

Exclusive Offering Memorandum

42706 Old Sterling Hwy Anchor Point, AK



Anchor Bridge Workforce Housing Campus



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01 EXECUTIVE SUMMARY

Anchor Bridge Workforce Housing Campus presents a rare opportunity to acquire a nearly completed, income-generating housing development in the heart of Alaska's Kenai Peninsula. Designed to address the region's acute shortage of workforce accommodations, this repurposed residential campus offers 32 private rooms across duplex-style buildings, with strategic plans for future expansion including bunkhouse housing and support services.

Positioned near key employment hubs in oil, gas, construction, and tourism, the project is built for long-term demand and stability. The property is being sold with approximately \$500,000 of remaining completion work to be undertaken by the buyer. First-year projections show positive cash flow by Month 9 and stabilized net income at 90% occupancy.



42706 OLD
STERLING HWY,
ANCHOR POINT, AK



21,798 SQ. FT.
OF LIVING SPACE



DUPLEX - 32
ROOMS

BUNKHOUSE -
43 BEDS



9.09 ACRE
LOT SIZE



UNZONED

02 PROPERTY OVERVIEW

Located just outside Homer, Alaska, Anchor Point serves as a hub for seasonal labor in high-demand industries. The property's proximity to job sites and limited availability of long-term rentals or affordable housing make it a uniquely positioned solution for employers and workers alike.

- Current Units: 32 rooms in repurposed duplex structures
- Occupancy Model: 3 rooms share a kitchen and bathroom
- Utilities & Services: Electric, natural gas, water delivery, internet, garbage, janitorial, and snow removal services
- Future Expansion: Bunkhouse accommodation, laundry facilities, and corner lot rental



PROPERTY DETAILS

The Anchor Bridge Workforce Housing Campus is a nearly completed residential development offering 32 private rooms across duplex-style units, each designed with shared kitchen and bathroom facilities. Located in Anchor Point near Homer, Alaska, the property is strategically situated to serve workers in the region's oil, gas, construction, and tourism sectors. Essential utilities are in place—including electric, natural gas, internet, and water delivery—with operational support planned for both initial owner-management and future third-party oversight. The offering includes future expansion potential with planned bunkhouse accommodations, laundry facilities, and additional corner lot development. Approximately \$500,000 in completion work remains, presenting a unique opportunity for a buyer to finalize the project and immediately serve a critical housing need in the local workforce market.



Highlights

| | |
|------------------|------------------------|
| PROPERTY ADDRESS | 42706 Old Sterling Hwy |
| SQUARE FEET | 21,798 |
| LOT SIZE | 9.09 acres |
| PARCEL NUMBER | 17107031 |
| ASKING PRICE | \$1,495,000 |

Cap rates by year based on the projected net income and a sale price of \$1,495,000:

| | |
|----------------|----------------|
| Year 1: 1.67% | Year 2: 20.07% |
| Year 3: 20.07% | Year 4: 20.67% |

These figures reflect a steep increase in performance as the project stabilizes and expansion phases (like the bunkhouse and laundry) come online.

03 OPERATION DETAILS

Tenant Profile & Demand

Anchor Bridge targets a dual-channel strategy:

- B2B Leasing: Long-term contracts with employers to house crews
- B2C Leasing: Direct rentals to individual tenants via streamlined online booking

Tenant Demographics: Predominantly male, ages 18–50, employed in labor, trade or service industries.

First Year Financial Summary

- Total Projected Revenue: \$217,200
- Projected Expenses: \$201,008
- Projected Net Operating Income (NOI): \$16,192
- Break-Even Timeline: Month 9
- Monthly Break-Even Revenue Requirement: ~\$16,751

Note: Financials reflect first year operations based solely on duplex revenue.

Operations & Facilities

Anchor Bridge targets a dual-channel strategy:

- B2B Leasing: Long-term contracts with employers to house crews
- B2C Leasing: Direct rentals to individual tenants via streamlined online booking

Tenant Demographics: Predominantly male, ages 18–50, employed in labor, trade or service industries.

Remaining Work to be Completed

The Anchor Bridge Workforce Housing Campus is being offered with approximately \$500,000 in remaining completion work to be undertaken by the buyer. The following key improvements are still required:

- Water System Installation
- Final Electrical Work
- Plumbing Finalization
- Interior Finish Work
- Exterior Work
- Appliance Acquisition & Installation
- Fire & Safety Systems
- Internet Setup
- Laundry Room Setup (for future expansion)



