

PARAGON
REAL ESTATE ADVISORS



10335

THE MIDVALE APARTMENTS

OFFERING MEMORANDUM

PARAGON

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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EXECUTIVE SUMMARY

OFFERING

Paragon Real Estate Advisors is pleased to exclusively offer for sale the Midvale Apartments; a well-maintained, late 90's property with large floorplans in a dynamic north Seattle location.

The Midvale Apartments offer an investor the opportunity to acquire a stable, well-maintained property with immediate upside opportunity in the income in a location that is convenient and ripe for growth.

NAME	The Midvale Apartments
ADDRESS	10335 Midvale Ave N Seattle, WA 98133
PRICE	\$1,400,000
TOTAL UNITS	6
BUILT	1996
SQUARE FEET	5,630 Total Net Rentable
PRICE PER UNIT	\$233,333
PRICE PER FOOT	\$249
CURRENT GRM/CAP	10.8 / 5.5%
MARKET GRM/CAP	8.9 / 7.2%
LOT SIZE	4,820 Square Feet
ZONING	LR3



INVESTMENT HIGHLIGHTS

- Built in 1996: modern systems and floorplans
- 6 units: (4) 2bd/1.5bth two-story “townhouse” units, (1) 2bd/1bth, and (1) 1bd/1bth
- Renovated units: 4 of the units have been updated with new flooring, paint and fixtures, kitchen and bathroom cabinets, refreshed countertops, and new appliances
- Rent increases for an additional \$480 of monthly income. See Unit Breakdown on pg. 10.
- Easy to manage with low historic vacancy
- In-unit washer/dryers in all apartments
- 8+ off-street parking stalls (8 open and 1 covered carport)
- Large units averaging 938 SqFt
- Secure entry with intercom
- Newer building systems and modern floorplans
- Private balcony or patio for each unit
- Well-maintained with thoughtful updates and little deferred maintenance



LOCATION

LOCATION HIGHLIGHTS

- Excellent North Seattle location close to Green Lake and Northgate Station Mall
- Close to new Northgate Light Rail Station with service to downtown/Seattle Tacoma Airport
- 11-minute drive to Downtown Seattle (300,000 jobs)
- Close proximity to University of Washington and quick access to Bothel UW Campus
- 5 minutes to Northgate Retail/Entertainment Hub
- Close to the brand-new Kraken Community Ice-plex
- Close to popular Green Lake Park, which has a 2.8-mile walking and biking trail, a swimming beach, Rentals, Tennis Courts, Soccer Fields and pitch and putt golf course.
- 83 Walk Score: Very Walkable



PROPERTY DETAILS

PROPERTY DETAILS

PARCEL NUMBER	630050-0120
STORIES	3
BUILDINGS	1
EXTERIOR	Vinyl Siding
CONSTRUCTION	Wood frame
ROOF	Flat
WINDOWS	Vinyl framed, double pane
ELECTRICAL	Cutler-Hammer electric panels
PLUMBING	Copper
WATER HEATERS	Individual in-unit
HEATING	Electric forced-air wall units and baseboard
LAUNDRY	In-unit washer and dryer in all apartments
PARKING	8+ total off-street stalls (8 open and 1 carport)

