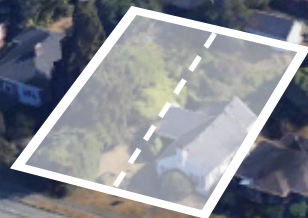


PARAGON
REAL ESTATE ADVISORS



TWO RAVENNA SINGLE FAMILY LOTS
OFFERING MEMORANDUM

OFFERING

Paragon Real Estate Advisors is pleased to announce the exclusive sale of the Two Single Family Development Lots located in the Ravenna neighborhood of Seattle. A Preliminary Municipal Code Review allows for 3 dwelling units per parcel including a principal dwelling, one attached accessory dwelling, and one detached accessory dwelling unit – buyer to verify development potential. Ask the listing agents for a preliminary site plan, PAR from the city, arborist report, and SDCl opinion letter stating the tier 2 tree could be removed on the north parcel. This will be a beautiful development located on a quiet street in the Ravenna neighborhood of Seattle – a rare opportunity to acquire adjacent lots in an A+ single family neighborhood.

The South parcel is 5,320 square feet with an existing 1,050 square foot 2bd/1bth single family home that has a 710 square foot basement. Some electrical and plumbing ruff in has been completed in the basement presenting an opportunity for a developer to finish out the basement, remodel the house, and build an additional attached accessory dwelling unit (AADU) along with a detached accessory dwelling unit (DADU) on the parcel. The North lot is a vacant 4,860 square foot lot ready for a developer to build a primary residence, AADU and DADU.

These parcels are well situated with alley access off the back presenting an array of options to optimize a site plan.



FINANCIAL SUMMARY

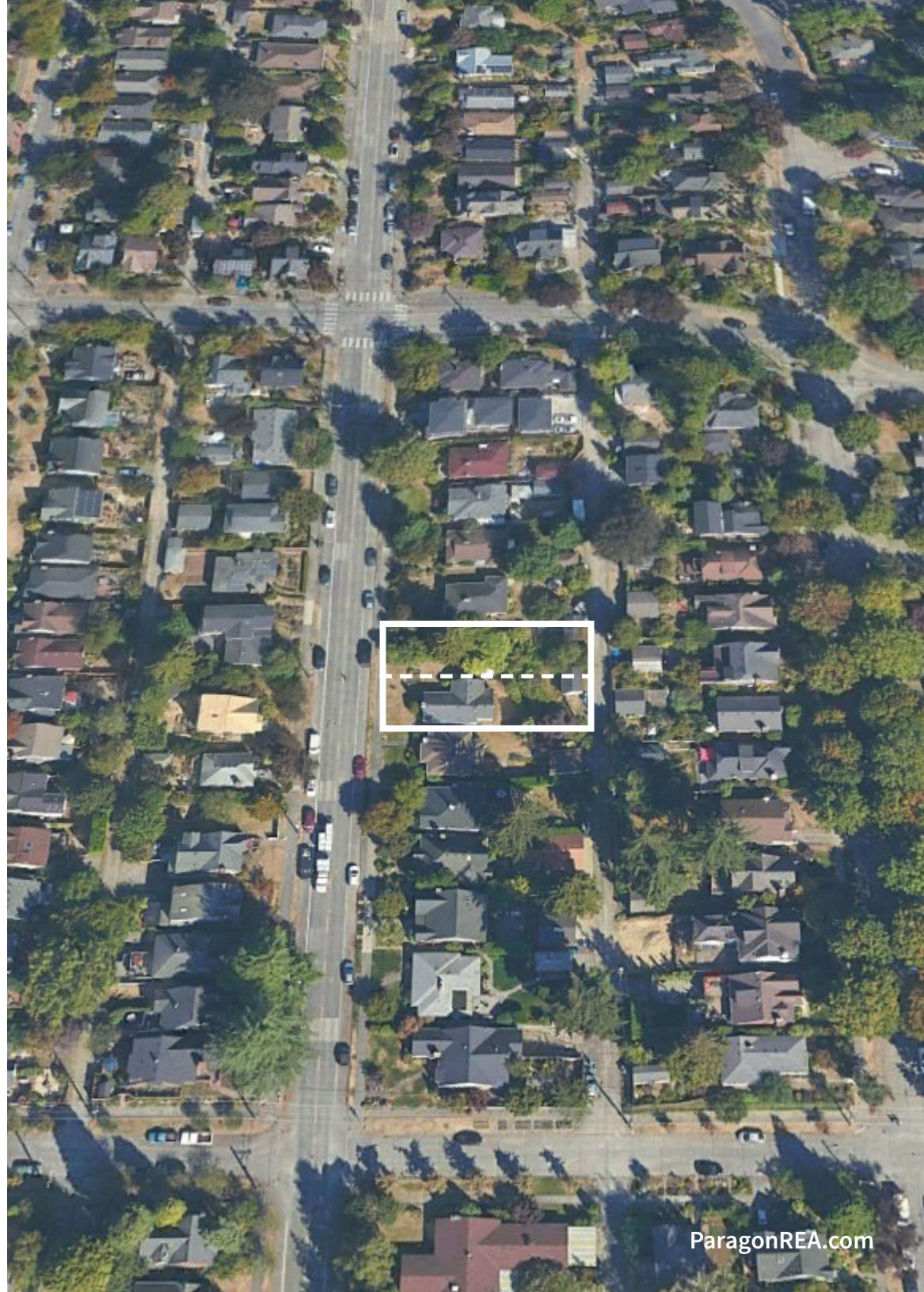
NAME	Two Ravenna Single Family Lots
ADDRESS	7728 20th Ave NE Seattle, WA 98115
PARCEL NUMBERS	318660-0370 318660-0365
PRICE	\$1,595,000
EXISTING IMPROVEMENTS	One Single Family Home
PRICE PER FOOT	\$157
LOT SIZE	10,180 Square Feet
ZONING	NR3

