

An aerial photograph of a suburban neighborhood in Seattle, WA. The image shows a mix of residential lots, some with houses and others with trees. A white-outlined polygon highlights a specific area in the center-left, which is the subject of the advertisement. The text 'PARAGON REAL ESTATE ADVISORS' is overlaid in the top left corner.

PARAGON
REAL ESTATE ADVISORS

SIX SINGLE-FAMILY LOTS

18 DWELLING UNIT DEVELOPMENT SITE | SEATTLE, WA

PARAGON

REAL ESTATE ADVISORS

600 University St, Suite 2018 | Seattle, WA 98101
info@ParagonREA.com

Information within this marketing package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

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EXECUTIVE SUMMARY

OFFERING

Paragon Real Estate Advisors is pleased to announce the exclusive sale of the Six Single Family Lots located in South Seattle. A Preliminary Municipal Code Summary calls for 3 dwelling units per parcel including a principal dwelling (30 foot height limit), 1 attached accessory dwelling (30 foot height limit) and 1 detached accessory dwelling unit (18 foot height limit). A developer can build a total of 18 dwelling units on the 6 total tax parcels. This will be a beautiful development located on a low-traffic, quiet street in the Rainier Beach neighborhood of Seattle – one of the few large development sites left in the City of Seattle

The already generous lot sizes will further benefit from the adjacent Chief Sealth Trail and its open landscape which expands the feel of the size of the lots. Each tax parcel allows up to 3 units per site with the ability to build a primary single family residence of at least 3,968 square feet, an AADU of at least 1,000 square feet, a DADU of at least 1,000 square feet for a total of at least 6,168 buildable square feet for each of the five parcels.

The Six Single Family Lots is situated in a great location with close proximity to the Rainier Light Rail Station, shops, grocery stores, parks and Lake Washington.

NAME	Six Single-Family Lots
ADDRESS	4755 S Bond St, Seattle, WA 98118
PRICE	\$1,650,000
PRICE/UNIT	\$91,667
PRICE/LOT SQFT	\$33.73 per SqFt
LOT SIZE	48,925 SqFt