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PROPERTY DETAILS

INTERIORS



PROPERTY DETAILS

INTERIORS

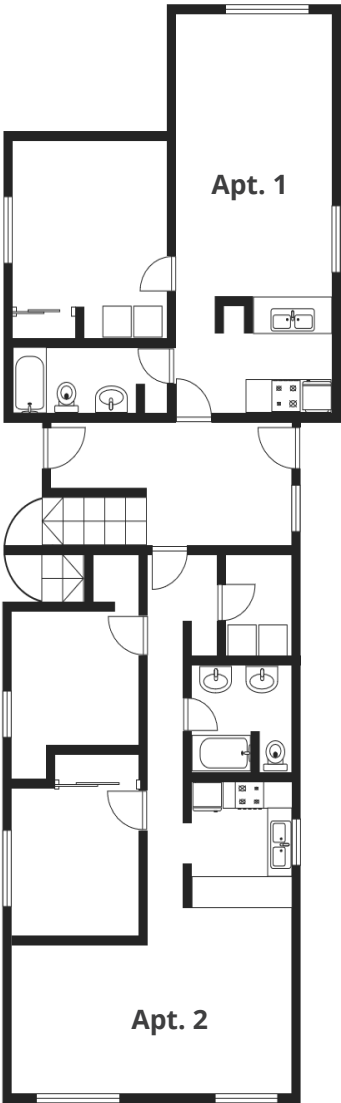


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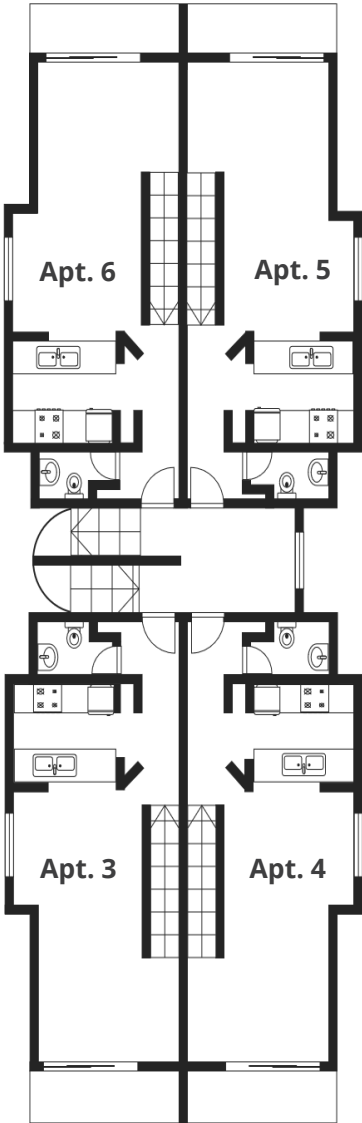


FLOOR PLANS

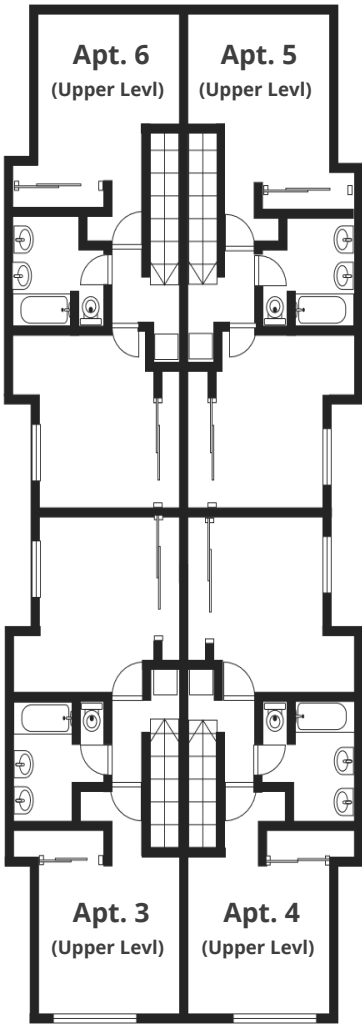
FLOOR 1



FLOOR 2



FLOOR 3



*Units 3, 4, 5 and 6 are two-story, townhouse units that average 1,025 Sqft.

UNIT BREAKDOWN

UNIT	UNIT TYPE	SIZE (SQFT)	CURRENT RENT	PER SQFT	RENTS STARTING 08.01.2025*
1	1BD/1BTH	663	\$1,200	\$1.81	\$1,305
2	2BD/1BTH	865	\$1,500	\$1.73	\$1,625
3	2BD/1.5BTH	1,025	\$1,675	\$1.63	\$1,800
4**	2BD/1.5BTH	1,025	\$1,850	\$1.80	\$1,850
5	2BD/1.5BTH	1,025	\$1,900	\$1.85	\$1,900
6	2BD/1.5BTH	1,025	\$1,675	\$1.63	\$1,800
6	Total/Avg	938	\$9,800	\$1.74	\$10,280

*Rent increases have been given that will start on August 1st, 2025.