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.



INVESTMENT HIGHLIGHTS

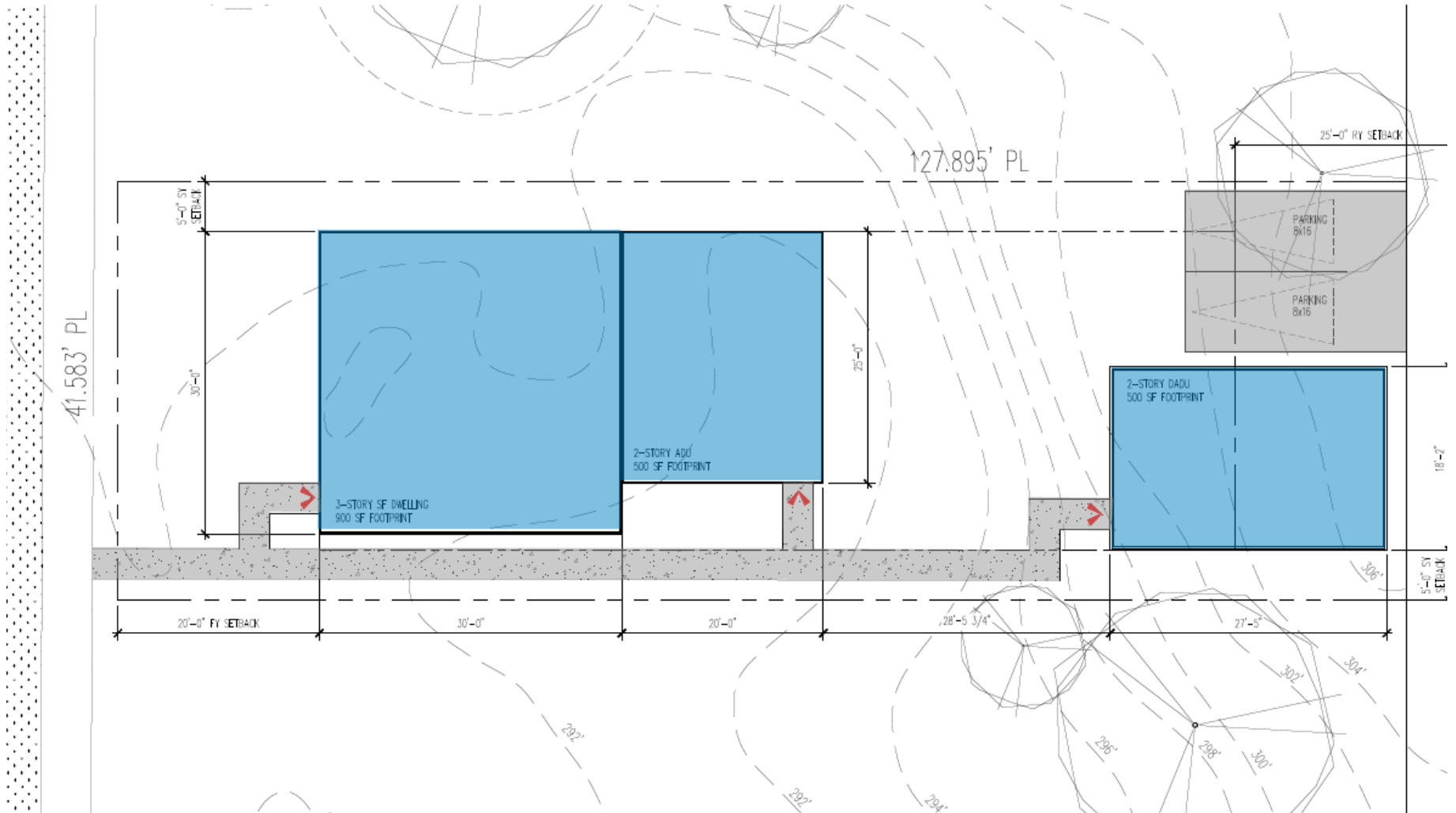
- Opportunity to build six dwelling units in a great Northeast Seattle neighborhood
- PAR site plan, arborist report, and SDCI opinion letter on tier 2 tree available
- Adjacent lots with alley access
- Existing single-family home presents a developer with an opportunity to finish out the basement and remodel the existing home while building on the remaining lot and second parcel
- 10,180 square foot lot zoned NR3
- Walking distance to Green Lake and Dahl Playfield
- 1 mile to Roosevelt Light Rail Station, 2 miles to University of Washington, and 6 miles to Downtown Seattle