04 INVESTMENT HIGHLIGHTS



Purpose-built workforce housing in a high-demand market

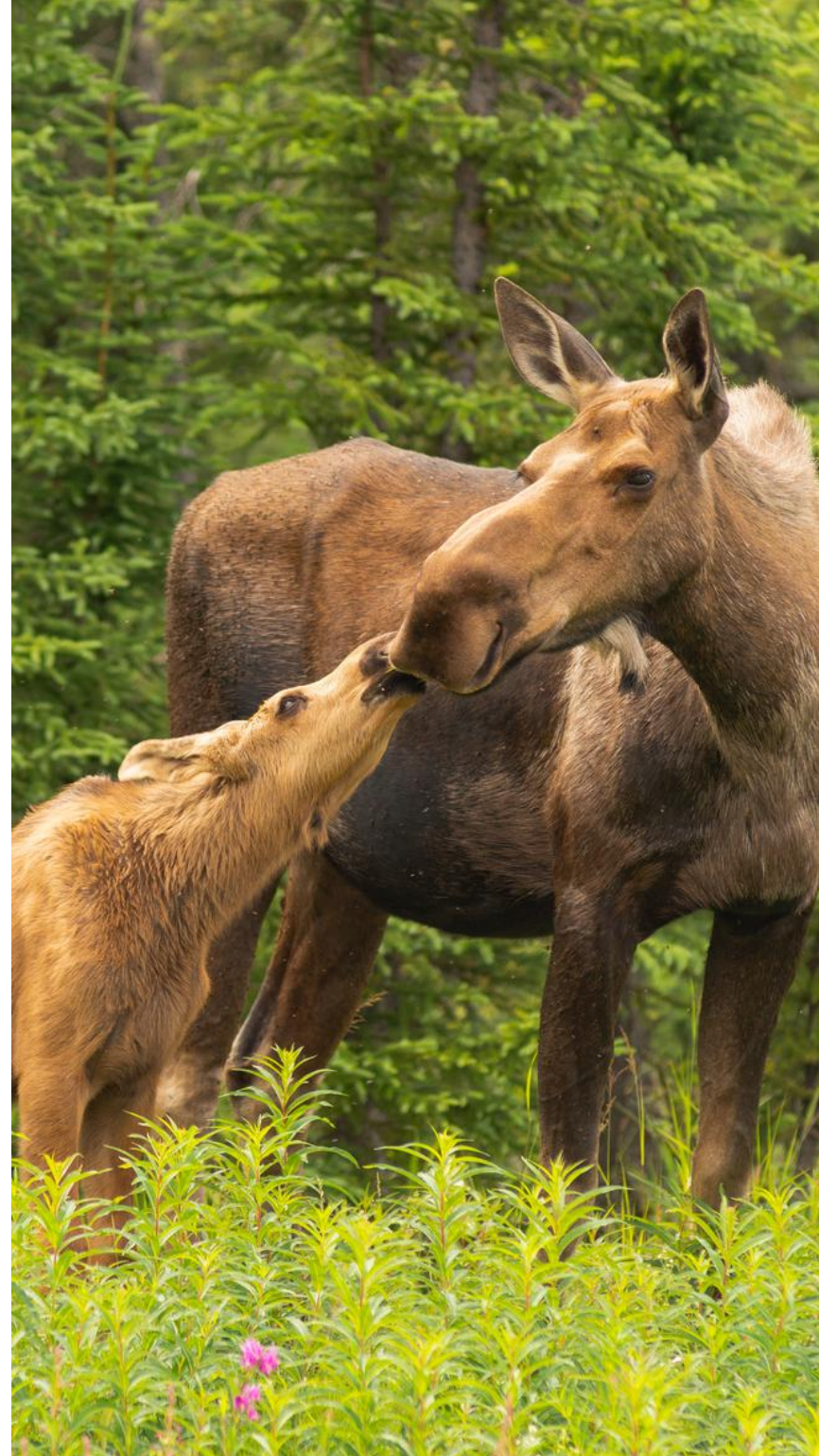
Fully furnished units with efficient shared amenity design

