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AMHTA ADDENDUM REPORT August 24, 2022

Trust

Alaska Mental Health Trust Authority

AGENDA

HARVEST CAPITAL ADVISORY ROLE

- Harvest prepares a Hold Sell Analysis annually under its contract with the AMHTA, for their use for their decision making regarding the Commercial Real Estate (CRE) portfolio. The analysis evaluates the opportunity cost of "holding the assets," versus "selling the assets."

- The recommendation is based upon the asset information provided to Harvest by the TLO (and the TLO service providers), the knowledge Harvest has of the portfolio from having worked on the engagement for over three years, visits to the assets, consideration of the global economic conditions, US economic conditions, the real estate capital markets (including recent illiquidity, increasing interest rates, and increasing cap rates), and experience as a registered investment advisor.

- This analysis includes a vetting and triangulation of market information and market sales, leasing comparables, and forecasted market trends. It is also triangulated against independent third-party Broker Opinions of Value (BOVs) and independent third-party appraisals.

- Harvest's Hold Sell is a formal recommendation to the AMHTA and its Board of Trustees (BOT) with the intent to be reviewed in full to insure the full conveyance of the contents and analysis.

AMHTA POLICY GUIDELINES AND INVESTMENT CRITERIA

INVESTMENT CRITERIA UTILIZED BY HARVEST

- Harvest's Hold Sell analysis is directly guided by the stated goals and criteria of the AMHTA for the CRE portfolio, by the following governing documents:
  - The AMHTA Asset Management Policy Statement guides Harvest on policies.
    - Although Investments can be subject to short-term volatility, maintain a long-term investment focus to avoid reaction or speculation to short-term fluctuations.
    - Third party real estate advisor provides independent advice and additional expertise when considering investment decisions.
  - The AMHTA/TLO investment documentation stated that the CRE assets were to provide a stable source of spendable income, and to provide stability for the volatile financial markets (2008 GFC).
  - The Rulon Investment Memorandum stated the investment was 'to provide significant spendable income to the Trust' and was underwritten for a 20-year hold.

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AMHTA POLICY GUIDELINES AND INVESTMENT CRITERIA

- SPECIFIC INVESTMENT CRITERIA INCLUDES:
  - Weighting of Durable Income.
  - Action to achieve superior risk adjusted returns going forward.
  - Factors real estate markets liquidity or non-liquidity.
  - Prudent and Strategic – avoid fire sale actions.
  - Achieve intrinsic value in a sale.
  - Revisited and revised annually.

US ECONOMIC IMPACT ON ASSET SALES AND RULON SALE

- WHAT IMPACT DOES THE CURRENT US ECONOMIC CONDITIONS HAVE ON REAL ESTATE SALES AND VALUATIONS ?
  - Interest Rate increases have immediate negative impact.
  - Cap Rates Increasing. Liquidity decreasing. Not a great time to sell.
  - Valuations decreasing.
  - Office Investment Outlook:
    - Out of favor, cap rates increasing, only distressed Sellers selling at low point in asset valuations and low point in cycle.
  - Current Rulon Valuation of $20 million.
- CONCLUSION: US ECONOMIC CONDITIONS REDUCING REAL ESTATE VALUATIONS AND LIQUIDITY.

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US ECONOMIC IMPACT ON ASSET SALES AND RULON SALE

- WHAT WILL BE THE IMACT OF THE SALES PRICE OF RULON 12- 24 MONTHS IN THE FUTURE ?
  - Contractual IRS rent increases under lease during this time period increasing cash flow.
  - Valuation should be maintained or increased due to rent increase and improved market conditions including cap rates, liquidity, and valuations.
  - Still plenty of lease term on long term lease, providing value support.
  - Rulon Valuation at 59% of replacement cost, more value to obtain.
  - The submarket has strong supply demand fundamentals, supporting value retention.
- CONCLUSION: Current Valuation of $20 million should be maintained (or increased) due to incremental contractual rental rate increase (potential add of $3 million to the valuation to $23 million[(1)]) or greater due to cap rate/liquidity recovery.

