



Trust
Land Office

**FY 2024
Commercial Real Estate
Performance Review**

Finance Committee
July 30, 2024



Year-End Occupancy

Project	Street Address	City & State	Year Built	Rentable Sq. Feet	Vacant Sq. Feet	Occupied Sq. Feet	Occupancy Rate
Cordova	2600 Cordova Street	Anchorage, AK	1985	28,217	-	28,217	100%
Commercial Drive	2618 Commercial Drive	Anchorage, AK	1972	15,120	-	15,120	100%
Washington Parks	1111 Israel Road	Tumwater, WA	2008	53,484	-	53,484	100%
Rulon White	1973 N. Rulon White Blvd.	Ogden, UT	1996	100,000	-	100,000	100%
Promontory Point	2420 & 2500 Ridgepoint Dr.	Austin, TX	1983	97,102	-	97,102	100%
Amber Oaks	9601 Amberglen Blvd.	Austin, TX	2001	102,939	3,703	99,236	96%
North Park	17319 San Pedro Avenue	San Antonio, TX	2006	86,402	7,742	78,660	91%
Portfolio Total				483,264	11,445	471,819	98%

Portfolio Cash Flow Summary - YTD (June FY24)

	Cordova*	Commercial	WA Parks	Rulon White	Prom. Point	Amber Oaks	North Park	Total
Income	\$573,107	\$250,992	\$1,616,852	\$2,264,350	\$2,037,189	\$3,605,633	\$1,522,918	\$11,871,042
Operating Expenses	\$265,077	<i>Paid Directly</i>	\$482,406	\$799,432	\$1,003,928	\$1,387,552	\$634,413	\$4,572,808
Net Operating Income	\$308,031	\$250,992	\$1,134,446	\$1,464,918	\$1,033,261	\$2,218,081	\$888,505	\$7,298,233
Owner Expenses	\$11,225	\$19,970	\$12,044	\$9,410	\$18,875	\$57,319	\$18,926	\$147,769
Lease-Up Costs	\$22,685	\$13,428	\$12,205	\$0	\$0	\$234,182	\$1,650,400	\$1,932,901
Capital Expenditures	\$78,894	\$0	\$0	\$281,520	\$0	\$0	\$282,037	\$642,452
Debt Service	\$0	\$63,905	\$908,819	\$447,574	\$635,942	\$941,171	\$404,533	\$3,401,944
Net Cash Flow	\$195,226	\$153,688	\$201,377	\$726,414	\$378,444	\$985,409	-\$1,467,390	\$1,173,167
Variance to Budget	\$44,612	-\$10,623	\$69,988	\$101,023	-\$181,115	-\$150,092	-\$107,970	-\$234,176
CFF Draws (Equity Contribution)	\$0	\$0	\$0	\$0	\$0	\$0	\$1,364,279	\$1,364,279

* Cordova has been reclassified as a program-related asset and is only included herein for the sake of reporting consistency.

Delta of Current vs. Prior Year Portfolio Cash Flow Summary

	Cordova*	Commercial	WA Parks	Rulon White	Prom. Point	Amber Oaks	North Park	Total
Income	\$15,041	\$7,249	\$0	\$171,246	-\$108,050	\$785,852	\$334,450	\$1,205,788
Operating Expenses	\$1,791	<i>Paid Directly</i>	-\$45,642	\$15,957	\$124,780	\$8,707	\$76,604	\$182,197
Net Operating Income	\$13,250	\$7,249	\$45,642	\$155,289	-\$232,830	\$777,145	\$257,847	\$1,023,592
Owner Expenses	-\$4,382	\$11,711	-\$1,385	\$7,383	\$7,886	\$55,982	\$2,823	\$80,018
Lease-Up Costs	\$22,685	\$13,428	\$12,205	\$0	\$0	-\$2,142,156	\$896,912	-\$1,196,925
Capital Expenditures	-\$160,485	\$0	-\$42,718	\$26,507	\$0	-\$215,140	\$114,648	-\$277,187
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash Flow	\$155,431	-\$17,890	\$77,540	\$121,400	-\$240,716	\$3,078,459	-\$756,537	\$2,417,687

* Cordova has been reclassified as a program-related asset and is only included herein for the sake of reporting consistency.



Distributions

FY 24 Distributions	
July	\$155,000
August	\$102,672
September	\$86,000
October	\$205,200
November	\$137,100
December	\$318,000
January	\$197,000
February	\$200,670
March	\$195,000
April	\$85,000
May	\$210,000
June	\$180,000
Total Distributions	\$2,071,642

Note: The figures above reflect amounts accrued in the prior month but distributed within the month listed.

