



Continental Group Family Housing Privatization Project

Eielson AFB Project Overview

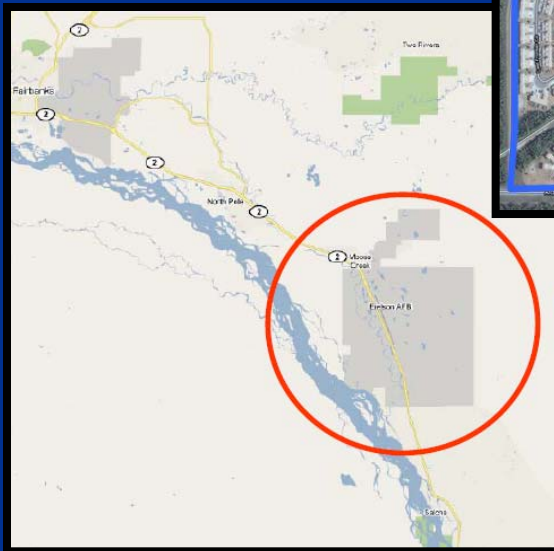
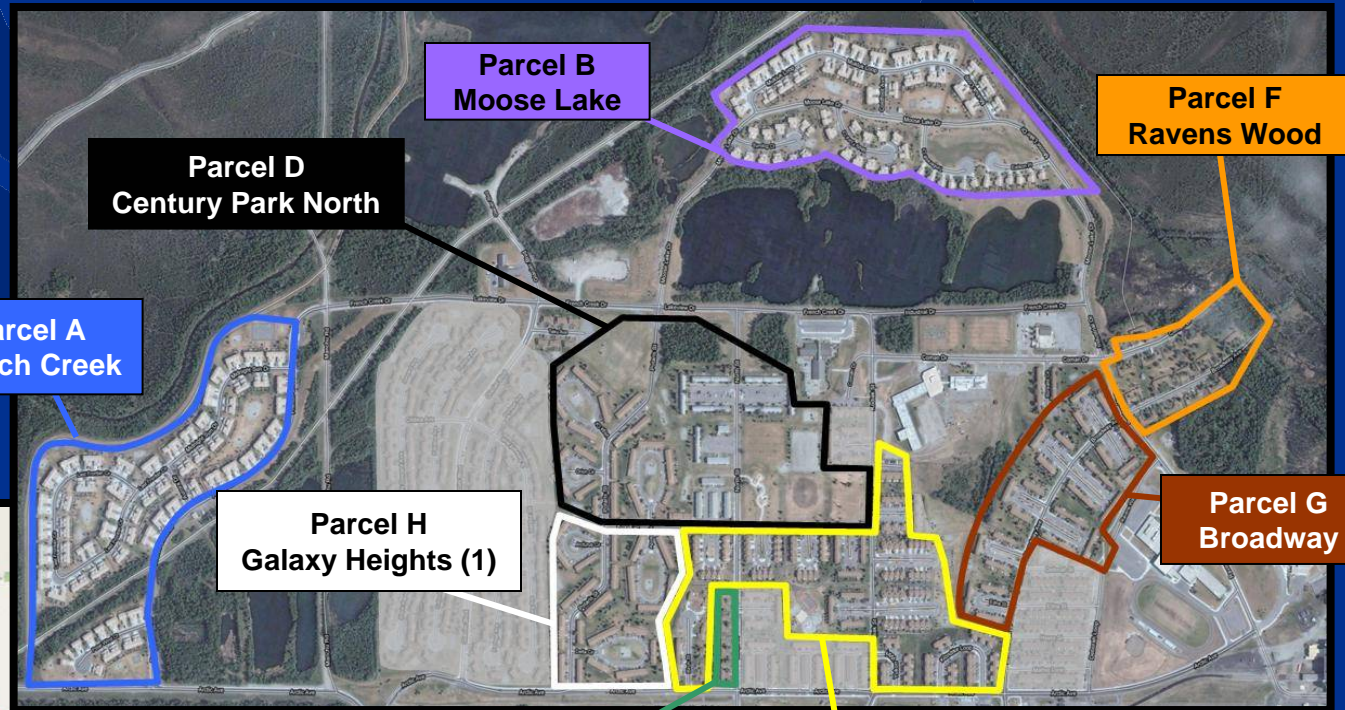
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Overview: Eielson AFB

