

UW 17TH AVE NE DEVELOPMENT SITE

OFFERING MEMORANDUM

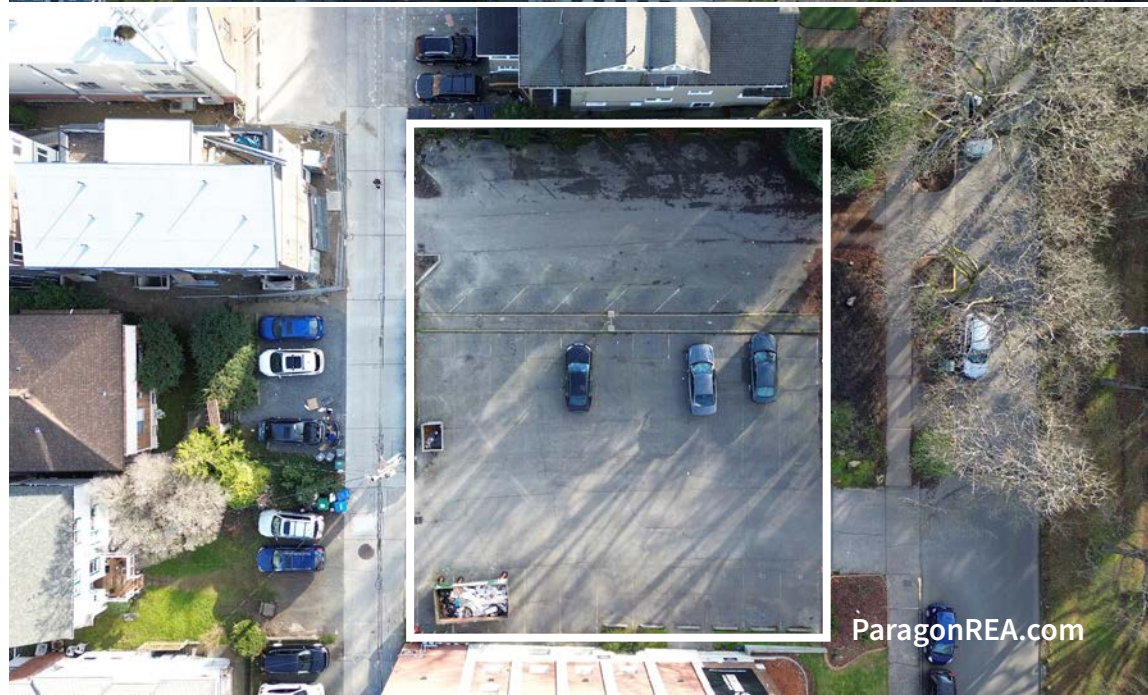


PARAGON
REAL ESTATE ADVISORS

OFFERING

Paragon Real Estate Advisors is pleased to announce the exclusive listing of the UW 17th Ave Development Site located blocks away from the University of Washington. The property is located at 4740 17th Ave NE and is currently a parking lot. The site is 12,960 square feet and is zoned LR3(M) in the University District Urban Center. Early design review proposed the highest and best use is a 5 story 91 unit SEDU building with a total of 34,960 gross and 29,806 rentable square feet. The average unit size is +/-327 square feet.