(1) Assuming same cap rate as today, no improvement.

IRS LEASE RENEWAL

- HARVEST IRS LEASE ADVISORY CONCLUSIONS (see Slides 15-27)

  - Harvest evaluated the fiscal funding for the IRS' ongoing IT modernization efforts and continues to monitor it daily.

  - The IRS' current stated plan is to maintain two end-state processing sites in **Ogden** and Kansas City.

  - Harvest believes that it is highly likely that the IRS will exercise its first renewal option and probably its second renewal option as well.

  - Harvest will continue to revisit this analysis by closely monitoring the IRS (including its strategy for processing centers, calendar year projections, and appropriations for technological advancements) in its annual Hold Sell analysis, with particular attention in years 2027, 2032, and 2037.

IRS LEASE RENEWAL

Harvest prepared an advisory to evaluate the IRS lease renewal probability, as part of Hold Sell Advisory, as of July 2022 and updated August 2022 (see Slides 15-27 for the full text).

Background

1998

Internal Revenue Service (IRS) Restructuring and Reform Act of 1998.

Includes goal that at least 80% of all tax returns will be filed electronically by Calendar Year 2007.

December 2000

IRS study of increased e-filing and the corresponding decrease in paper tax return filing.

Result: Business plan to reduce Tax Processing Centers that processed paper-filed tax returns.

2019

Submission Processing Site Consolidation Strategy

Goal: Consolidate the 10 existing processing sites to 5.

- Consolidation completed in 2011.
- Remaining sites:
  - Covington, Kentucky
  - Fresno, California
  - Austin, Texas
  - Kansas City, Missouri
  - **Ogden, Utah**

IRS LEASE RENEWAL

- Ogden is designated IRS facility for processing business returns.

September 2016

IRS Commissioner John Koskinen calls for further consolidation, resulting in three more processing centers being closed by yearend 2024.

- Covington, 9/2019
- Fresno, 9/2021
- Austin, late 2024

End-state sites with no plans for closure: Ogden UT focused on business filings; Kansas City focused on individual 1040 paper returns.

2018

Ogden processed 1.9 million individual returns and 11.9 million business returns.

2021 projection: increase to 4.2 million individual returns and 12.2 million business returns in 2021.

2019

- Covington closed.
- Covington's paper business returns transferred to Kansas City.

IRS LEASE RENEWAL

- Need for Ogden processing facility is demonstrated. Ogden, as designated IRS business processing facility, is able to meet staffing goals but still has backloads.

Early 2021

Concerns arise regarding Austin closing due IRS hiring shortfalls.

Fresno, Kansas City, Ogden centers transferring work to Austin to reduce backlogs and workloads due to staffing limitations.

June-Sept 2021

Fresno closed

- Paper individual returns transferred to Ogden.

IRS management puts Austin closure on 'strategic pause.'

Hiring challenges remain. Ogden exceeds goal; Austin & Kansas City at 53% of goal.

February 2022

Tax Administration Inspector General recommending IRS indefinitely delay Austin closure.

- IRS announces indefinite postponement of Austin closure.
- **The indefinite postponement of closing Austin now further makes Ogden a required facility.**

IRS LEASE RENEWAL

- IRS TAX RETURN PROCESSING CONTINUES TO INCREASE IN OGDEN

OGDEN	Actual 2020	Estimated 2021	Projected 2028
Grand Total Returns	37.4 million	52.2 million	55.1 million
Total Paper Returns/Forms	22.1 million	32.1 million	23.5 million
Individual Returns	1.6 million	5.0 million	2.9 million
Individual Estimated Tax	3.4 million	3.0 million	6.4 million
Business Returns/Forms	17.1 million	24.1 million	14.2 million

- The total number of paper returns projected to be processed in 2023 exceeds the total processed in 2020 despite the increase in electronic filings.
- To reduce paper filings further, the IRS would have to make a significant investment in technology.
- HR5376's IT Modernization funding will be spent on the decades backlog of deferred maintenance.
- The fact that there is now no firm date to close Austin means that it is highly unlikely that there will be any changes to the long-term strategy at Ogden and Kansas City until the fate of that processing center is resolved.

