



FOR SALE

**C.W.
Walker &**
ASSOCIATES, INC
• • •
Commercial
Real Estate Services

COMMERCIAL INVESTMENT PORTFOLIO

\$19,500,000

2025 NOI - \$1,920,540

Building Total – 94,764 sq/ft

10.0% CAP Rate



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ASSET PORTFOLIO

APARTMENT BUILDING / 19,976 sqft

OFFICE BUILDING / 14,110 sqft

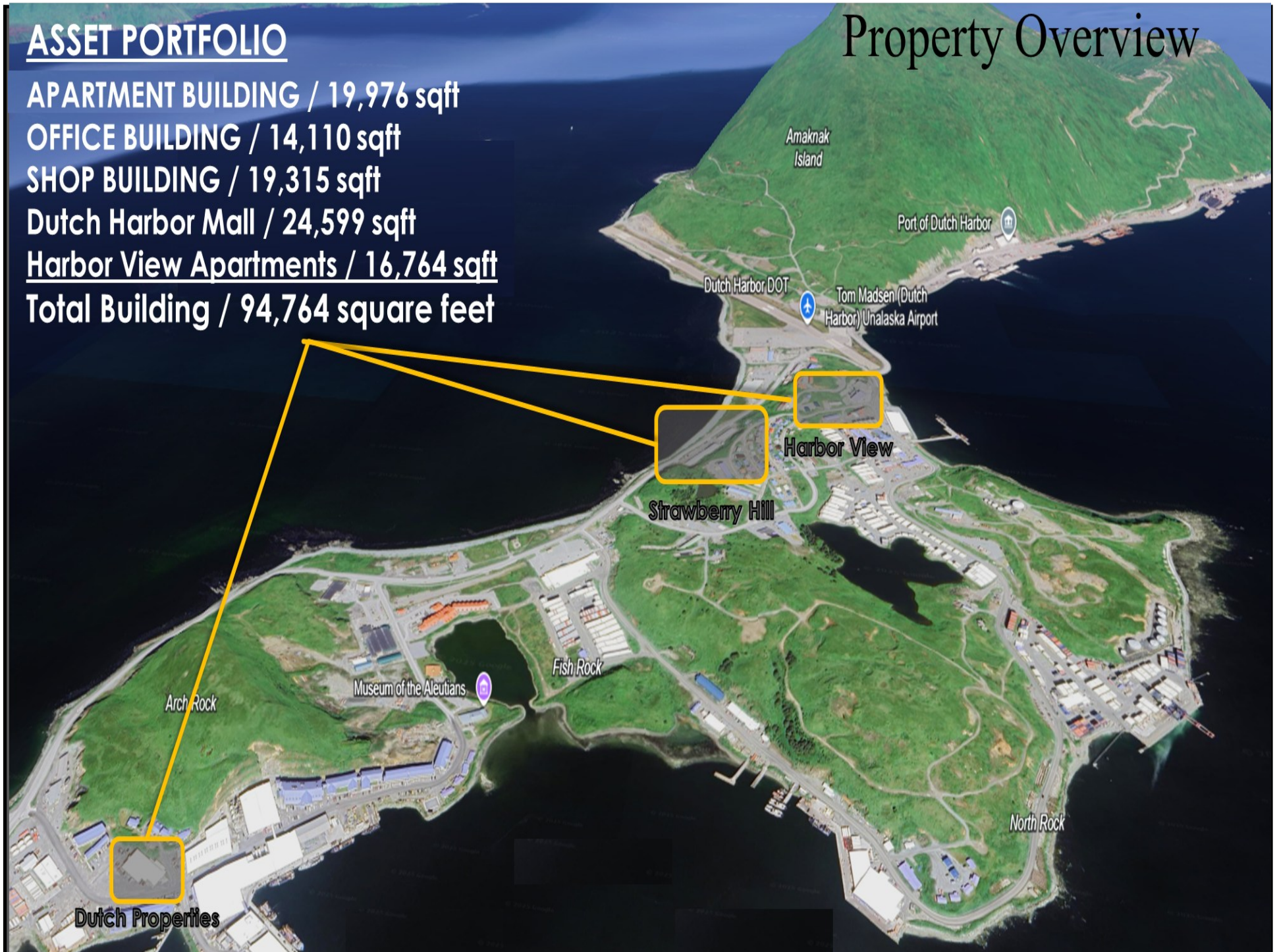
SHOP BUILDING / 19,315 sqft

Dutch Harbor Mall / 24,599 sqft

Harbor View Apartments / 16,764 sqft

Total Building / 94,764 square feet

Property Overview



Dutch Harbor Investment Portfolio

Strawberry Hill, Dutch Properties, and Harbor View properties are packaged and offered for sale. These properties were acquired by the current owner in 2009. Throughout this 16 year period, the owners have consistently invested in all the buildings and their tenants, contributing to a long-standing success and a strong reputation in the community.

Property Highlights

- **Capital Improvements:** Since 2009 over \$2,495,000 has been invested in capital improvements and upgrades, ensuring the buildings are appealing for tenants and visitors.
- **Stabilized Tenant Base:** Strawberry Hill, Dutch Properties, and Harbor View boasts a roster of reliable, long-term Federal and State Tenants, reinforcing a steady revenue stream.
- **Current Financial Performance:** Projected (NOI) for 2025 is \$1,920,540.
- **Full Occupancy Potential:** Upon reaching 100% occupancy, This portfolio is projected to generate over \$2,118,000 in annual NOI. Currently the entire portfolio has only 6,630 square feet or 6.9% overall vacancy.
- **Ownership Structure:** Strawberry Hill property and Harbor View Properties are leased from the Ounalashka Native Corporation the land lease(s), through 2058 & 2041 with options to further extend the land lease.