**On-site managers unit.



FINANCIALS

INCOME
& EXPENSES

Units	6	Price	\$1,400,000
Year Built	1996	Per Unit	\$233,333
Rentable Area	5,630 SqFt	Per Sq. Ft.	\$248.67
Down Pmt	\$560,000	Current GRM	10.81
Loan Amount	\$840,000	Current CAP	5.47%
Interest Rate	6.250%	Market GRM	8.91
Amortization	30 years	Market CAP	7.17%

UNITS	UNIT TYPE	SIZE	CURRENT RENT	MARKET RENT
1	1 Bd/1 Bth	663	\$1,200	\$1,495
1	2 Bd/1 Bth	865	\$1,500	\$1,895
4	2 Bd/1.5 Bth	1,025	\$1,675 - \$1,900	\$2,150
6	Total/Avg	938	\$1.74	\$2.13

MONTHLY INCOME	CURRENT	MARKET
Gross Potential Rent	\$9,800	\$11,990
Utility Bill Back - RUBS 2025 Avg	\$911	\$920
Parking Income	\$50	\$100
Other Income	\$30	\$90
Gross Potential Income	\$10,791	\$13,100

ANNUALIZED OPERATING DATA		CURRENT		MARKET
Scheduled Gross Income		\$129,492		\$157,200
Less Vacancy	2.5%	\$3,237	4.50%	\$7,074
Gross Operating Income		\$126,255		\$150,126
Less Expenses		\$49,701		\$49,701
Net Operating Income		\$76,554		\$100,425
Annual Debt Service	(\$5,172/mo)	\$62,064		\$62,064
Cash Flow Before Tax	2.59%	\$14,489	6.85%	\$38,361
Principal Reduction		\$9,843		\$9,843
Total Return Before Tax	4.35%	\$24,332	8.61%	\$48,204

ANNUALIZED OPERATING EXPENSES		CURRENT	MARKET
Real Estate Taxes	2025	\$13,510	\$13,510
Insurance	2024	\$3,753	\$3,753
Utilities	2024	\$16,734	\$16,734
On-Site Manager Credit	\$350/month	\$4,200	\$4,200
Maintenance & Repairs	Proforma	\$6,000	\$6,000
Landscaping	Proforma	\$2,000	\$2,000
Fire Safety	2024	\$544	\$544
Admin/Misc.	2024	\$1,460	\$1,460
Capital Reserves	Proforma	\$1,500	\$1,500
Total Expenses		\$49,701	\$49,701

CURRENT OPERATIONS	Expense/Unit	\$8,284	MARKET OPERATIONS	Expense/Unit	\$8,284
	Expense/Foot	\$8.83		Expense/Foot	\$8.83
	Percent of EGI	38.38%		Percent of EGI	31.62%

SALES COMPARABLES



The Midvale Apartments

10335 Midvale Ave N, Seattle, WA 98133

Year Built	1996
Units	6
Price	\$1,400,000
Price/Unit	\$233,333
Price/Foot	\$249
GRM/CAP	10.8 / 5.5%



North 96th St 10-Unit

906 N 96th St, Seattle, WA 98103

Year Built	1999
Units	10
Sales Price	\$3,500,000
Price/Unit	\$350,000
Price/Foot	\$377
GRM/CAP	-/-
Sale Date	01.09.2025



732 N 95th St

732 N 95th St, Seattle, WA 98103

Year Built	1988
Units	14
Sales Price	\$4,265,000
Price/Unit	\$304,643
Price/Foot	\$410
GRM/CAP	-/-
Sale Date	10.21.2024



Linden Apartments

9403 Linden Ave N, Seattle, WA 98103

Year Built	1989
Units	6
Sales Price	\$2,105,000
Price/Unit	\$350,833
Price/Foot	\$294
GRM/CAP	14.1/4.3%
Sale Date	09.27.2024