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HARVEST RULON HOLD-SELL RECOMMENDATION

HARVEST RULON HOLD-SELL RECOMMENDATION: HOLD

- Durable Income: Rulon provided 56.8% of the 2022 CRE annual income to the Trust, and 30% of CRE annual income to the Trust over the life of the investment.
- A Hold benefits from strong durable income at a time of intense market volatility negatively impacting valuations, reinvestment income, and liquidity.
- Gross Sales Proceeds estimated between $20 million to $26 million depending on sales date. Can achieve more proceeds above 2023 value of $20 million due to contractual rent increases and lease renewal options.
- IRS Lease provides Unique Future Risk Protection: the volatility of the change in the discount rate of Rulon is lower due to the underlying government credit.
- A HOLD is consistent with the AMHTA's stated Investment Criteria and it's AMP statement.

Asset Ranking	Durable Income?	Market Condition	Asset Condition	Real Estate Cycle	Liquidity or Value Change in 12-24 mo.	Hold/Sell (12 mo.)
Top Tier						
Rulon	A+++ **30% - 57% (2022) of CRE Durable Income**	Good	Good	Bottom	Will Improve	**Hold**

APPENDIX

- Harvest IRS Tenancy Advisory Report 7.22
- Harvest IRS Tenancy Advisory Update 8.22
- AEW Cap Rate Trendline Graph
- Rulon Market Conditions

APPENDIX: HARVEST IRS TENANCY ADVISORY REPORT

Harvest prepared this advisory to evaluate the IRS lease renewal probability, as part of Hold Sell Advisory, as of July 2022.

Background

The Internal Revenue Service (IRS) Restructuring and Reform Act of 1998 included a goal for the IRS to have at least 80 percent of all tax returns electronically filed by Calendar Year 2007, which resulted in the IRS completing a study in December 2000 to identify ways to benefit from the increase in e-filing and the corresponding decrease in paper tax return filing. This study resulted in the IRS developing a business plan to gradually reduce the number of Tax Processing Centers that processed paper-filed tax returns. This led to the implementation of its Submission Processing Site Consolidation Strategy in 2002. The goal was to consolidate the ten existing processing sites to five due to the expected growth of electronic filing versus paper. The consolidation was completed in 2011 and the five remaining sites at that time included the following locations:

- Covington, Kentucky
- Fresno, California
- Austin, Texas
- Kansas City, Missouri
- Ogden, Utah

APPENDIX: HARVEST IRS TENANCY ADVISORY REPORT

In September 2016, IRS Commissioner John Koskinen announced that further consolidation would occur resulting in three more processing centers being closed by yearend 2024. Covington was scheduled in September 2019, Fresno in September 2021, and Austin in late 2024. Ogden and Kansas City were selected to continue operations with Ogden focused on business filings and Kansas City focused on 1040 paper returns from individual taxpayers. These two tax processing centers are considered end-state sites with no plans for closure.

In 2018, Ogden processed 1.9 million individual returns and 11.9 million business returns. This was projected to increase to 4.2 million individual returns and 12.2 million business returns in 2021.

Covington closed in 2019 as scheduled and the paper business returns processed there were transferred to Kansas City. In September 2021 Fresno was closed, and all the paper individual returns processed there were transferred to Ogden (business returns were no longer being processed in Fresno in 2021). The Austin processing center was scheduled to close in September 2024 with an estimated 1.4 million paper individual returns transferring to Kansas City in 2025. The paper business returns were already transferred to Ogden and Austin is no longer processing any business returns.

APPENDIX: HARVEST IRS TENANCY ADVISORY REPORT

Facilities Update

Concerns regarding closing the Austin processing center on the originally planned date in 2024 began to arise in early 2021 due to the IRS experiencing significant hiring shortfalls. This resulted in Fresno, Kansas City, and Ogden Processing Centers transferring work to the Austin Processing Center in an effort to reduce backlogs and workloads that could not be addressed due to limited staffing. As of August 11, 221, approximately 1.7 million individual tax returns and 276,000 other work requests were transferred to Austin for processing. Once Austin closes the ability to transfer will be limited given that only two sites will remain. Although Ogden exceeded its hiring goal for the 2021 filing season with 1,402 hired compared to its goal of 1,192, Austin and Kansas City lagged and met only 53% of their hiring goals (1,849 hired versus goal of 3,515).