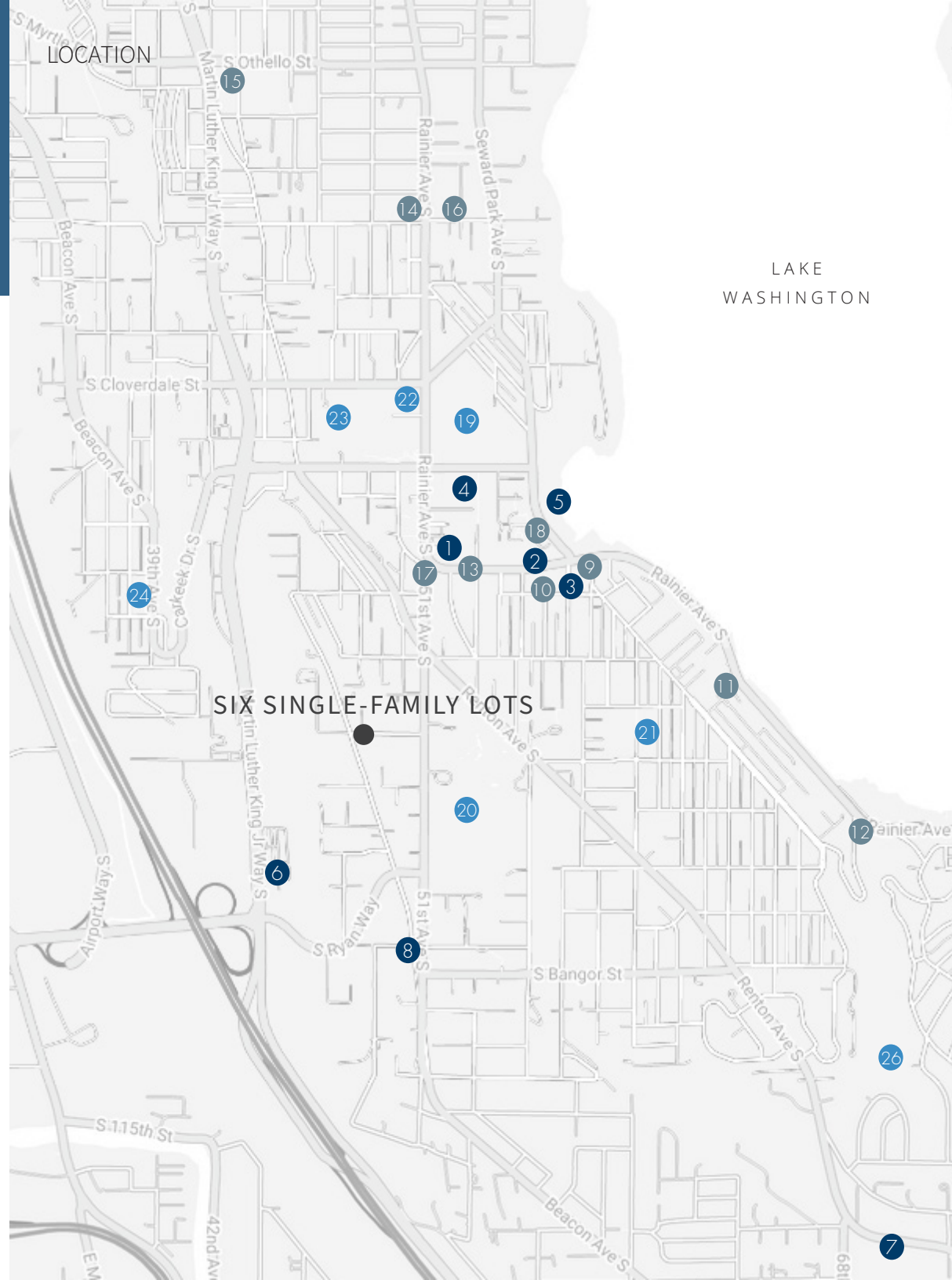


INVESTMENT HIGHLIGHTS

- Six Single-Family Lots – 18 Dwelling Unit Development Site
- Municipal Code Summary calls for 3 dwelling units per parcel including a principal dwelling (30 foot height limit), 1 attached accessory dwelling (30 foot height limit) and 1 detached accessory dwelling unit (18 foot height limit)
- Average price per dwelling: \$91,667
- Additional Option- Preliminary plans to build one dwelling unit per parcel
- Huge average lot size: 8,154
- Parcel 4755 – 3,607 sq. ft. principal dwelling unit, 1,000 sq. ft. AADU and 1,000 sq. ft. DADU
- Parcel 4753- 3,732 sq. ft. principal dwelling unit, 1,000 sq. ft. AADU and 1,000 sq. ft. DADU
- Parcel 4751- 4,815 sq. ft. principal dwelling unit, 1,000 sq. ft. AADU and 1,000 sq. ft. DADU
- Parcel 4749- 3,640 sq. ft. principal dwelling unit, 1,000 sq. ft. AADU and 1,000 sq. ft. DADU
- Parcel 4747- 4,102 sq. ft. principal dwelling unit, 1,000 sq. ft. AADU and 1,000 sq. ft. DADU
- Parcel 4753- 4,722 sq. ft. principal dwelling unit, 1,000 sq. ft. AADU and 1,000 sq. ft. DADU



LOCATION



SIX SINGLE-FAMILY LOTS

LAKE
WASHINGTON

SHOPS & SERVICES ●

1. Safeway
2. Seward Park Market
3. AutoZone Auto Parts
4. Planet Fitness
5. Parkshore Marina
6. Public Storage
7. Shell
8. Grant's Market

RESTAURANTS & BARS ●

9. Jude's Old Town
10. Paranormal Pie
11. The Stonehouse Cafe
12. Pizzeria Pulcinella
13. Starbucks
14. Blue Nile Ethiopian
15. Bang Bang Kitchen
16. Beach Bakery
17. King Donuts
18. Umami Kushi