INTERIORS



SITE PLANS - SOUTH PARCEL



DEVELOPMENT SALES COMPARABLES



Two Ravenna Single Family Lots
7728 20th Ave NE, Seattle, WA 98115

Price \$1,595,000
Lot Size 10,180 SqFt



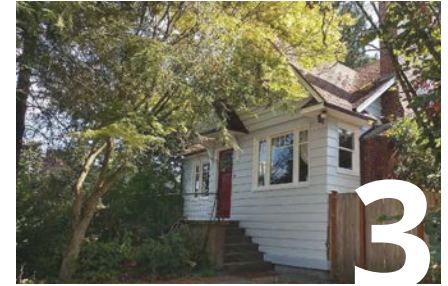
11322 14th Ave NE
Seattle, WA 98125

Sale Price \$779,000
Lot Size 6,850 SqFt
Plans Build SFH, DADU & AADU
Sale Date 03.24.2023



8913 8th Ave NE
Seattle, WA 98115

Sale Price \$975,000
Lot Size 8,064 SqFt
Plans SFH & DADU
Sale Date 12.13.2022



1211 NE 97th St
Seattle, WA 98115

Sale Price \$1,126,000
Lot Size 9,581 SqFt
Plans SFH, AADU & DADU
Sale Date 10.20.2022



3849 NE 88th St
Seattle, WA 98115

Sale Price \$1,400,000
Lot Size 10,200
Plans Split lot, Build SFH, DADU & AADU on each lot
Sale Date 07.06.2022



1214 NE 98th St
Seattle, WA 98115

Sale Price \$1,035,000
Lot Size 5,100 SqFt
Plans Remodeling existing SFH, building DADU
Sale Date 07.05.2022



2302 NE 91st St
Seattle, WA 98115

Sale Price \$773,166
Lot Size 5,899 SqFt
Plans Remodeling existing SFH, building DADU
Sale Date 06.22.2022