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Project Location



Local Area Highlights

- Located in Fairbanks – North Star Borough, AK, near the Cities of Fairbanks and North Pole
- All schools (Pre-K to 12th) located on-base
- Ben Eielson Junior/Senior High School and Crawford Elementary School rated 9 out of 10 by “GreatSchools.org” with student-teacher ratio of 15:1
- 25% of local rental units considered suitable
- Overall Vacancy rate for the local rental market: 6.8%
- Average housing inventory growth of 0.6% per year (2009-14)
- Population Growth of 9.3% (2000-07)
- Local median home price \$209,500 (Fairbanks, AK)

Existing Housing

- French Creek (801 Lease)
 - 215 units
 - Constructed in 1995
 - 951 – 1,620 NSF
- Moose Lake (801 Lease)
 - 151 units
 - Constructed in 1995
 - 898 – 2,986 NSF
- Century Park South
 - 144 units
 - Constructed in 1953 – 2001
 - 1,338 – 1,779 NSF
- Century Park North
 - 216 units
 - Constructed in 2010 – 2011
 - 1,606 – 2,089 NSF



Existing Housing

- **Galaxy Heights (1)**
 - 106 units
 - Constructed in 1998 – 2011
 - 1,589 – 2,064 NSF
- **Galaxy Heights (2)**
 - 18 units
 - Constructed in 1964 – 2011
 - 1,825 – 2,030 NSF
- **Ravens Wood**
 - 29 units
 - Constructed in 2010
 - 1,796 – 2,102 NSF
- **Broadway**
 - 95 units
 - Constructed in 1953 – 1964
 - 1,370 – 1,971 NSF



Project Concept Overview

Eielson AFB								
	Total	Parcel A French Creek	Parcel B Moose Lake	Parcel C Century Park South	Parcel D Century Park North	Parcels E, H Galaxy Heights	Parcel F Ravens Wood	Parcel G Broadway
Year of Construction (Existing Units)		1995	1995	1953 / 1992-2001	2010-2011	1998 / 2010 – 2011	2010-2011	2012
Convey	509	0	0	24 / 120	216	120	29	0
801 Lease Buy-Out	366	215	151	0	0	0	0	0
Delayed Convey	99	0	0	0	0	4	0	95
Demolish	36	0	0	36	0	0	0	0
Return Historic Units	0	0	0	0	0	0	0	0
Construct	0	0	0	0	0	0	0	0
Renovation	0	0	0	0	0	0	0	0
As Is	938	215	151	108	216	124	29	95
Project End State	938	215	151	108	216	124	29	95

Note: Table reflects Government notional concept. Offerors should perform their own due diligence.

Demographics and Estimated Income

Eielson AFB					
Rank	Number of Units (Financing Scope)	Percentage of Units	Weighted Average BAH	Estimated Monthly Gross Revenue (\$000)*	Estimated Annual Gross Revenue (\$000)*
GOQ	1	0.1%	\$2,358	\$2	\$27
SOQ	5	0.6%	\$2,334	\$11	\$133
FGO	39	5.0%	\$2,255	\$84	\$1,003
CGO	49	6.3%	\$2,024	\$94	\$1,130
E9	8	1.0%	\$2,100	\$16	\$192
SNCO	120	15.4%	\$1,921	\$219	\$2,627
JNCO	558	71.5%	\$1,728	\$916	\$10,995
Total	780	100.0%	\$1,811	\$1,342	\$16,106

* Estimated income assumes 95% occupancy

Base-Specific Desired Features

1. Heated storage shelters adjacent to all units, with tenant controlled heater operation
2. Complete yard maintenance inside unit fences while member deployed
3. Increase number of parking spaces in housing area with head-bolt outlets

Project Highlights

- On-base Central Heating Plant provides steam heat and electricity to housing community
- 366 existing 801 Lease housing units to be included in project
- Approximately 50% of end state recently constructed or renovated MILCON units
- 1 General Officer Home
- RFQ will indicate financing scope