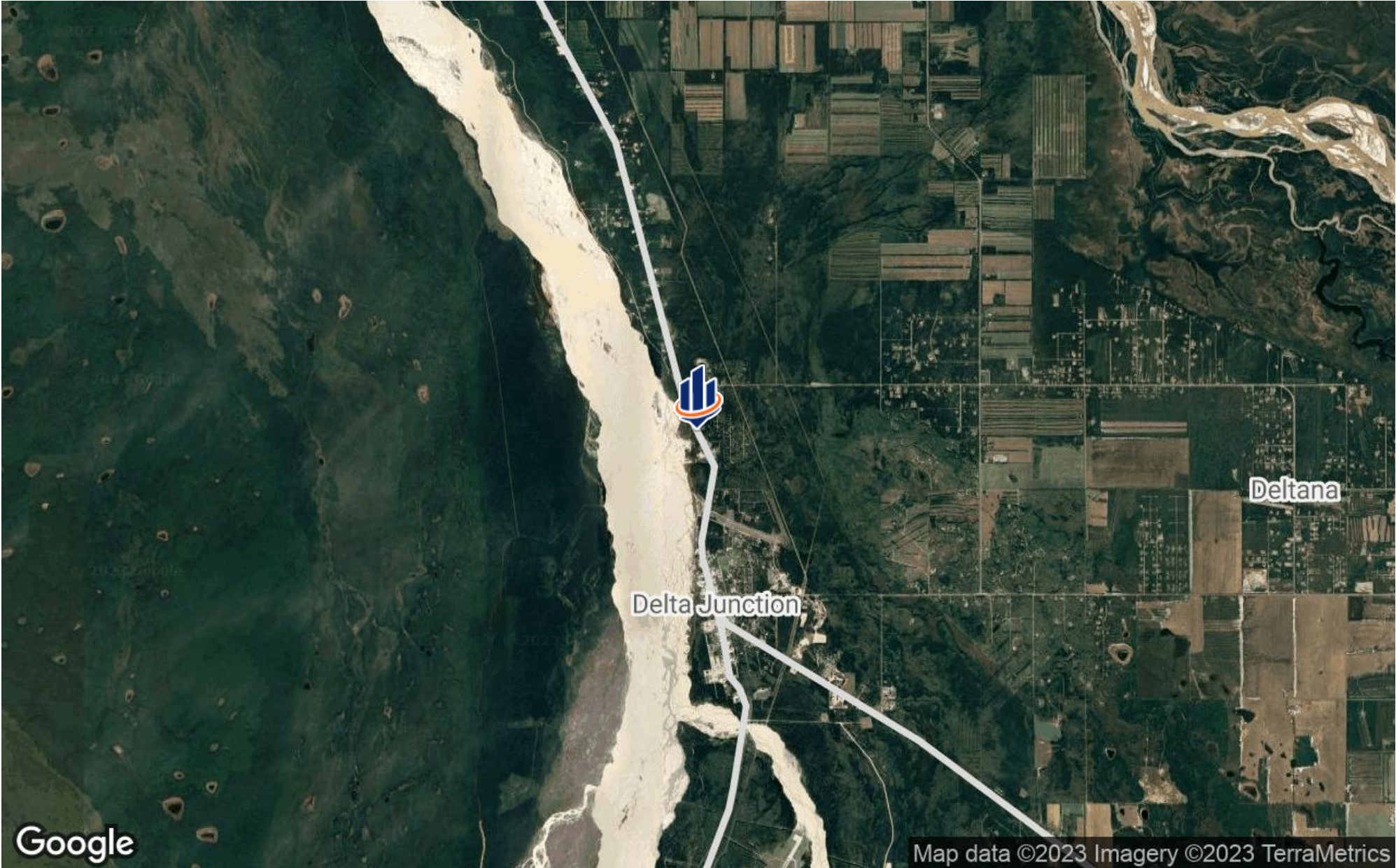
* Demographic data derived from 2020 ACS - US Census



REGIONAL MAP



LOCATION MAP



AERIAL MAP