SALES COMPARABLES

1. **11322 14TH AVE NE** - Seattle, WA 98125

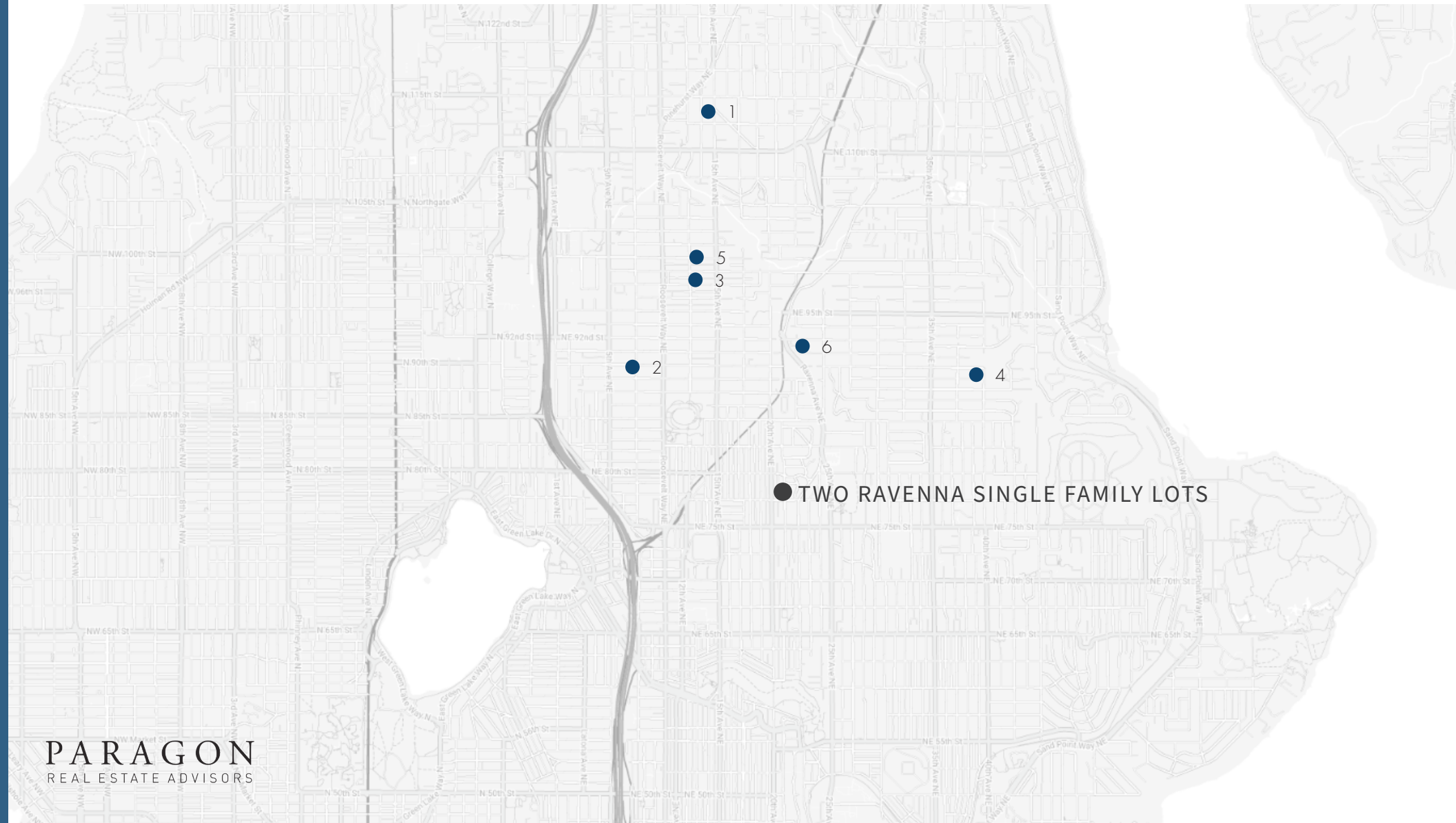
2. **8913 8TH AVE NE** - Seattle, WA 98115

3. **1211 NE 97TH ST** - Seattle, WA 98115

4. **3849 NE 88TH ST** - Seattle, WA 98115

5. **1214 NE 98TH ST** - Seattle, WA 98115

6. **2302 NE 91ST ST** - Seattle, WA 98115





MICHAEL URQUHART

206.812.9123

Michael@ParagonREA.com

BRIAN PLATT

206.812.9130

Brian@ParagonREA.com

BEN DOUGLAS

206.812.9101

Ben@ParagonREA.com

PARAGON
REAL ESTATE ADVISORS

600 University St, Suite 2018 | Seattle, WA 98101

info@ParagonREA.com

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