



#### **EXCLUSIVELY LISTED BY:**

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**EXECUTIVE SUMMARY** 

### OFFERING

Paragon Real Estate Advisors is excited to announce the exclusive listing of the Beacon Hill 7-Unit, a turnkey 2024 construction building on the northern point of Beacon Hill. This property is fully vacant, with TCO pending, which offers investors the chance to lease the units at market rates to their ideal tenants. The seller is open to starting the lease-up process if that is preferred by the buyer. The building features a unique mix of units: one 3-bedroom/1-bath unit with ADA accessibility and an attached secure garage, two 1-bedroom/1-bath units, and four Loft SEDU units.

Each unit is designed with LVP flooring, quartz countertops, stainless steel appliances, dishwashers, and high-end kitchen and bathroom vanities. In addition, the units feature air conditioning units, washers/dryers and lots of abundant nature light enhancing the tenants living experience while also provide an investor the opportunity to own highly desirable apartment units.

Located less than 2 miles from Downtown Seattle, Lumen Field, and T-Mobile Park, the property offers easy access to I-5, I-90, and boasts a transit score of 85, making it ideal for commuting tenants. This property offers investors a prime opportunity for long-term success by securing market rents from day one.





# FINANCIAL SUMMARY

NAME	Beacon Hill 7-Unit
ADDRESS	1512 12th Ave S Seattle, WA 98144
PRICE	\$2,395,000
TOTAL UNITS	7
BUILT	2024
SQUARE FEET	3,377 Total Net Rentable
PRICE PER UNIT	\$342,143
PRICE PER FOOT	\$709
MARKET GRM/CAP	15.1/4.7%
LOT SIZE	3,497 Square Feet
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.

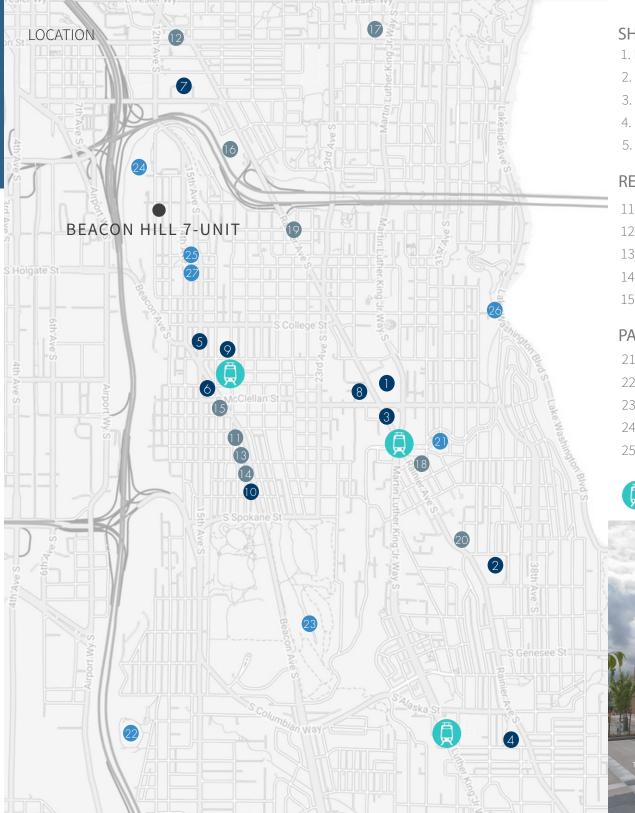




### INVESTMENT HIGHLIGHTS

- 2024 construction
- Fully vacant with TCO pending
- 7 Units 1-3BD/1BTH, 2-1BD/1BTH, 4-SEDU units
- Covered and secure garage
- Units feature LVP flooring, quartz countertops, stainless steel appliances, dishwashers, bathroom and kitchen cabinets and fixtures
- In-unit washer and dryer
- Abundant natural light in the units
- Minutes from Downtown Seattle, Lumen Field, and T-Mobile
- 85 Transit score





#### **SHOPS & SERVICES** •

- 1. Lowes Home Improvement
- 2. Safeway
- 3. Arco
- 4. PCC Community Market
- 5. Shell

- 6. Hilltop Red Apple
- 7. Seattle Goodwill
- 8. QFC
- 9. The Station Coffee Shop
- 10. Victrola Coffee Roasters

#### **RESTAURANTS & BARS**

- 11. Homer
- 12. Pho Bac Soup Shop
- 13. Bar Del Corso
- 14. El Quetzal
- 15. Milk Drunk

- 16. West Wall Bar & Cafe
- 17. Temple Pastries
- 18. Wingstop
- 19. Toshio's Teriyaki
- 20. Emerald City Fish & Chips

#### PARKS & SCHOOLS

- 21. Franklin High School
- 22. Maple Wood Playfeild
- 23. Jefferson Park & Golf Course
- 24. Dr. Jose Rizal Park
- 25. Beacon Hill Playfield