Northgate 9

1824 N 103rd St, Seattle, WA 98133

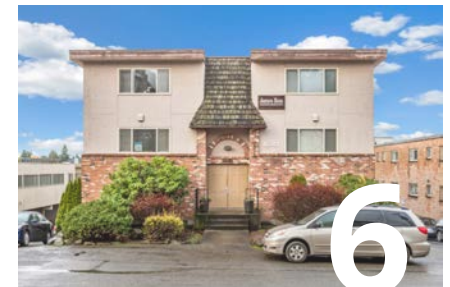
Year Built	1986
Units	9
Price	\$2,900,000
Price/Unit	\$322,222
Price/Foot	\$291
GRM/CAP	13.4/5.0%
Status	08.20.2024



Licton Springs Apartments

1135 N 93rd St, Seattle, WA 98103

Year Built	1963/2001
Units	6
Price	\$1,620,000
Price/Unit	\$270,000
Price/Foot	\$348
GRM/CAP	14.4/4.6%
Status	06.28.2024



The James Bon Apartments

8541 Phinney Ave N, Seattle, WA 98103

Year Built	1979
Units	13
Sales Price	\$3,096,500
Price/Unit	\$238,192
Price/Foot	\$375
GRM/CAP	-/-
Sale Date	04.17.2024

SALES COMPARABLES

1. NORTH 96TH ST 10-UNIT - Seattle, WA 98103

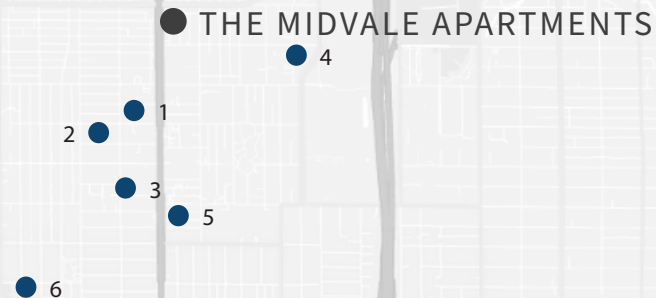
2. 732 N 95TH ST - Seattle, WA 98103

3. LINDEN APARTMENTS - Seattle, WA 98103






4. NORTHGATE 9 - Seattle, WA 98133

5. LICTON SPRINGS APARTMENTS - Seattle, WA 98103

6. THE JAMES BON APARTMENTS - Seattle, WA 98103



RENT COMPARABLES

	ADDRESS	BUILT	UNITS	UNIT TYPE	UNIT SIZE	RENT	RENT/SF
	The Midvale Apartments 10335 Midvale Ave N, Seattle, WA 98133	1980	10	1BD/1BTH 2BD/1BTH 2BD/1.5BTH	663 865 1,025	\$1,200 \$1,500 \$1,675-\$1,900	\$1.74
	Greenlake Pointe North 1124 N 92nd St, Seattle, WA 98103	1989	10	2BD/1.5BTH	803	\$2,200	\$2.74
	North Park Apartments 941 N 104th St, Seattle, WA 98133	1977	9	1BD/1BTH	790	\$1,495	\$1.89
	North Green Lake Apartments 1121 N 91st St, Seattle, WA 98103	1984	8	1BD/1BTH	665	\$1,495	\$2.25
	Linden Apartments 9403 Linden Ave N, Seattle, WA 98103	1989	6	2BD/2BTH	1,132	\$1,950-\$2,115	\$1.72-\$1.87
	Granview Apartments 1120 N 93rd St, Seattle, WA 98103	1989	28	1BD/1BTH 2BD/1BTH	650 850	\$1,750 \$2,150	\$2.69 \$2.53

RENT COMPARABLES

1. **GREENLAKE POINTE NORTH** - Seattle, WA 98103
2. **NORTH PARK APARTMENTS** - Seattle, WA 98133
3. **NORTH GREEN LAKE APARTMENTS** - Seattle, WA 98103

4. **LINDEN APARTMENTS** - Seattle, WA 98103
5. **GRANVIEW APARTMENTS** - Seattle, WA 98103

2 ● THE MIDVALE APARTMENTS

4 ●
● 5
● 1
● 3

PARAGON REAL ESTATE

\$4.5 B
Sales Volume

30
Years in
Business

20+
Brokers

48 k
Units Sold

PARAGON
REAL ESTATE ADVISORS

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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.



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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 \$4.5 billion in sales and have closed over 2,000 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 30 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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