Scalable model with duplex base and bunkhouse expansion plan

First-year cash flow stability projected by Month 9

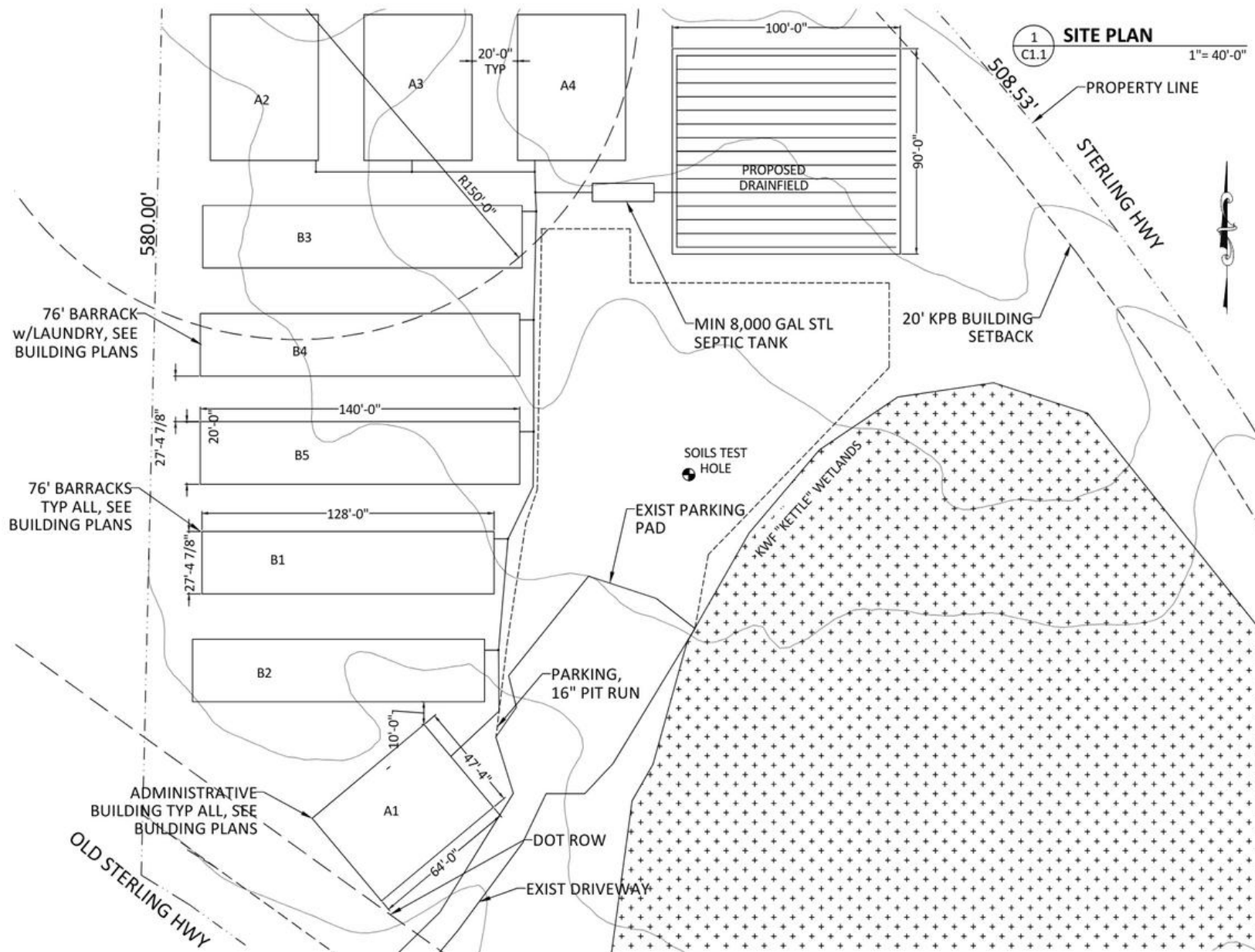
Market demand supported by long-term regional economic drivers

Buyer opportunity to complete final improvements and realize full income potential





06 SITE PLAN



BASIS
ENGINEERING, LLC
4375 KACHEMAK DR.
HOMER, AK 99603
907.299.2266
ERIC.STRUBEN@GMAIL.COM

HOMER, AK 99603
CLIENT: ANCHOR 907
JOB TITLE: HAWK HOMER ALASKA
WORKFORCE HOUSING
42706 OLD STERLING HWY.,

**SITE PLAN
DETAIL**

| | | | |
|--------------|------------|-------------|-----|
| ENGINEER: | KR | CHECKED BY: | CWS |
| JOB NO.: | ANCH | DRAWN BY: | KR |
| DATE: | 09-02-2022 | | |
| SHEET NUMBER | | | |

C1.2

07 AREA OVERVIEW



The area

Anchor Point and Homer, Alaska, are coastal communities located on the southern Kenai Peninsula, known for their rugged beauty, strong sense of community, and vital role in the region's economy. Anchor Point is recognized as the westernmost point on the U.S. highway system and is home to a mix of year-round residents and seasonal workers, many employed in fishing, construction, and tourism. Just 15 miles south, Homer—often referred to as the "Halibut Fishing Capital of the World"—serves as a cultural and commercial hub with a thriving arts scene, busy harbor, and a strong tourism-driven economy. Together, these towns represent a dynamic area with ongoing demand for workforce housing to support their diverse and growing industries.

- Anchor Point - 8 miles
- Homer - 8 miles
- Homer Harbor - 15 miles
- Soldotna - 68 miles
- Anchorage - 214 miles

08 LOCATION + AMENITIES



Nearby amenities

- 1 Homer Spit
- 2 Homer Harbor
- 3 Safeway & SaveUMore
- 4 Anchor Point Beach
- 5 Halibut Cove

Important Disclosures

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