- **Tenants:** All the properties have several federal and State of Alaska government, long-term leases. Federal and State Government along with Local Companies are leasing a multitude of spaces such as Apartments, retail space, warehouse shop and office spaces.

Operational Stability

Despite the logistical challenges posed by Dutch Harbor's remoteness and climate, the current owner offer a turnkey, established and highly reliable local management team supported by trusted contractors, leading to efficient and cost-effective operations.

Buyer Opportunities

The Dutch Harbor portfolio presents an ideal investment for both owner-users and investors familiar with the unique dynamics of the Dutch Harbor market.

Support Transition: To ensure a seamless ownership transition, the seller offers to manage the property for 1-2 years, providing valuable continuity.

Local Expertise: Buyers will have the option to retain the skilled local management team already in place.

Economic Stability

Dutch Harbor's economy, driven by its vital role in the U.S. seafood supply chain, has remained stable for the last 15 years. While annual fish harvests may fluctuate, the region's strategic importance ensures long-term economic resilience.

Conclusion

These Properties are a rare and valuable investment opportunity in a high-performing market. We invite interested parties to consider this well-maintained, profitable asset with significant upside and even greater potential.

Strawberry Hill Tenant Overview

- United States Coast Guard
- NOAA
- State of Alaska Fish & Game
- Alaska State Troopers
- Customs & Border Patrol
- LFS, Inc.
- Hydra Pro Dutch Harbor
- GCI Communication Corp.
- MacKay Communications, Inc.



27-Unit / 19,976 sqft
Apartment Complex

14,110 sqft
Office Building

19,315 sqft
Warehouses

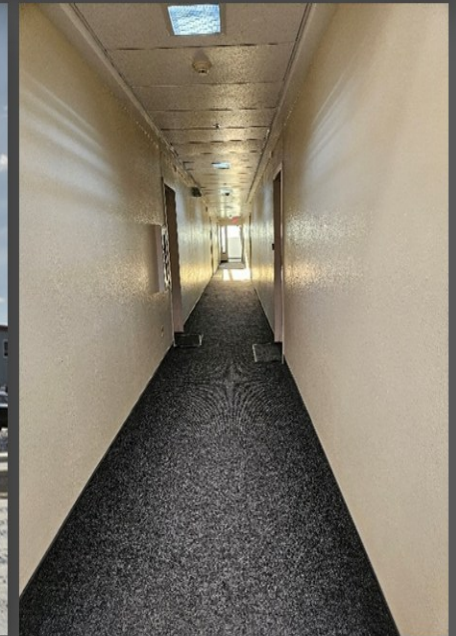
Furnished Apartment Building

- 60% Leased to the Federal Government (NOAA, CBP, USCG)
- 28% Leased by local companies

