

PARTIALLY COMPLETED - GREENWOOD 63 UNIT

OFFERING MEMORANDUM



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REAL ESTATE ADVISORS

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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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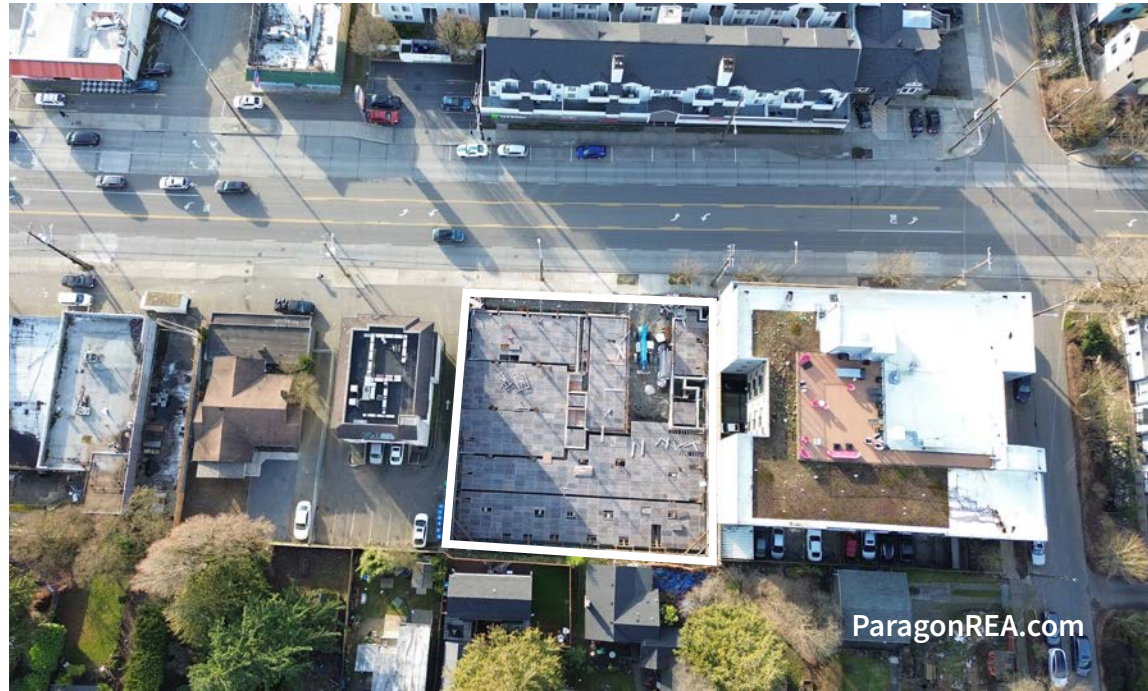
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OFFERING

Paragon Real Estate Advisors is pleased to announce the exclusive sale of a partially completed 63-unit mixed-use apartment building. This unique property presents an incredible opportunity for a developer seeking a prime development site with immense potential. The property is well located on Greenwood Ave N just a block North of the intersection of Holman Road, 105th and Greenwood Ave which provides numerous transportation lines to the surrounding Seattle area.

The plans detail a 63-unit apartment building with 37 SEDU units, 3 Studio units, 2 Open 1BD/1BTH units, 21 1BD/1BTH units, 2 retail spaces (about 2,400 sq. ft.), and 34 underground parking stalls. The property also has a 2,278 sq. ft. terrace, a 404 sq. ft. second floor patio, and a large rooftop deck (about 4,500 sq. ft.) that will have views of the Olympics. The property is being sold as-is with the foundation and underground garage mostly completed thus far (Buyer is to verify the completion status).



FINANCIAL SUMMARY

NAME	The Greenwood 63
ADDRESS	10540 Greenwood Ave N Seattle, WA 98133
PARCEL	891100-0340
EXISTING IMPROVEMENTS	Partially Completed Foundation and Underground Garage (Buyer to verify)
UNITS	63 + 2 Retail
LOT SIZE	14,400 Square Feet
PARKING	34 Underground Garage Stalls
AVG. UNIT SIZE	405 Square Feet
TOTAL RENTABLE	27,923 Square Feet
TOTAL GROSS	62,012 Square Feet
ZONING	C1-55 (M)