Amended Planning 2022

Due to these processing backlogs and hiring shortfalls the Inspector General for Tax Administration issued a report dated February 7, 2022, recommending that the IRS indefinitely delay the closure of the Austin processing center. This was flowed by a bicameral group of colleagues in Congress urging the IRS to halt plans to close Austin given growing delays in processing returns and Individual Taxpayer Identification Numbers (ITIN) applications since Austin is the only facility that processes ITIN applications. Previously IRS management announced on June 14, 2021 that they would take a strategic pause and halt actions to close the Austin Tax Processing Center and reconsider in early 2020s. As a result of the Inspector General's report and congressional concerns, the IRS responded on February 17, 2022, by announcing that they were indefinitely postponing the closure of the Austin processing center.

- **Technology Update**

The IRS continues to have legacy IT challenges. In addition, the IRS receives approximately 100 million pieces of mail each year. That mail gets opened and sorted at the agency's processing centers. The agency's current mail sorting process does not involve digitization, but instead relies on manual sorting. The Tax Processing Centers use the Service Center Automated Mail Processing System (SCAMPS) to process incoming mail. SCAMPS is a cornerstone to mainstream processing of tax returns and related taxpayer correspondence. The SCAMPS equipment in place at these sites is 20 years old and has not had any significant technical upgrades in more than 15 years.

APPENDIX: HARVEST IRS TENANCY ADVISORY REPORT

The agency's Enterprise Digitalization and Case Management Office (EDCMO) recently put out a request for information (RFI) specifically looking for technology that "will perform a complete digital intake for all incoming mail," including envelopes and their contents. "To ensure we continue to meet our demand and improve taxpayer service, we are seeking a new and inventive way to complete these tasks while maintaining our standards and timeframes," the RFI states. Responses were due on May 13, 2022.

Despite this new RFI, it is uncertain whether the IRS will be successful in getting Congress to designate funds. IRS Commissioner Chuck Rettig recently asked Congress for multi-year funding to support its ongoing IT modernization efforts, adding that it is "impossible to build out a robust, meaningful input technology" without these types of funds. Lawmakers, however, have been reluctant to support these requests and have not approved any past funding requests for IT infrastructure upgrades and modernization. These increased funding for IT requests from the IRS date back to 2013. On June 15th, the House Appropriations Committee released its draft financial services and general government spending bill which included a billion dollar increase to the IRS' topline budget. The IRS budget includes $310 million for Business System Modernization, a fund that's focused on modernizing IRS legacy systems and improving IRS Web applications and tax filing processing. This represents a $35 million increase from current levels, and the funding would be available until September 2025 if approved. Even if this is approved in the final budget, it is not enough funding to fix all of the legacy IT issues that remain.

- **Impact on AMHTA Rulon Asset**

The Ogden facility is largely focused on dealing with large business taxpayers. Among its duties is processing a mailed in form that allows corporations to get quick refunds. The IRS employs approximately 5,000 employees in the area.

The IRS nationally received 148 million individual returns in 2021 and 94% were filed electronically resulting in $8,330,000 paper returns. 58% of business returns were filed electronically in 2021.

The following table contains information regarding the paper tax returns and forms processed at the Ogden processing center.