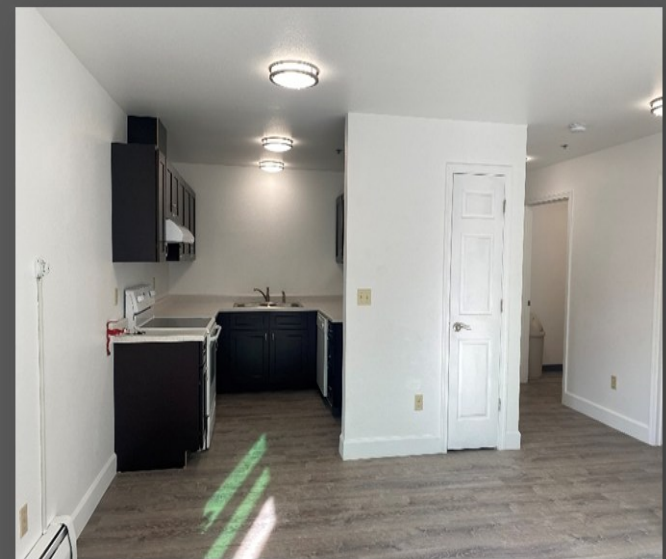


Zoning: General Commerical	Foundation:	Poured Concrete	Sprinklers: Wet Type
Building Size: 23,516 sqft	Floors:	Two-story	Current Vacancy: 0.0%
Year Built: 1991	Structure:	Wood Frame	2024 NET OPERATING INCOME: \$521,692
Heating Type: Heating Oil	Roof:	Metal Roof w/CPR coating <small>*CPR coating NEW 2024</small>	Est. 2025 NET OPERATING INCOME: \$556,411
Apartments: 27-Units	Exterior Walls:	Wood Siding <small>* NEW Paint 2024</small>	

Apartment Photos



Apartment Photos



Flex – Office/Warehouse

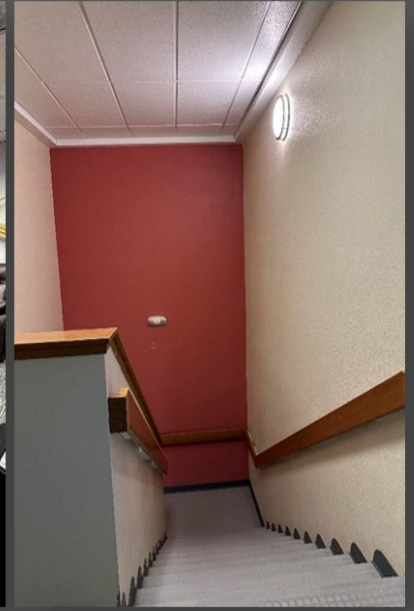
Building Size: 33,425
Year Built: 1991
Heating Type: Heating Oil
Floors: Two-story Office bldg
Zoning: General Commerical

Foundation: Poured Concrete
Structure: Metal Frame
Roof: Metal Roof
Exterior Walls: Metal Siding

Current Vacancy Office: 1,574 sf
Current Vacancy Shops: 0.0%
2024 Net Operating Income: \$740,812
est. 2025 Net Operating Income: \$782,881
Potential (NOI) w/5% vacancy: \$798,601



Office Building Photos



Warehouse Photos



Dutch Harbor Mall Tenant Overview

- OptimERA
- State Of Alaska
- Cummins Inc.
- Dutch Harbor Dental Clinic
- Retail Shops
- Other Professional Services

