



Mt. Denali & the Chulitna River from the site

ROUND 2 CAPITAL RAISE

ARK Denali INCORPORATED

Milepost 135.7 · North Parks Highway
Trapper Creek, Alaska

Alaska's premier permitted wilderness resort — Gateway to Denali

A fully permitted, CBRE-appraised wilderness resort at the gateway to Denali State and National Parks — on the only road 1.813 million Denali-bound visitors travel each year. Off-market, pre-construction, and contractor-ready now.

87.61+

Acres on the Parks Highway

38

Full-hookup RV sites

14

Duplex cabins · 28 keys

2,000 SF

Heated viewing deck, year-round

Helipad

Approved · Denali tours

5–0

Unanimous CUP · Jan 2025

WHY THIS ASSET IS IRREPLACEABLE

- ◆ **Only commercially developable parcel** in the corridor — Denali State Park on three sides
- ◆ **CUP approved unanimously, 5–0** — irreplaceable at any price by any competitor
- ◆ **Only approved helipad** in the corridor — Denali flightseeing tours permitted
- ◆ **80-mile retail monopoly** between Trapper Creek and Cantwell
- ◆ **2,650 ft of Parks Highway frontage** — 1,490 vehicles + 78 motorcoaches a day
- ◆ **Chulitna River western boundary** — fishing, rafting and kayaking on-property

FINANCIAL SNAPSHOT

CBRE as-is site value	\$2,000,000
CBRE Phase 1 as-complete value	\$9,140,000
Phase 1 revenue · stabilized, annual	\$4,642,462
Operating expenses · annual	\$2,545,036
Phase 1 stabilized NOI · full ops	\$2,097,426
Phase 1 construction budget	\$7,555,648

PRO FORMA VALUE
AT 10% CAP RATE

\$20,974,257

DEVELOPMENT STATUS Pre-construction mobilization underway since September 2026

General contractor

Under contract; grading bids submitted

Power

MEA 3-phase power engineered, path approved

Geotechnical & environmental

Certified — no permafrost, no pilings.
Phase 1 ESA (ASTM E1527-21) complete

\$3,000,000 for 25% equity

Structured to welcome a single anchor investor or several allocations within the round — available from \$100,000 up to a full \$3,000,000 anchor position, with a 30-month term to stabilization.

\$3,000,000

RETURN OF CAPITAL

Full principal targeted at sale or refinance,
Month 30

10%

PREFERRED RETURN

Annual, non-compounding, paid quarterly
through the hold

25%

EQUITY UPSIDE

Proportional share of the equity stack’s
dividends at the same liquidity event

THE ANCHOR INVESTOR BONUS

A legacy position on the Chulitna River

Beyond the financial return, the \$3,000,000 anchor investor receives land overlooking Mt. Denali, the Alaska Range and the Chulitna River Valley — widely regarded as the best view in the state.

4-acre riverside parcel

At the property’s north end, directly adjacent to Founder Yolanda D’Oyen’s own retained homestead

Custom-built River Cabin

The same duplex-style, timber-and-zinc design used in Phase 1’s riverfront cabins

Private boat slip

Potential permanent slip in the wetland below, for fishing and hunting the river valley

CAPITAL STACK

Construction loan · in process	\$6,825,000	—	
Founder (YD) · committed	\$800,000	—	
Round 1 seed · committed	\$1,395,535	15%	
Round 2 · open now	\$3,000,000	25%	

STRATEGIC BUYER POOL

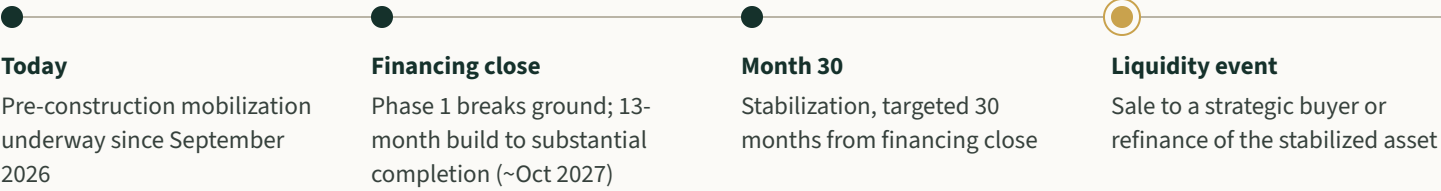
Domestic

Princess Cruises (named in MSB Resolution 24-33, 3.5 mi. south), Norwegian, Royal Caribbean, Disney, Holland America, Aramark, Doyon Tourism, CIRI

International

Aman Resorts, Accor/Fairmont, Kempinski, Pursuit/Viad, and sovereign wealth hospitality investors

EXIT STRATEGY & TIMELINE Build-to-sell or build-to-refinance — whichever is stronger



FULL PROPOSAL & DUE DILIGENCE PACKAGE UPON EXECUTED NDA

Yolanda E. D’Oyen, Founder

ydoyen@arkdenali.com

MP 135.7 N. Parks Hwy, Trapper Creek, AK 99683

For discussion purposes only; not an offer to sell securities. Any offer will be made only under definitive subscription documents to verified accredited investors under Regulation D. Projections are estimates only, not guarantees of future performance. 02 / 02