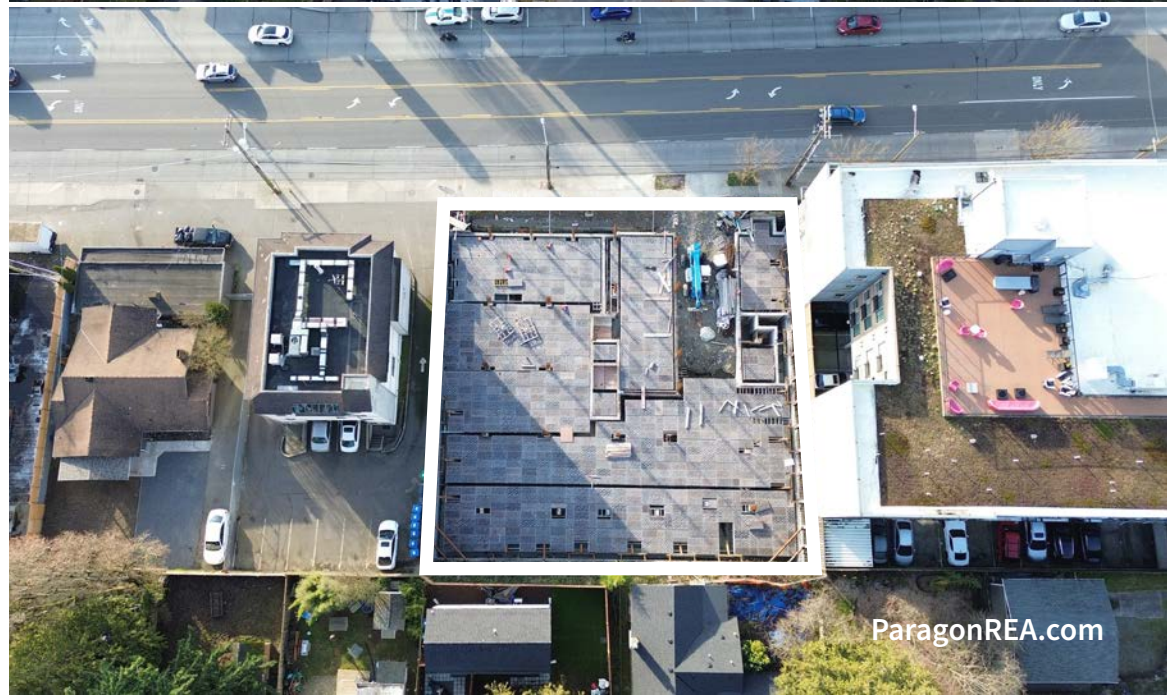
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PROPERTY DETAILS

INVESTMENT HIGHLIGHTS

- Opportunity to quickly finish a project and put crews that are in between jobs to work
- Top floor units and roof top will have views of the Olympics
- 34 garage parking stalls
- Permits in hand with the construction started
- Four bus lines that run to downtown within four blocks
- Amenities surround the development along Greenwood Ave N



PROPERTY DETAILS

SITE PHOTOS



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DEVELOPMENT PLANS



DEVELOPMENT PLANS



SALES COMPARABLES



The Greenwood 63

10540 Greenwood Ave N, Seattle, WA 98133

Year Built Partially Completed
Units 63



Martina Apartments

8105 Greenwood Ave N, Seattle, WA 98103

Year Built 2021
Units 66
Sales Price \$18,828,487
Price/Unit \$285,280
Price/Foot \$1,045
Sale Date 06.30.2023



Luna Apartments

6921 Roosevelt Way NE, Seattle, WA 98115

Year Built 2017
Units 71
Sales Price \$19,000,000
Price/Unit \$267,606
Price/Foot \$877
Sale Date 10.20.2022



Track 66 Apartments

838 NE 66th St, Seattle, WA 98115

Year Built 2018
Units 75
Sales Price \$19,400,000
Price/Unit \$258,667
Price/Foot \$1,004
Sale Date 10.20.2022



Brooklyn 65

1222 NE 65th St, Seattle, WA 98115

Year Built 2017
Units 909
Sales Price \$13,890,000
Price/Unit \$252,545
Price/Foot \$878
Sale Date 10.20.2022



Goldfinch

4711 Aurora Ave N, Seattle, WA 98103

Year Built 2021
Units 66
Sales Price \$20,400,000
Price/Unit \$309,091
Price/Foot \$1,109
Sale Date 05.25.2022