PARKS & SCHOOLS ●

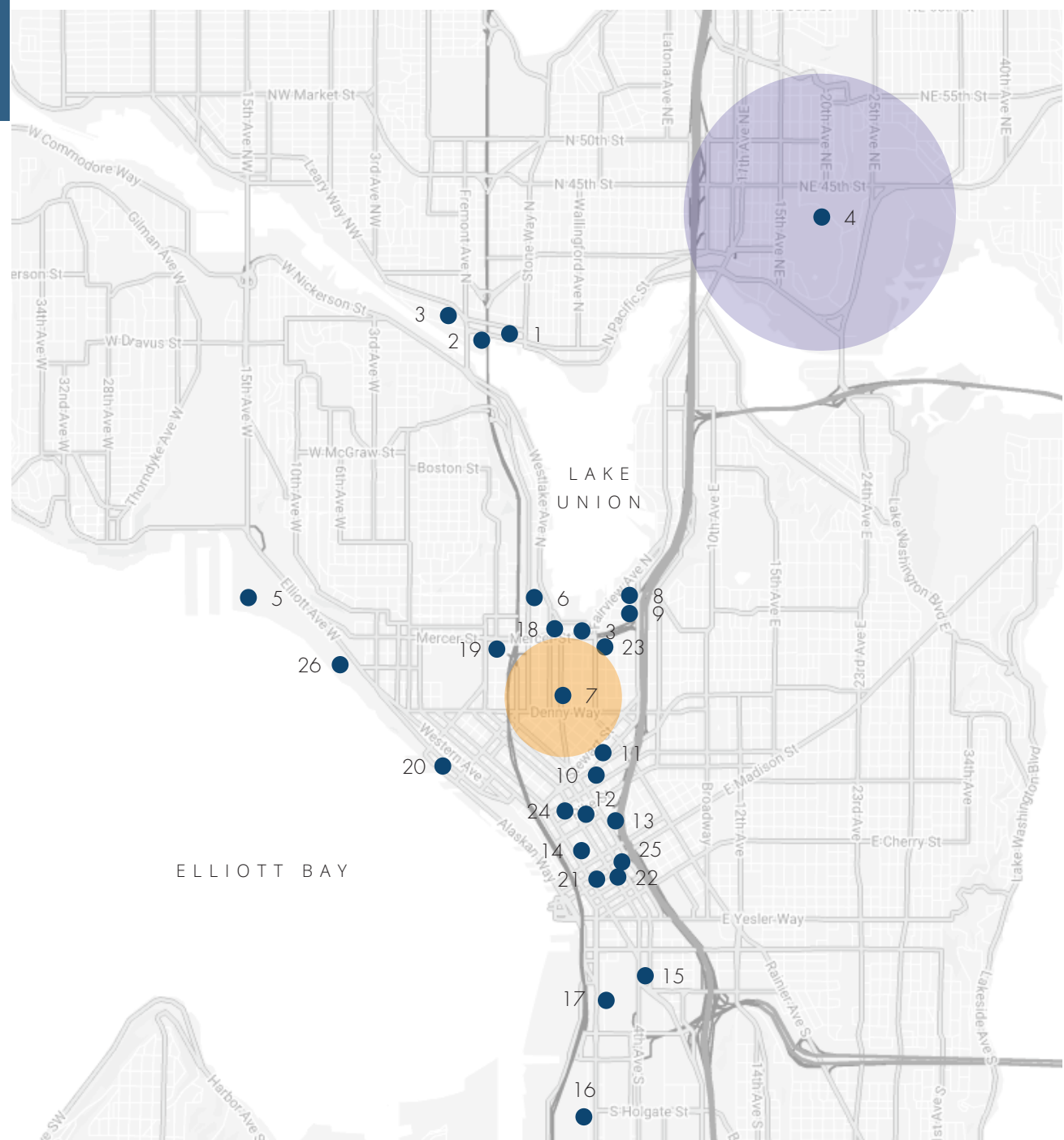
19. Rainier Beach High School
20. Kubota Garden
21. Emerson Elementary
22. Rainier Beach Playfield
23. Dunlap Elementary
24. Benefit Playground
26. Lakeridge Park



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SEATTLE EMPLOYER MAP



1. **tableau**
 2. **Adobe**
 3. **Google**
 4. **UNIVERSITY of WASHINGTON**
 5. **Expedia**
 6. **Meta**
 7. **amazon**
 8. **FRED HUTCH**
CURES START HERE™
 9. **Seattle Cancer Care Alliance**
Fred Hutch · Seattle Children's · UW Medicine
 10. **NORDSTROM**
 11. **airbnb**
 12. **hulu**
 13. **Apple**
 14. **Zillow**
 15. **gettyimages**
 16. **STARBUCKS**
 17. **payscale**
 18. **ALLEN INSTITUTE for BRAIN SCIENCE**
 19. **BILL & MELINDA GATES foundation**
 20. **zulily**
 21. **DocuSign**
 22. **Dropbox**
 23. **nanoString**
 24. **twitter** **ORACLE**
 25. **PitchBook**
 26. **f5**
- SUBJECT PROPERTY

LOCATION

KING COUNTY BY THE NUMBERS

King County is located in the U.S. state of Washington. The population was 2.27M in the 2020 census, making it the most populous county in Washington, and the 12th-most populous in the United States. The county seat is Seattle, also the state's most populous city. The county's median age is 36.9 and a median household income is \$102,594.