Arch Rock

Museum of the Aleutians

24,599 sqft
Dutch Harbor Mall

Dutch Harbor Mall

Land Size: 1.22 acres

Foundation: Poured Concrete

Zoning: General Commerical

Building Size: 25,285 SF

Floors: Two-story

2025 Projected NOI \$ 369,789

Year Built: 1971

Structure: Wood Frame

CAP rate w/current vacancy: 10.6%

Heating Type: Heating Oil

Roof: TPO roof system

CAP rate w/7% vacancy: 12.5%

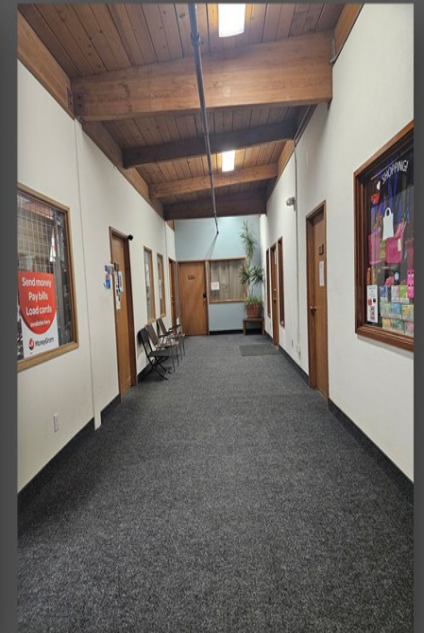
Ceiling Height: 10'

Sprinklers: Wet Type

Potential NOI w/7% vacancy: \$ 437,312



Dutch Harbor Mall



Harbor View Tenant Overview

- Three Bears Alaska, Inc.
- LFS, Inc.
- CMA Terminals Alaska
- Kloosterboer Dutch Harbor, LLC
- Federal Government (FAA)



HARBOR VIEW / CAPE CHEERFUL APARTMENTS

17/19 & 197/199 DRIFTWOOD WAY
DUTCH HARBOR, AK 99692

16 Apartments

- (8) 2-bedroom/1-bathroom 1,064 sqft
- (7) 2-bedroom/1.5-bathroom 984 sqft
- (1) 3-bedroom/2.5-bathroom 1,364 sqft



(3) Lots Land Size: 13,913 sf

14,878 sf

25,814 sf

Apartment type: (8) 2/bd-1/ba

(7) 2/bd-1.5/ba

(1) 3/bd-2.5/ba

Current Vacancy 0%

Legal Description: Lot 18A, 18B, 13

Plat 89-11 Cape Cheerful Subdivision,

Tax Parcel: 04-03-320, 04-03-323,

01-10-130

Year Built: 1991-1992

Heating Type: Heating Oil

Est. NOI 2025: \$211,457

Price per sf: \$128

Listed Price: \$2,145,000

Roof Type: Metal

Siding Type: Metal

Apartment Photos





THE STATE

of **ALASKA**

*Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing*

Real Estate Commission

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Website: ProfessionalLicense.Alaska.Gov/RealEstateCommission

Alaska Real Estate Commission Consumer Disclosure

This is not a contract. This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initialed below:

Specific Assistance	Representation
<p>The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the Licensee is simply responding to requests for information, and the Licensee may "Represent" another party in the transaction while providing you with Specific Assistance. Unless you and the Licensee agree otherwise, information you provide the Licensee is not confidential. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none">a. Exercise of reasonable skill and care;b. Honest and good faith dealing;c. Timely presentation of all written communications;d. Disclosing all material information known by the Licensee regarding the physical condition of a property; ande. Timely accounting of all money and property received by the Licensee.	<p>The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all Consumers in a transaction. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none">a. All duties owed by the Licensee providing Specific Assistance;b. Not intentionally taking actions which are adverse or detrimental to the Consumer;c. Timely disclosure of conflicts of interest to the Consumer;d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee;e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; andf. Making a good faith and continuous effort.
Consumer Initials: ____ / ____ Date: ____ / ____ / ____	Consumer Initials: ____ / ____ Date: ____ / ____ / ____
Neutral Licensee	
<p>Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral Licensee is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:</p> <ul style="list-style-type: none">a. All duties owed by the Licensee providing Specific Assistance;b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; andc. Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property.	
Consumer Initials: ____ / ____ Date: ____ / ____ / ____ (Must attach Waiver of Right to be Represented)	
Duties Not Owed by Licensee	
<p>AS 08.88.630 - Duties not owed by licensee. Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to</p> <ul style="list-style-type: none">(1) conduct an independent inspection of the real estate that is the subject of the licensee relationship;(2) conduct an independent investigation of a person's financial condition; or(3) independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable.	