SALES COMPARABLES

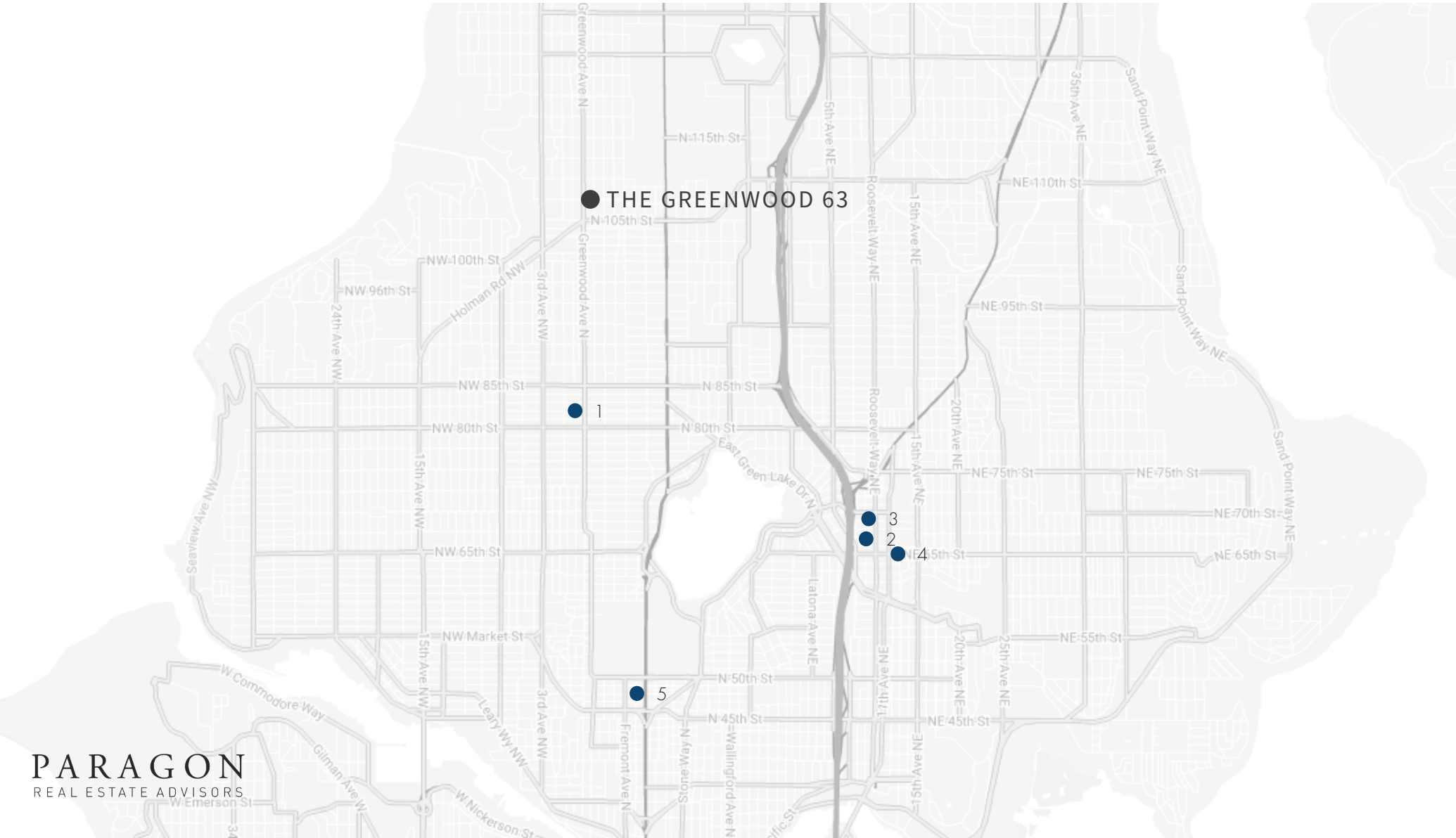
1. **MARTINA APARTMENTS** - Seattle, WA 98103

2. **LUNA APARTMENTS** - Seattle, WA 98115

3. **TRACK 66 APARTMENTS** - Seattle, WA 98115

4. **BROOKLYN 65** - Seattle, WA 98115

5. **GOLDFINCH** - Seattle, WA 98103





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