2.27M

King County Population
2020

0.89%

Increase in Population
Since 2019

THE LARGEST CITIES BY POPULATION:

Seattle	744,955
Bellevue	147,599
Kent	129,618
Renton	102,153
Federal Way	97,044
Kirkland	89,557
Auburn	81,905
Redmond	67,678
Sammamish	65,733
Shoreline	56,752

SEATTLE, WASHINGTON

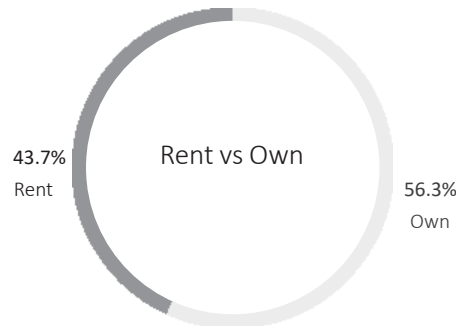
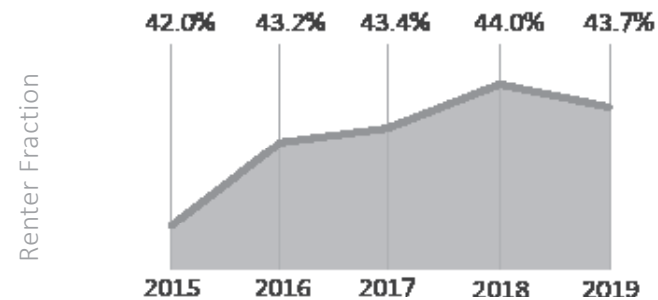
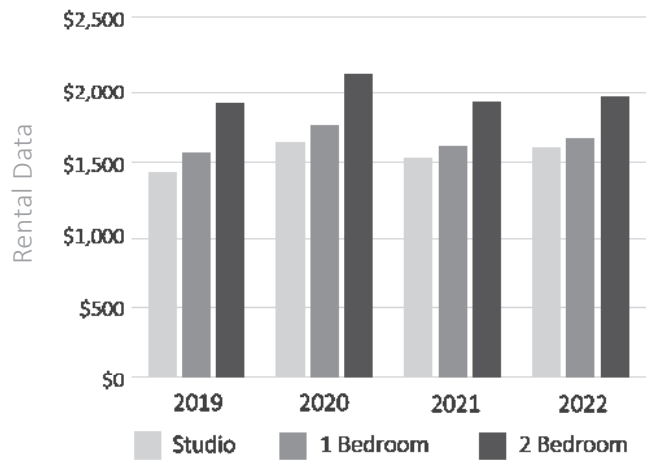
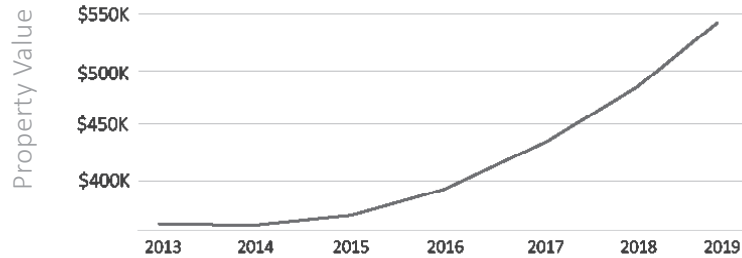
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LOCATION

KING COUNTY REAL ESTATE STATISTICS

The median property value in King County, WA was \$643,000 in 2019, which is 2.67 times larger than the national average of \$240,500. Between 2018 and 2019 the median property value increased from \$635,200 to \$643,000, a 1.23% increase.



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970,301

Housing units,
July 1, 2019

12,337

Building permits,
2020

\$643,000

2019 Median
Property Value

1.23%

1 Year Growth

4.3% ↑

Studio Rent (2021-2022)

3.3% ↑

1Bed Rent (2021-2022)

1.8% ↑

2Bed Rent (2021-2022)

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KING COUNTY ECONOMIC ANALYSIS

Households in King County, WA have a median annual income of \$102,594 in 2019, which is more than the median annual income of \$65,712 across the entire United States. This is in comparison to a median income of \$95,009 in 2018, which represents a 7.98% annual growth.

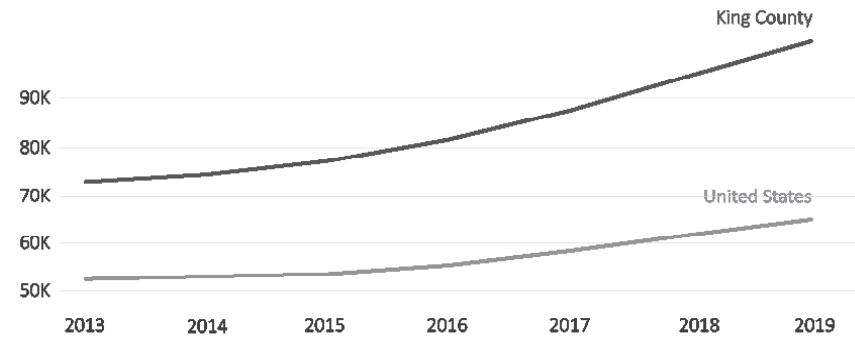
In 2019, the tract with the highest median household income in King County, WA was in Sammamish, Bellevue, and Mercer Island areas with a value range between \$229,537 and \$250,001.

