

April 23, 2025



## **Alaska Mental Health Trust Authority**

Commercial Real Estate Asset  
Sale Performance Data

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Fund Sponsor Consulting

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## Executive Summary

- Callan has been asked to calculate investment performance since inception for two holdings in the Commercial Real Estate (CRE) portfolio that have been sold during fiscal year 2025
- The two properties, Rulon White and Washington Parks, represented approximately 37% of the total CRE program as of the end of fiscal year 2024
- The following slides present property-level investment returns calculated by Callan from inception-to-date using the Modified Deitz method, based upon data provided by the Trust Land Office (TLO)

### Important Notes

- Though the asset sales occurred in November 2024 (Rulon White) and January 2025 (Washington Parks), our calculations assume the sales occurred at year-end 2024
  - This allows for a simplified quarterly return calculation and permits easy comparison versus both the Alaska Permanent Fund Corporation (APFC) and the NCREIF Office Index
- All income distributions are assumed to be received mid-period (monthly/quarterly/annual)
- All return calculations are shown gross of any management expenses charged by the TLO
- The long-term performance figures are significantly influenced by the annual valuation model used by the TLO
- Unlike the CRE investments, the APFC and NCREIF Index are valued more frequently (monthly for APFC, quarterly for NCREIF) and thus provide more accurate time-weighted return calculations



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## **Property-Level Returns**

Rulon White and Washington Parks

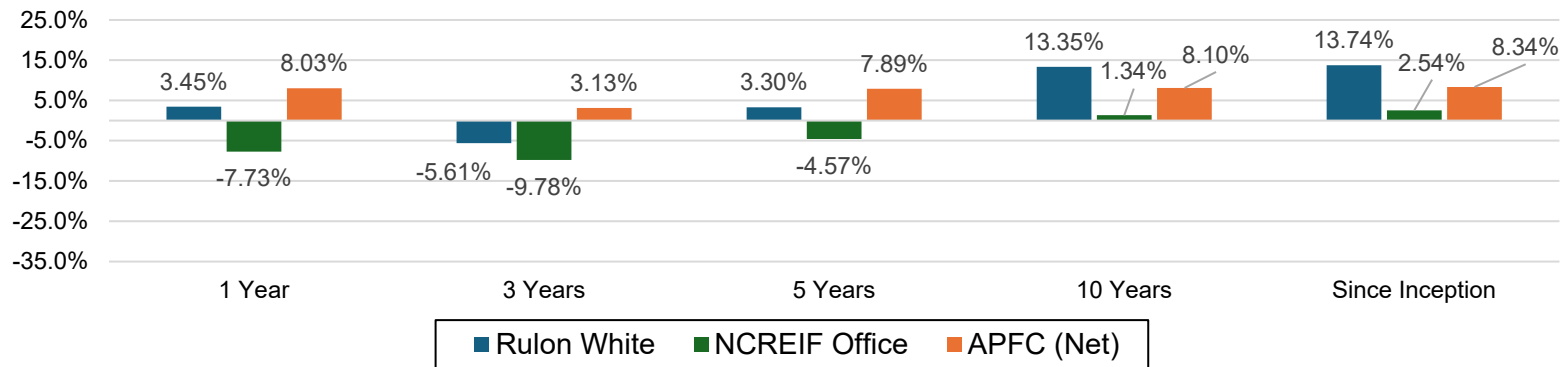


# Rulon White

## Property-Level Return Calculation

As of December 2024	Total Return (gross)	NCREIF Office	APFC (net)
1 Year	3.54%	-7.73%	8.03%
3 Years	-5.61%	-9.78%	3.13%
5 Years	3.30%	-4.57%	7.89%
10 Years	13.35%	1.34%	8.10%
Since Inception	13.74%	2.54%	8.34%

### Rulon White - Time-Weighted Performance Through Asset Sale



As of Dec 2024	Appreciation Return	Income Return	NCREIF Office Appreciation	NCREIF Office Income
1 Year	-2.70%	6.15%	-13.12%	5.98%
3 Years	-11.03%	5.49%	-14.34%	5.11%
5 Years	-1.61%	4.81%	-9.09%	4.84%
10 Years	8.50%	4.78%	-3.26%	4.71%
Since Inception	8.48%	5.19%	-2.16%	4.78%

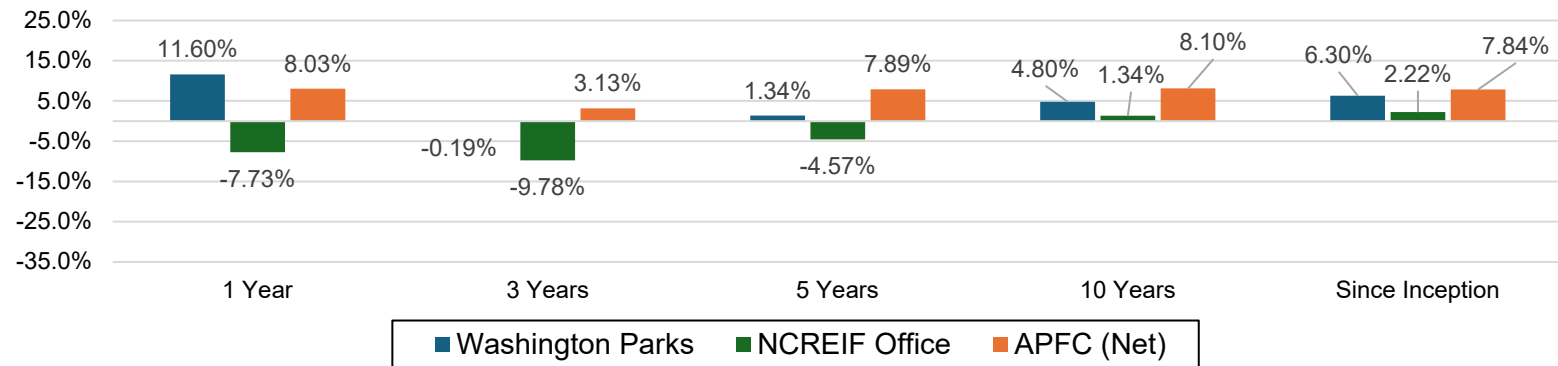


# Washington Parks

## Property-Level Return Calculation

As of December 2024	Total Return (gross)	NCREIF Office	APFC (net)
1 Year	11.60%	-7.73%	8.03%
3 Years	-0.19%	-9.78%	3.13%
5 Years	1.34%	-4.57%	7.89%
10 Years	4.80%	1.34%	8.10%
Since Inception	6.30%	2.22%	7.84%

### Washington Parks - Time-Weighted Performance Through Asset Sale



As of Dec 2024	Appreciation Return	Income Return	NCREIF Office Appreciation	NCREIF Office Income
1 Year	17.93%	5.62%	-13.12%	5.98%
3 Years	-3.05%	2.90%	-14.34%	5.11%
5 Years	-0.63%	3.48%	-9.09%	4.84%
10 Years	6.30%	3.49%	-3.26%	4.71%
Since Inception	6.75%	4.62%	-2.45%	4.75%



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