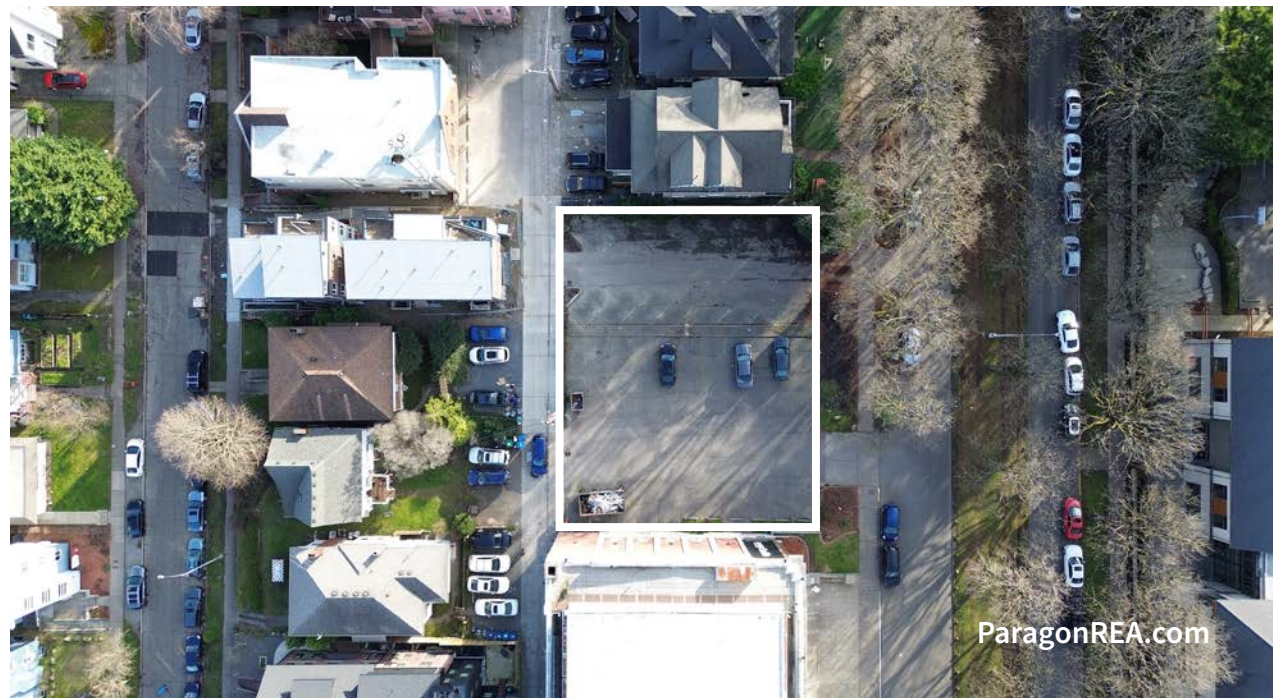
Located in the heart of the University of Washington's off-campus housing, the new development will benefit significantly from high rental demand of student housing. The University of Washington is consistently ranked among the top public universities in the country and a hub for groundbreaking research programs. It is one of Seattle's largest employers with over 50,000 students and 6,500 faculty members. The location provides unparalleled access to public transportation and is a few blocks away from the brand-new U-District light rail station.



FINANCIAL SUMMARY

NAME	UW 17th Ave NE Development Site
ADDRESS	4740 17th Ave NE Seattle, WA 98105
PARCEL	882390-1850
PRICE	\$3,850,000
PRICE PER FOOT	\$297
EXISTING IMPROVEMENTS	Parking Lot
LOT SIZE	12,960 Square Feet (0.30 acres)
ZONING	LR3 (M)

This information 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.