\$102,594

Median Household Income
2019 Value

7.98%

1 Year Growth



Median Household Income

EMPLOYMENT STATISTICS

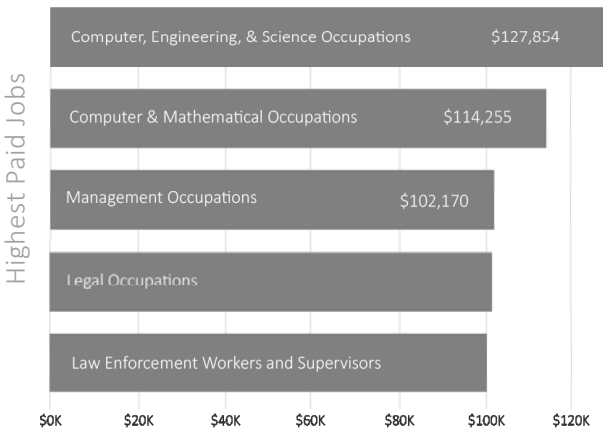
From 2018 to 2019, employment in King County, WA grew at a rate of 2.65%, from 1.23M employees to 1.27M employees. The most common job groups, by number of people living in King County, WA, are Management Occupations (170,570 people), Computer & Mathematical Occupations (144,539 people), and Office & Administrative Support Occupations (105,670 people).

1.27M

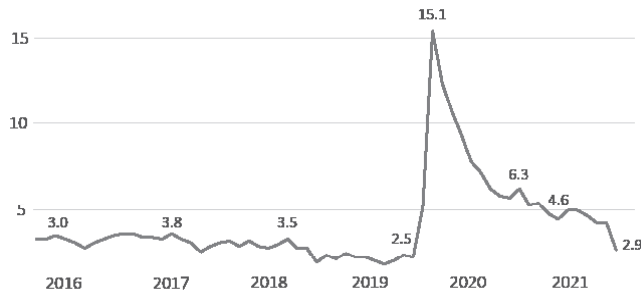
Employees
2019 Value

2.65%

1 Year Growth



Unemployment Rate



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LOCATION

MAJOR EMPLOYERS - GREATER SEATTLE AREA

Many large, nationally-known corporations are headquartered in King County. Within the Fortune 500 list of largest corporations in the United States, eight companies are based in King County and reveal the diversity of the region’s employment market. Included in the list are large retailers Costco and Nordstrom, technology giants Amazon and Microsoft, coffee company Starbucks, truck manufacturer Paccar, global logistics company Expeditors International, and forest products company Weyerhaeuser.

Looking beyond the Fortune 500 requirements of local headquarters and significant revenues, other major King County employers include Boeing, the University of Washington, and local and regional government. Boeing employs around 58,800 in the state of Washington, and Renton is the headquarters of Boeing Commercial Airplanes. In King County, large and well-established companies exist in nearly every sector of the labor market.

Rank	Business Name	Employed (2019)	Revenue (2019)
1	The Boeing Co.	71,829	\$76.6B
2	Amazon	60,000	\$280.5B
3	Microsoft Corp.	55,063	\$125.8B
4	University of Washington	46,824	N/A
5	Costco Wholesale Corp.	18,045	\$152.7B
6	Fred Meyer Stores	16,164	\$11.0B
7	King County Government	15,851	\$4.3B
8	City of Seattle	15,733	\$5.9B
9	Starbucks Coffee Co.	14,000	\$25.5B
10	Seattle Public Schools	11,886	N/A

FORTUNE 500 COMPANIES
IN KING COUNTY:

- Amazon
- Costco
- Microsoft
- Starbucks
- Paccar
- Nordstrom
- Expeditors Intl
- Weyerhaeuser



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MUNICIPAL CODE SUMMARY

Code Allowances:

