

PARAGON
REAL ESTATE ADVISORS

BEACON HILL 7-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.

EXCLUSIVELY LISTED BY:

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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)

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EXECUTIVE SUMMARY

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 Park
- 85 – Transit score



LOCATION

BEACON HILL 7-UNIT

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



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PROPERTY DETAILS

INTERIORS

UNIT 1 - 3BD/1BTH



PROPERTY DETAILS

INTERIORS

UNIT 2 - 1BD/1BTH



PROPERTY DETAILS

INTERIORS

UNIT 3 - 1BD/1BTH



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PROPERTY DETAILS

INTERIORS

UNIT 4 - SEDU



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PROPERTY DETAILS

INTERIORS

UNIT 7 - 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		

UNITS	UNIT TYPE	SQFT	MARKET 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	MARKET
Scheduled Gross Income	\$158,460
Less Vacancy	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	2.71% \$32,428

ANNUALIZED OPERATING EXPENSES	MARKET
Real Estate Taxes	2024 Actual \$15,000
Insurance	Proforma \$4,500
Utilities	Proforma \$8,750
Maintenance/Repairs	Proforma \$5,250
Landscaping/Cleaning	Proforma \$900
Reserves	Proforma \$2,100
Miscellaneous/Administrative	Proforma \$1,000
Total Expenses	\$37,500

MARKET OPERATIONS	Expense/Unit	\$5,357
	Expense/Foot	\$11.10
	Percent of EGI	23.67%

PARAGON REAL ESTATE

\$4.1 B
Sales Volume

27
Years in
Business

20+
Brokers

48 k
Units Sold

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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.

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