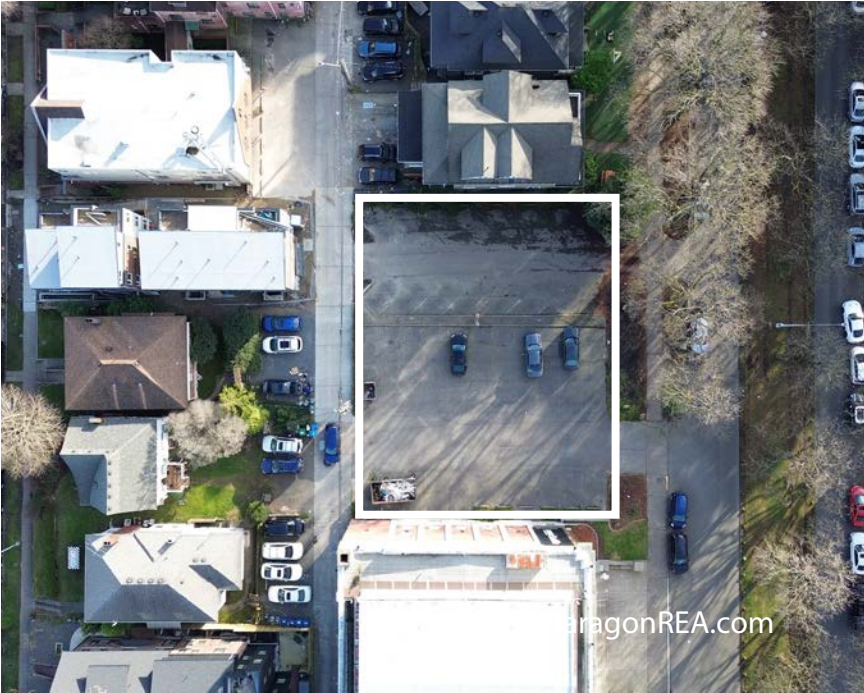
PROPERTY DETAILS

INVESTMENT HIGHLIGHTS

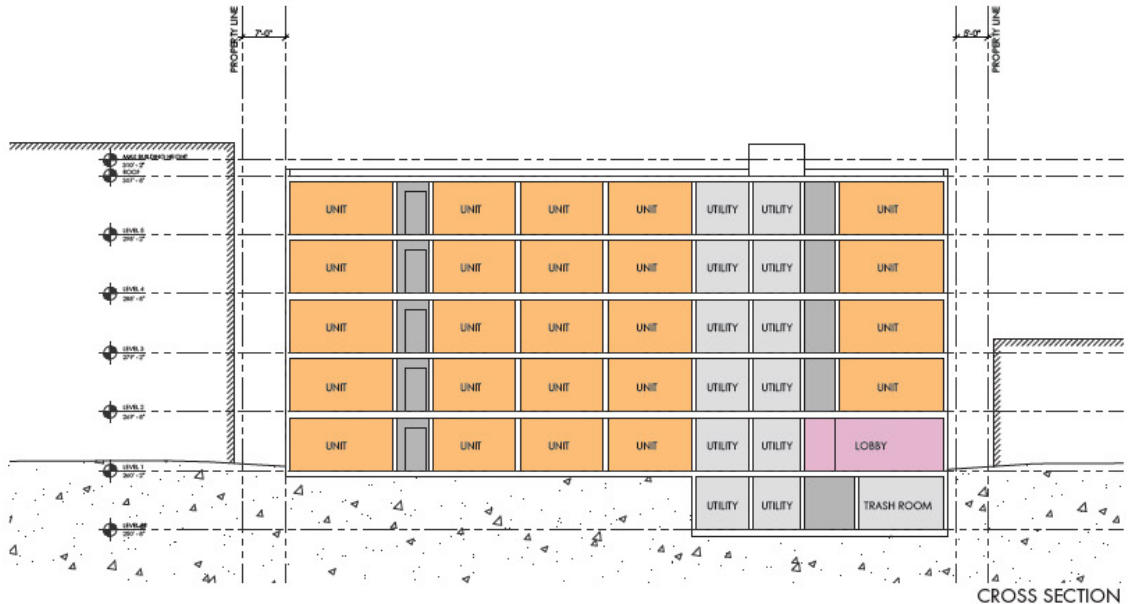
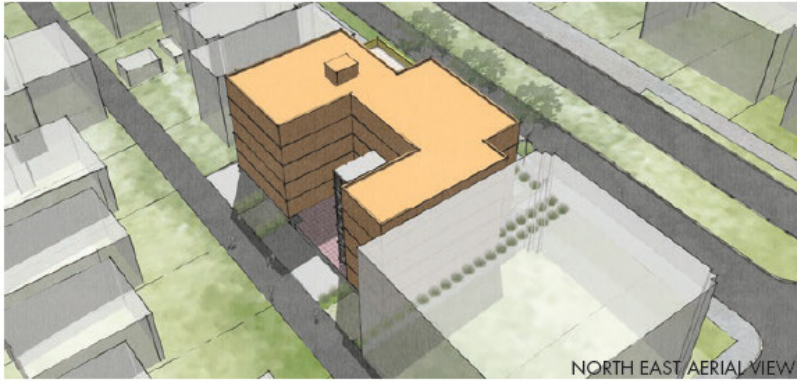
- 12,960 SqFt lot zoned LR3 (M)
- Massing study shows the ability to build 91 SEDU units
- Located on the 50 yard line of the University of Washington
- 93 walk and bike score
- Seamless access to public transportation including the Seattle Light Rail- 83 transit score
- Minutes from the University of Washington Campus
- A+ rental location that significantly benefits from the high demand for student housing
- University of Washington has over 50,000 students and 6,500 staff members



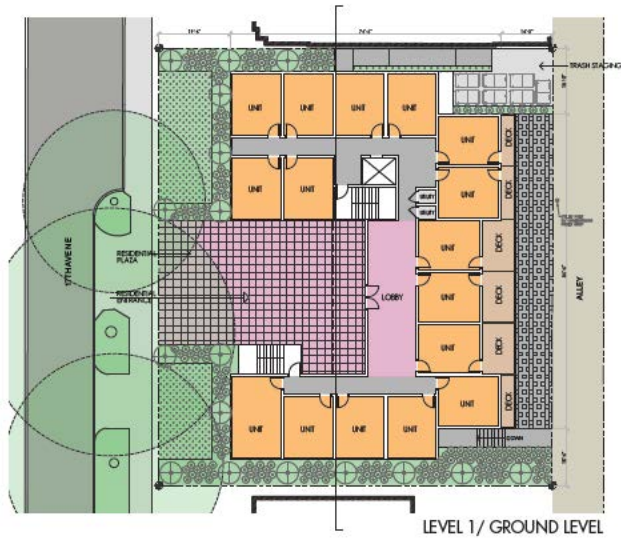
SITE PHOTOS



MASSING STUDY



MASSING STUDY



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