1. Lot Coverage: 35%
2. FAR: 0.5 for the Principal Dwelling
3. Yards
 - a. Front: 20 feet or the average of the front yards of the single-family structures on either side, whichever is less
 - b. Side: 5 feet
 - c. Rear: 25 feet or 20 percent of lot depth, whichever is less, except that it may never be less than 10 feet 2
4. Accessory Dwellings:
 - a. 1 Attached Accessory Dwelling
 - b. 1 Detached Accessory Dwelling
 - c. Note that one must either be affordable or certified Built Green or similar
5. Parking: 1 stall for the Principal Dwelling
 - a. No requirement for the Attached or Detached Accessory Dwelling
6. Height Limit
 - a. 30 feet Principal Dwelling
 - b. 30 feet Attached Accessory Dwelling
 - c. 18 feet Detached Accessory Dwelling

Project Summary:

1. **4755 S Bond Street**
 - a. Lot Area: 7,215 square feet
 - b. Lot Coverage: 35%
 - i. $7,215 \text{ square feet} \times 0.35 = 2,525 \text{ square feet}$
 - c. FAR: 0.5
 - i. Allowable Area:
 1. 3,607 square-foot Principal Dwelling
 2. 1,000 square-foot Attached Accessory Dwelling
 3. 1,000 square-foot Detached Accessory Dwelling
 - d. Lot Depth
 - i. 86.57 feet
 - e. Yards
 - i. Front: 20 feet
 - ii. Side: 5 feet
 - iii. Rear: 17.3 feet

MUNICIPAL CODE SUMMARY

2. 4753 S Bond Street

- a. Lot Area: 7,464 square feet
- b. Lot Coverage: 35%
 - i. $7,464 \text{ square feet} \times 0.35 = 2,612 \text{ square feet}$
- c. FAR: 0.5
 - i. Allowable Area:
 - 1. 3,732 square-foot Principal Dwelling
 - 2. 1,000 square-foot Attached Accessory Dwelling
 - 3. 1,000 square-foot Detached Accessory Dwelling
- d. Lot Depth
 - i. 104.25 feet
- e. Yards
 - i. Front: 20 feet
 - ii. Side: 5 feet
 - iii. Rear: 20.85 feet

3. 4751 S Bond Street

- a. Lot Area: 9,361 square feet
- b. Lot Coverage: 35%
 - i. $9,361 \text{ square feet} \times 0.35 = 3371 \text{ square feet}$
- c. FAR: 0.5
 - i. Allowable Area:
 - 1. 4,815 square-foot Principal Dwelling
 - 2. 1,000 square-foot Attached Accessory Dwelling
 - 3. 1,000 square-foot Detached Accessory Dwelling
- d. Lot Depth
 - i. 134.58 feet
- e. Yards
 - i. Front: 20 feet
 - ii. Side: 5 feet
 - iii. Rear: 25 feet

MUNICIPAL CODE SUMMARY

4. 4749 S Bond Street

- a. Lot Area: 7,280 square feet
- b. Lot Coverage: 35%
 - i. $7,280 \text{ square feet} \times 0.35 = 2,548 \text{ square feet}$
- c. FAR: 0.5
 - i. Allowable Area:
 - 1. 3,640 square-foot Principal Dwelling
 - 2. 1,000 square-foot Attached Accessory Dwelling
 - 3. 1,000 square-foot Detached Accessory Dwelling
- d. Lot Depth
 - i. 83.58 feet
- e. Yards
 - i. Front: 20 feet
 - ii. Side: 5 feet
 - iii. Rear: 17 feet

5. 4747 S Bond Street

- a. Lot Area: 8,205 square feet
- b. Lot Coverage: 35%
 - i. $8,205 \text{ square feet} \times 0.35 = 2,872 \text{ square feet}$
- c. FAR: 0.5
 - i. Allowable Area:
 - 1. 4,102 square-foot Principal Dwelling
 - 2. 1,000 square-foot Attached Accessory Dwelling
 - 3. 1,000 square-foot Detached Accessory Dwelling
- d. Lot Depth
 - i. 97.5 feet
- e. Yards
 - i. Front: 20 feet
 - ii. Side: 5 feet
 - iii. Rear: 19.5 feet