Peer Group Comparison/Benchmarking

	Cordova	Commercial	WA Parks	Rulon White	Prom. Point	Amber Oaks	North Park	Total
NCREIF Return On Income*	5.60%	3.80%	5.60%	5.60%	5.60%	5.60%	5.60%	5.34%
Trust Return on Income*	6.85%	9.48%	8.58%	8.51%	7.11%	9.21%	6.36%	8.09%
Performance vs. Benchmark	1.25%	5.68%	2.98%	2.91%	1.51%	3.61%	0.76%	2.75%

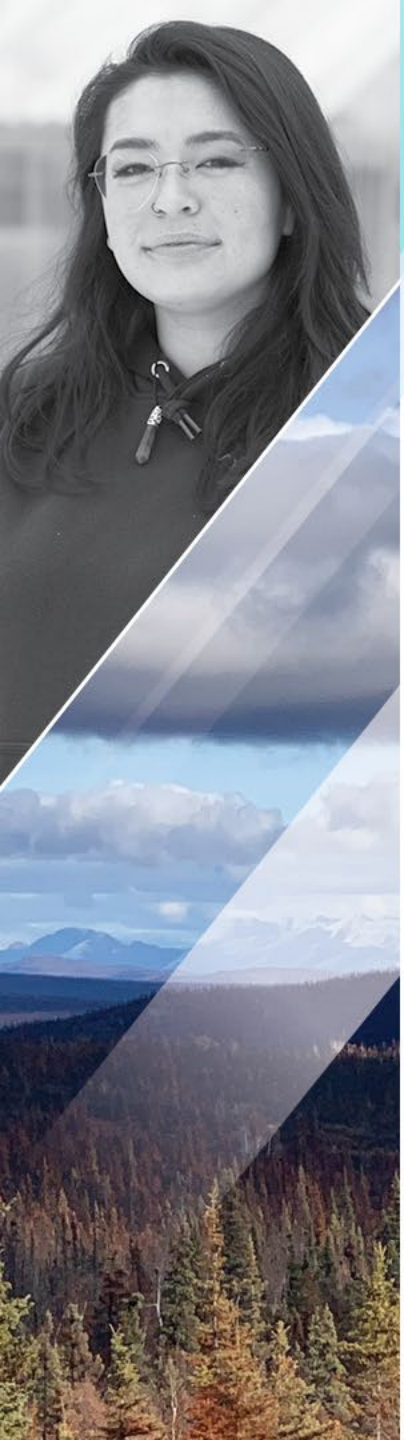
* Rates reflect returns over the year and are stated in annual terms.

	Cordova	Commercial	WA Parks	Rulon White	Prom. Point	Amber Oaks	North Park	Total
NCREIF Appreciation*	-18.70%	-5.80%	-18.70%	-18.70%	-18.70%	-18.70%	-18.70%	-16.86%
Trust Appreciation*	2.17%	-14.43%	8.05%	-2.70%	-16.02%	-0.35%	-10.51%	-4.59%
Performance vs. Benchmark	20.87%	-8.63%	26.75%	16.00%	2.68%	18.35%	8.19%	12.26%

* Rates reflect returns over the year and are stated in annual terms.

	Cordova	Commercial	WA Parks	Rulon White	Prom. Point	Amber Oaks	North Park	Total
NCREIF Total Return*	-13.90%	-2.20%	-13.90%	-13.90%	-13.90%	-13.90%	-13.90%	-12.23%
Trust Total Return*	9.02%	-4.95%	16.63%	5.82%	-8.91%	8.86%	-4.15%	3.50%
Performance vs. Benchmark	22.92%	-2.75%	30.53%	19.72%	4.99%	22.76%	9.75%	15.73%

* Rates reflect returns over the year and are stated in annual terms.



Investment Portfolio Liquidation Strategy

Property	Debt Constraints (Maturity)	Comments	Anticipated Timing
Cordova	None (debt free)	No longer part of the investment portfolio	Reclassified into the PRRE Portfolio
Rulon White	Prepayment penalty (2041)	Multiple offers in hand	FY25 disposal
Washington Parks	Prepayment penalty (2029)	Currently negotiating an unsolicited offer that was received recently.	FY25 disposal
Commercial Drive	Prepayment penalty (2026)	Will list the asset for sale at an aggressive price once the public notice period has concluded.	FY26 disposal
North Park	Prepayment penalty (2031)	Marketing dependent upon re-leasing a large suite with an upcoming lease expiration.	FY26 disposal
Promontory Point	Balloon payment (2025)	Will commence marketing the asset for sale once the public notice period has concluded.	FY26 disposal
Amber Oaks	Loan lockout (9/2026)	Will position for disposal at expiration of the lockout (September 2026).	FY27 disposal