

INVESTMENT OPPORTUNITY - TALKEETNA, AK

Talkeetna STR Portfolio

22280 S G Street

A turnkey lifestyle investment with established income and owner-occupant flexibility.

OFFERED AT

\$725,000

3 units | 6 beds | 4 baths

4,339 SF | \$167/SF

FULL STR POTENTIAL

\$141,136

2025 REVENUE

\$88,344

2026 PROJECTED

\$100,936

MODERATE UPSIDE

\$125,536

FULL POTENTIAL

\$141,136

EXECUTIVE SUMMARY

A property that pays you back

22280 S G Street is more than a cabin and more than an income property. It is a turnkey Talkeetna asset built for two buyer profiles at the same time: investors who want performance with upside, and owner-occupants who want an Alaska lifestyle property that can help offset the cost of ownership.

OFFERED AT

\$725,000

Current list price

2025 RECORDED REVENUE

\$88,344

Existing STR history

2026 PROJECTED - 2 UNITS

\$100,936

3rd unit not yet active

FULL STR POTENTIAL

\$141,136

All 3 units operating

The core story

Investors see a proven revenue base with a clear path to stronger gross income by activating the third unit.

Owner-occupants see a place to live, work remotely, retire, or spend summers while the other units generate income.

PROPERTY OVERVIEW

Three separate living units. One flexible asset.

**3**

UNITS

6

BEDS

4

BATHS

4,339

SQ FT

\$167

PRICE/SF

What is included

- Fully furnished, turnkey operation
- Three separate living units with multiple income paths
- Established short-term rental revenue history
- Owner-occupy one unit and rent the others
- Third unit represents untapped revenue upside

Positioning

This is not just a vacation rental. It is a flexible Alaska asset that can perform as a full STR portfolio, an owner-occupied income property, or a seasonal lifestyle purchase.

BUYER POSITIONING

Built for investors and owner-occupants

The strongest marketing angle is not simply cash flow or lifestyle. It is both. The same asset can be underwritten as an investment and emotionally understood as a Talkeetna retreat that helps pay for itself.

Investor

Acquire an operating STR asset with established revenue and built-in upside.

- Immediate revenue story
- 3rd unit expansion path
- Multiple income streams
- Turnkey furnishings

Owner-Occupant

Live in one unit while the others generate income and help offset expenses.

- Talkeetna lifestyle
- Income-producing housing
- Remote-work or retirement fit
- Flexibility over time

Seasonal Buyer

Use the property when desired and monetize the remaining availability.

- Personal use potential
- Revenue when away
- Alaska recreational base
- Long-term optionality

Already generating six-figure projected revenue with only two of three units active. The next owner is not just buying potential - they are buying performance with upside.

FINANCIAL SNAPSHOT

The numbers investors will care about

Revenue shown below is gross rental revenue, not NOI. Expense information, tax treatment, financing, management costs, and personal use should be independently verified by the buyer.

SCENARIO	GROSS REVENUE	REVENUE MULTIPLE	GROSS REVENUE YIELD
2025 Recorded Revenue	\$88,344	8.2x	12.2%
2026 Projected - 2 Units	\$100,936	7.2x	13.9%
Moderate Optimization	\$125,536	5.8x	17.3%
Full STR Potential	\$141,136	5.1x	19.5%

Pricing Reference

OFFER PRICE

\$725,000

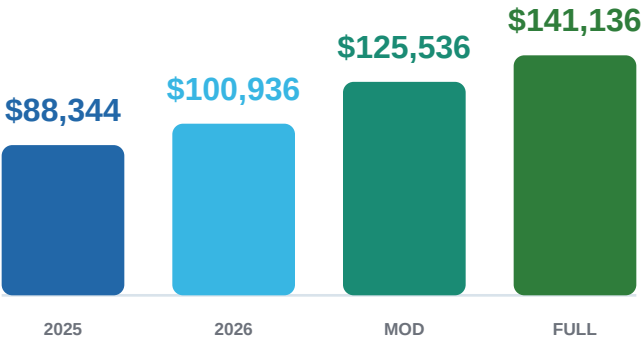
PRICE / UNIT

\$241,667

PRICE / SF

\$167

Gross Revenue by Scenario



PRO FORMA REVENUE SCENARIOS

Three ways this property can perform

SCENARIO 1

Current Operation**\$100,936**

projected annual revenue

2 units actively rented

2026 forward projection

3rd unit not yet activated

SCENARIO 2

Moderate Optimization**\$125,536**

projected annual revenue

Existing 2 units: \$100,936

3rd unit @ \$150/night

45% occupancy - 164 nights

Additional: +\$24,600

SCENARIO 3

Full STR Operation**\$141,136**

projected annual revenue

Existing 2 units: \$100,936

3rd unit @ \$200/night

55% occupancy - 201 nights

Additional: +\$40,200

The upside is already inside the asset

The current income story is based on two active units. A buyer can evaluate the property from today's existing performance, then underwrite the additional value of the third unit separately based on their own operating strategy.

OWNER-OCCUPANT ANGLE

Live in Talkeetna. Let the property work for you.

For the owner-occupant buyer, this property changes the economics of owning a Talkeetna home. Instead of buying a cabin that sits empty, the owner can occupy one unit and continue operating the remaining units for income.

Why it matters

- Housing expense offset
- Income without leaving the property
- Flexible seasonal use
- Room for friends, family, or guests
- Long-term investment optionality



Owner-use paths

Live + Rent

Occupy one unit and operate the others as STRs.

Seasonal Base

Use the property when you want and rent it when you do not.

Future Flex

Shift between owner-use, STR, or hybrid use as needs change.



GUEST EXPERIENCE

Rustic Alaska character with modern guest expectations

Updated finishes, strong visual appeal, and a fully furnished setup help position this property for travelers looking for an authentic Talkeetna stay without sacrificing comfort.

PROPERTY + MARKET

A marketable product in a market people recognize



UPDATED INTERIOR FINISHES



MULTIPLE STRUCTURES / MULTIPLE INCOME PATHS

Talkeetna STR positioning

Talkeetna is one of Alaska's most recognizable destination communities, drawing travelers seeking Denali-area access, rail and road-trip itineraries, adventure experiences, and an authentic Alaska small-town feel. A property with multiple rentable units allows the owner to serve different guest groups while preserving flexibility for personal use.

- Tourism-driven demand
- Multiple guest profiles
- Rare owner-use plus income flexibility
- Turnkey product with established history



INVESTMENT THESIS

Performance today. Flexibility tomorrow.

22280 S G Street gives buyers multiple ways to win: operate it as a full STR portfolio, live in one unit while monetizing the others, or use it seasonally as a Talkeetna retreat that helps pay for itself. The current numbers support the investment conversation, while the property itself supports the lifestyle conversation.

Request Financials / Schedule Showing

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