MUNICIPAL CODE SUMMARY

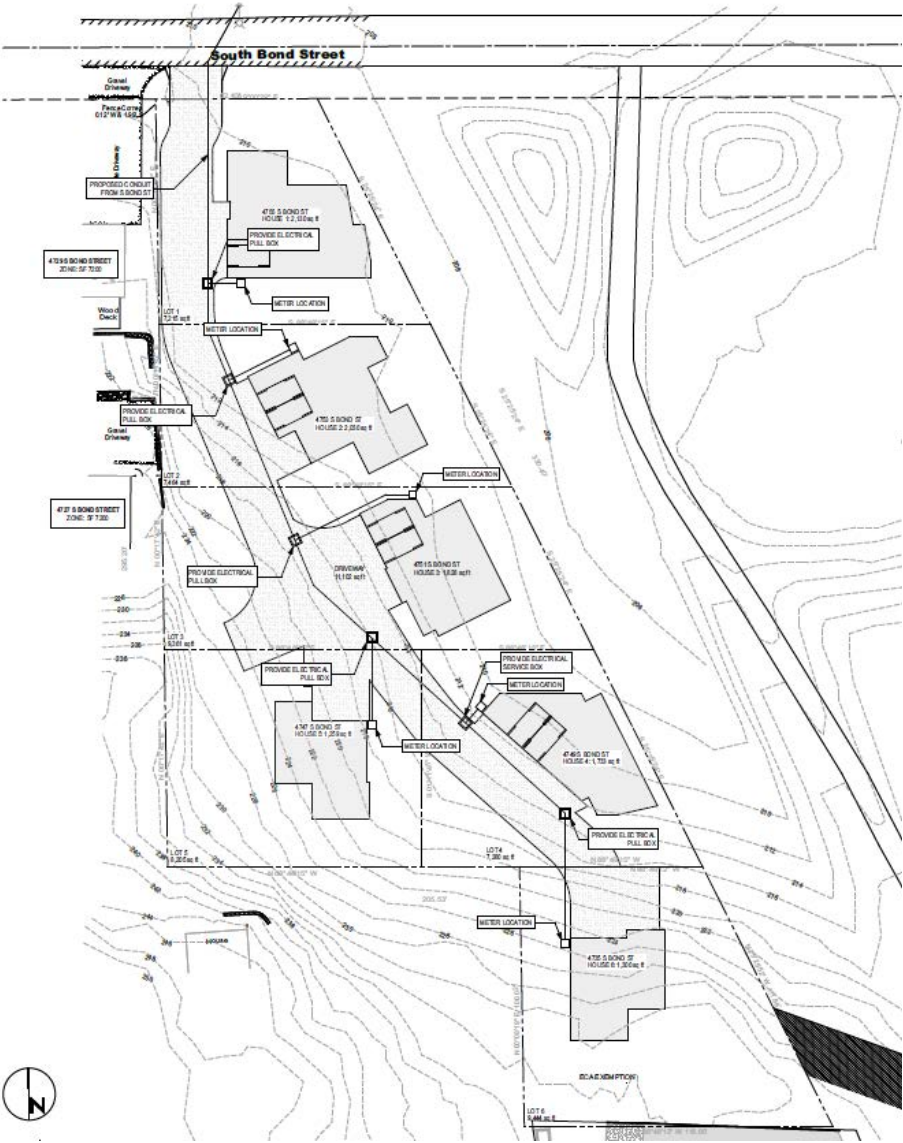
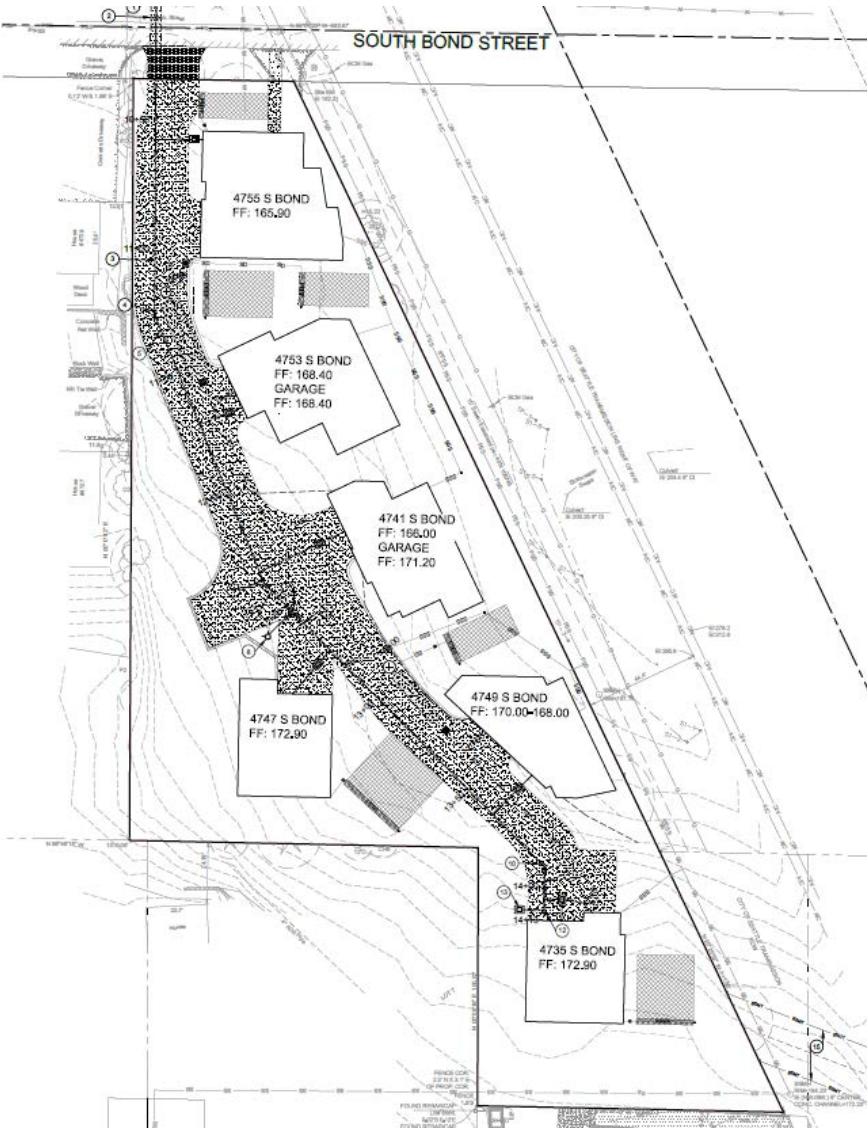
6. 4735 S Bond Street