APPENDIX: HARVEST IRS TENANCY ADVISORY REPORT

Table 1. Total Number of Returns Filed, Estimated, and Projected for Ogden IRS Campus

	Actual 2020	Estimated 2021	Projected 2028
Grand Total Returns	37.4 million	52.2 million	55.1 million
Total Paper Returns/Forms	22.1 million	32.1 million	23.5 million
Individual Returns	1.6 million	5.0 million	2.9 million
Individual Estimated Tax	3.4 million	3.0 million	6.4 million
Business Returns/Forms	17.1 million	24.1 million	14.2 million

The purpose of this advisory is to analyze the prospects for a lease renewal by the IRS. Rulon and Kansas City were always designated to be end states processing centers with no immediate plans for closure. The total number of paper returns projected to be processed in 2023 exceeds the total processed in 2020 despite the increase in electronic filings. To reduce the paper filings further, the IRS would have to make a significant investment in technology and there are no plans to do so in the near future as Congress has not approved past plans to increase spending in technology. The fact that there is now no firm date to close Austin means that it is highly unlikely that there will be any changes to the long-term strategy at Ogden and Kansas City until the fate of that processing center is resolved.

APPENDIX: HARVEST IRS TENANCY ADVISORY REPORT

Based upon the dissemination of the studies on the IRS plans, announced amended plans, and lack of legislative action as outlined above, Harvest opines at this time that it is very unlikely that the IRS will vacate Rulon before the end of the primary lease. It is also very likely that the IRS will exercise its first five-year option to renew and probably the second as well.

Given the length of time it took to execute the closure of past processing centers once a plan was announced, a minimum time frame of 8 to 10 years from announcement to closure would be likely. As a result, if the IRS were to decide to close one of the last two remaining centers, the earliest possible date would probably be at the end of the second option period, and AMHTA would have sufficient advance notice of their plans.

APPENDIX: HARVEST IRS TENANCY ADVISORY REPORT

- **Annual Hold Sell Analysis and Monitoring**

Harvest prepares a Hold Sell evaluation annually on each asset owned by the AMHTA. The annual Hold Sell on Rulon will include an update of this Advisory, to monitor for any change in legislative action or government plans. That advisory will inform underwriting (tenant renewal probability) with other factors in the Hold or Sell recommendation. The discipline for this ongoing monitoring is a best practice in real estate investment management. It will ensure consideration and evaluation of the economic benefits of holding the asset with durable income under a credit lease versus a sale if anticipating a non-renewal by the IRS, which would erode value.

- **Conclusion**

Based on Harvest's analysis of the above information, the current available information regarding fiscal funding for the IRS' ongoing IT modernization efforts, and the IRS' current stated plan to maintain two end-state processing sites in Ogden and Kansas City, Harvest believes that it is highly likely that the IRS will exercise its first renewal option and probably its second renewal option as well. Harvest will continue to revisit this analysis by closely monitoring the IRS (including its strategy for processing centers, calendar year projections, and appropriations for technological advancements) in its annual Hold Sell analysis, with particular attention in years 2027, 2032, and 2037.

APPENDIX: HARVEST IRS TENANCY ADVISORY REPORT

Footnotes:

1 Final Audit Report – Further Consolidation of Processing Centers is Underway in Response to continued Increases in Electronic Filing (Department of the Treasury Audit #201740039 dated May 31, 2018).
2 Op. cit.
3 IRS Calendar Year Projections for the United States and IRS Campuses: 2021-2028 (Publication 6186 Revised 11/21).
4 Final Audit Report – Plans to Close Austin Tax Processing Center Should be Halted until Hiring Challenges and Substantial Backlogs at Remaining Centers Are Addressed (Treasury Inspector General for Tax Administration Report #2022-40-015 dated February 7, 2022).
5 Ibid.
6 Op. cit. IRS Calendar Year Projections

Source Documents

Final Audit Report – Further Consolidation of Processing Centers is Underway in Response to continued Increases in Electronic Filing (Department of the Treasury Audit #201740039 dated May 31, 2018).

IRS Calendar Year Projections for the United States and IRS Campuses: 2021-2028 (Publication 6186 Revised 11/21).

Final Audit Report – Plans to Close Austin Tax Processing Center Should be Halted until Hiring Challenges and Substantial Backlogs at Remaining Centers Are Addressed (Treasury Inspector General for Tax Administration Report #2022-40-015 dated February 7, 2022).

A Strategy Is Needed as Efforts Continue to Close Tax Processing Centers (Treasury Inspector General for Tax Administration Report #2020-401915 dated March 11, 2020).

