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Dave Windsor's 'Alaska Real Estate'

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The Land Downunder

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"I come from a land downunder", first released by 'Men at Work' in 1980, put Australia on the map years before 'Crocodile Dundee' - but this is not just a song, it is a real estate philosophy!

An American equivalent might be the classic story "Gone with the Wind", and who could forget Clark Gable and Vivian Leigh in that southern tale where the land was everything.

Gerald (played by Thomas Lee) declares to Scarlet O'Hara - "Land is the only thing in the world that amounts to anything, for 'tis the only thing in this world that lasts, and don't you be forgetting it!"

This real estate philosophy is no less true in Anchorage today. The land down under your feet is the place to invest. In these times of commodity and consumer inflation, many expert traders are invested in Copper, Palladium, Platinum and, one of my favorites, Gold.

However, while your bank account is losing value in dollars as those dollars are worth less in the next few years, you should seriously consider investing in land as a hedge against that inflation.

Anchorage is here to stay. Oil revenues may, indeed, retrace significantly as the wave of green energy becomes more urgent. However, this city remains a vital hub for so much else that property

values will continue to escalate in the next 10 years.

I remind you again of one of the world's busiest airports, a critical military presence, a tourism magnet in post-pandemic times plus a very attractive climate for lower 48 refugees seeking clean air and water, milder temperatures and lots of space.

Furthermore, never forget that supply and demand are the elements of price movement. Anchorage is bordered by ocean to the south and west, State Park to the east and Federal land to the north.

These boundaries limit the expansion of Alaska's largest city. Builders are now desperate to find new construction sites, with some 97% of buildable land already developed.

What does this mean? The land downunder, first your own home and, secondly, any vacant land you can acquire goes up in price as time goes by.

The point is, acquire any dirt you can find in Anchorage, be it a single vacant residential lot, commercial or industrial zoned land, or rare strips of acreage for future subdivisions. There is big money to be made acquiring, and holding rare earth.

It is my absolute conviction that, despite a small net population decrease at this time, Anchorage is here to stay

and folks coming to Alaska will always, on average, prefer the City to outlying neighborhoods around Wasilla. Still, Eagle River, the Chugiak corridor and the Valley are also going to expand.

Land downunder is permanent and precious. Of course, the holding cost of raw land must be considered. Property taxes must be paid. Indeed, if you can find land with something rentable on it, that is of great attraction to cover the holding costs.

Now don't you be forgetting Gerald's sage advice - "Land is the only thing in the world that amounts to anything."

Dave

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