- a. Lot Area: 9,444 square feet
- b. Lot Coverage: 35%
 - i. $9,444 \text{ square feet} \times 0.35 = 3,305 \text{ square feet}$
- c. FAR: 0.5
 - i. Allowable Area:
 - 1. 4,722 square-foot Principal Dwelling
 - 2. 1,000 square-foot Attached Accessory Dwelling
 - 3. 1,000 square-foot Detached Accessory Dwelling
- d. Lot Depth
 - i. 100 feet
- e. Yards
 - i. Front: 20 feet
 - ii. Side: 5 feet
 - iii. Rear: 25 feet

***Information provided by b9 Architects**



DEVELOPMENT PLANS



DEVELOPMENT PLANS



② SOUTH ELEVATION RENDERED
SCALE 1/8" = 1'-0"



② EAST ELEVATION RENDERED
SCALE 1/8" = 1'-0"



① NORTH ELEVATION RENDERED
SCALE 1/8" = 1'-0"



① WEST ELEVATION RENDERED
SCALE 1/8" = 1'-0"

DEVELOPMENT PLANS



② SOUTH ELEVATION RENDERED
SCALE 1/8" = 1'-0"



② EAST ELEVATION RENDERED
SCALE 1/8" = 1'-0"



① NORTH ELEVATION RENDERED
SCALE 1/8" = 1'-0"



① WEST ELEVATION RENDERED
SCALE 1/8" = 1'-0"

PARAGON REAL ESTATE

\$4.1 B
Sales Volume

27
Years in
Business

20+
Brokers

48 k
Units Sold

PARAGON
REAL ESTATE ADVISORS

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— ABOUT US


Leading investment firm for multi-family property

Paragon Real Estate Advisors is a leading Seattle real estate investment firm for multi-family property sales in Washington State. We are locally owned, client-focused, and highly experienced. When it comes to apartments and investment real estate in the Puget Sound region, we are the smart choice to partner with.



Visit our new website! **ParagonREA.com**

The Top Local Multi-Family Brokerage in 2021

in the Seattle market according to  CoStar™

PARAGON REAL ESTATE ADVISORS

In 1995 our founders saw an opportunity to form a new kind of brokerage, one that focused on sharing information between brokers and truly partnering with its clients. Paragon Real Estate Advisors quickly established itself as a leading Seattle real estate investment firm.

Paragon Real Estate Advisors is the leading Seattle real estate investment firm for multi-family property sales in Washington State. We have accrued over \$4.1 billion in sales and have closed over 1,800 successful real estate transactions. We are locally owned, client-focused, and highly experienced.

At Paragon, we build long-term partnerships that help our clients reach their long- and short-term real estate investment goals while maintaining maximum profitability for them. Our brokers have an in-depth knowledge of the Washington state real estate market, particularly in the greater Seattle area and the I-5 corridor, that comes from more than 20 years' experience in the industry. Paragon's unique focus on sharing knowledge, teamwork and collaboration within the brokerage industry leverages our collective intellect for all our clients. Our brokers provide superior customer representation through our innovative and effective marketing campaigns, co-brokerage, skilled negotiations, and ongoing partnerships.

An aerial photograph of a suburban neighborhood with numerous houses, trees, and streets. A specific property is highlighted with a white outline and a semi-transparent grey fill. The property is located in the lower-middle section of the image, near a large open field.

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