- 26. Mount Baker Beach
- 27. Beacon Hill Elementary

- LINK **light rail** Stations



### INTERIORS UNIT 1-3BD/1BTH





### INTERIORS UNIT2-1BD/1BTH







#### INTERIORS UNIT3-1BD/1BTH



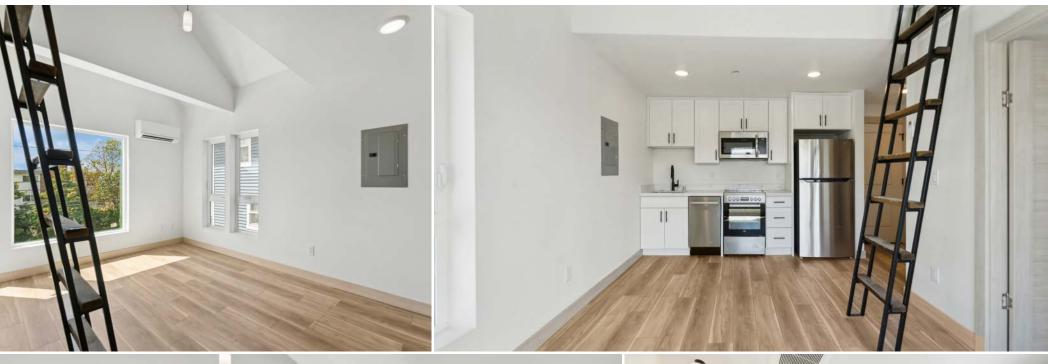








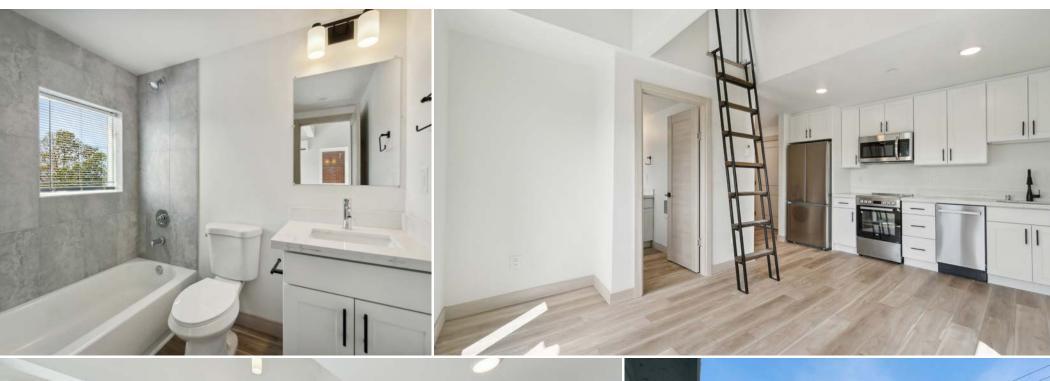
### INTERIORS UNIT4-SEDU







### INTERIORS UNIT7-SEDU





#### FINANCIALS **INCOME** & EXPENSES

Units	7	Price	\$2,395,000
Year Built	2024	Per Unit	\$342,143
Rentable Area	3,377 SqFt	Per Sq. Ft.	\$709.21
Down Pmt	\$1,195,000	Market GRM	15.11
Loan Amount	\$1,200,000	Market CAP	4.72%
Interest Rate	6.750%		
Amortization	30 years		

	UNIT		MARKET
UNITS	TYPE	SQFT	RENT
1	3 Bd/1 Bth	837	\$2,650
2	1 Bd/1 Bth	582	\$1,895
4	SEDU	356-370	\$1,425
7	Total/Avg	490	\$3.59

MONTHLY INCOME	MARKET
Monthly Scheduled Rent	\$12,140
Utility Billback	\$780
Garage Parking	\$200
Pet Income	\$70
Miscellaneous Income	\$15
Total Monthly Income	\$13,205

ANNUALIZED OPERATING DATA	A		MARKET
Scheduled Gross Income			\$158,460
Less Vacancy	5	5.00%	\$7,923
Gross Operating Income			\$150,537
Less Expenses			\$37,500
Net Operating Income			\$113,037
Annual Debt Service	(	\$7,783.18)	\$93,398
Cash Flow Before Tax	1	.64%	\$19,639
Principal Reduction			\$12,789
Total Return Before Tax	2	2.71%	\$32,428
ANNUALIZED OPERATING EXPE	ENSES		MARKET
Real Estate Taxes	202	24 Actual	\$15,000
Insurance	Pro	oforma	\$4,500
Utilities	Pro	oforma	\$8,750
Maintenance/Repairs	Pro	oforma	\$5,250
			\$3,230
Landscaping/Cleaning	Pro	oforma	\$900
Landscaping/Cleaning Reserves		oforma	
	Pro		\$900
Reserves	Pro	oforma	\$900 \$2,100
Reserves Miscellaneous/Administrative	Pro	oforma	\$900 \$2,100 \$1,000
Reserves Miscellaneous/Administrative	Pro	oforma	\$900 \$2,100 \$1,000
Reserves Miscellaneous/Administrative	Pro	oforma	\$900 \$2,100 \$1,000

Percent of EGI 23.67%



### PARAGON REAL ESTATE

\$4.1 B Sales Volume

27 Years in Business

20+ Brokers 48 k Units Sold

#### PARAGON

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Leading investment firm for multifamily 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 wivestment real estate in the Puget Sound region, we are the smart choice to partner with.



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## 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.