APPENDIX: HARVEST IRS TENANCY ADVISORY REPORT UPDATE

- **Impact of HR5376**

Harvest has been also following this legislation. Harvest receives the Federal News Network daily email so we can monitor all articles and information about the IRS and Harvest has been reviewing the proposed budget allocations. We plan to provide to the Trust ongoing 'advisory updates'. Our Annual Report of 7.26.22 addressed what was known at the time which was based on the draft from the House Appropriations Committee. The new budget information about the $80 billon proposed IRS funding was released the day after our presentation. Harvest's initial review of this budget allocation does not change our recommendation for Rulon. There is a lot of detail regarding the deferred modernization that is not addressed in the context of this proposed funding. Specifically, we wanted to informally share the following about where the $80 billion is being allocated as the majority is not for IT modernization.

- More than half ($45 billion) is targeted to Enforcement Operations to enhance revenues.
- Another $25 billion is allocated for operations support to increase hiring and retention of employees.
- $3 billion is going to taxpayer services to improve customer relations with taxpayers.
- $4.75 billion goes toward its 6-year IT modernization effort.

APPENDIX: HARVEST IRS TENANCY ADVISORY REPORT UPDATE

IT Modernization Impact

If the spending bill passes, the IRS would finally have access to the multi-year funds it says are needed to make more progress on its IT modernization goals. IRS Chief Information Officer Nancy Sieger said the agency will update its six-year IT modernization plan in the coming months (expected by end of fiscal year 2022) "with a view of existing modernization programs and future plans that can be scaled up or down based on available resources." Much of the money will be spent on the backlog of deferred maintenance since the agency has been forced to opt for "more expensive, less effective, short-term solutions" due to funding uncertainty dating back to 2001. The IT funds are expected to be spent on the following modernization efforts:

- Complete code conversion of the Individual Master File
- Simplify its IT infrastructure to respond more quickly to legislative changes to the tax code
- Improve taxpayers' interactions with the IRS and also improve internal capabilities for IRS employees
- Scale its digital operations with the goal of reducing its dependency on paper communications
- Move nearly all of its business units to its Enterprise Case Management platform
- Provide new direct free and electronic tax filing capabilities electronic filing, and make it easier to submit tax-related documents online.

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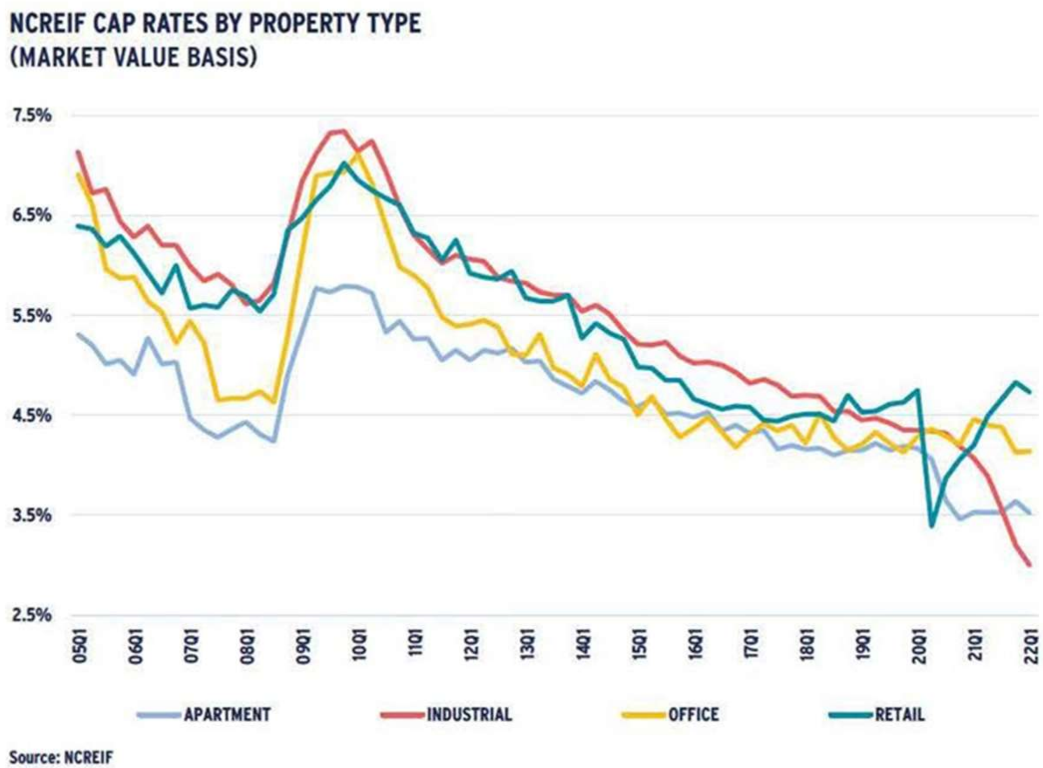
APPENDIX: HARVEST IRS TENANCY ADVISORY REPORT UPDATE

- **Harvest Assessment**

Given the preceding information, Harvest does not believe the budget allocation is about getting rid of the final two designated end-state processing centers in Ogden and Kansas City. As a reminder, the closure of processing center in Austin which was scheduled for 2024 has now been postponed indefinitely.

APPENDIX: AEW CAP RATE TRENDLINE GRAPH

AEW RESEARCH U.S. ECONOMIC & PROPERTY MARKET PERSPECTIVE Q1 2022



Office Cap Rates (graph):
18 Year Average = 5.5%
18 Year Low = 4.25%
18 Year High = 7.2%

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APPENDIX: RULON MARKET CONDITIONS

- SNAPSHOT OF 2Q22 MARKET CONDITIONS WHERE ASSETS LOCATED

PROPERTY MARKET REPORT WHERE ASSETS LOCATED [1]							
KEY METRIC (000's SF)	*Olympia WA (Wash Parks)*	***Ogden UT (N Rulon)***	*Austin, TX (Promontory Point)*	*Austin, TX (Amber Oaks)*	*San Antonio TX (North Park)*	*Anchorage Industrial (Comm. Dr)*	*Anchorage Office (Cordova)*
Sector	Office	**Industrial**	Office	Office	Office	Industrial	Office
Sub-Market size (SF)	1,948,000	**58,301,495**	2,862,459	16,785,820	10,308,830	1,684,236	5,713,092
Overall Market Vac %	2.5%	**2.5%**	21.1%	21.1%	22.4%	2.2%	5.6%
Submarket Vac. %	.7%	**1.4%**	32.7%	17.3%	18.5%	2.6%	7.7%
Net Absorption	15,870	**757,000**	(96,249)	(62,158)	140,313	(16,000)	25,400
Sub-Market Under Construct.	0	**1,981,000**	424,367	681,000	97,682	0	0
Asking Rent $/SF	$22.98	**$7.46**	$31.98	$40.86	$25.29	$18.57	$29.91
Market Condition	**Very Good**	**Good**	**Challenge**	**Good**	**High Challenge**	**Very Good**	**Stable**

(1) Market data Cushman & Wakefield, CBRE 2Q22; CoStar June 2022.

APPENDIX: RULON MARKET CONDITIONS

- The Ogden Industrial market continues to have balanced supply and demand. Absorption annually has been strong (1.1M SF), and the market has averaged 1.1% absorption over the last 10 years. The continuing problem has been that there is not enough space to absorb.

- New supply of 1.9M SF exceeds the 10-year average of 526K SF but is warranted given that demand far exceeds supply. All the above are reasons why the Ogden Utah investment is strong.

OGDEN	Inventory (SF)	2Q 22 Vacancy %	1Q22 Vacancy %	12 mo. Net Absorp SF	2QUnder Constr. SF	2Q Asking Rent PSF	1Q Asking Rent PSF
Davis Industrial	58,301,495	1.40%	1.1%	757,000	1,981,000	$7.46	$7.17
TOTAL	58,301,495	1.40%	1.10%	757,000	1,981,000	$7.46	$7.17

Trust

Alaska Mental Health Trust Authority

Thank you for the opportunity to service the AMHTA.

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