

PARAGON
REAL ESTATE ADVISORS

LINCOLN PARK 6

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 present Lincoln Park 6, a six-unit multifamily investment located in the highly coveted Lincoln Park/Fauntleroy neighborhood of West Seattle. Just one block from Lincoln Park and minutes to the California Ave SW retail corridor and Alki Beach, the property is ideally positioned to benefit from strong renter demand, exceptional walkability, and the enduring appeal of West Seattle's premier coastal amenities. Opportunities to acquire apartments in this pocket are limited due to historically low turnover, making The Lincoln Park 6 a rare chance to secure a well-located asset in one of West Seattle's desirable submarkets.

Originally built in 1910 and recently updated over the years, Lincoln Park 6 offers clear value-add potential through cosmetic interior upgrades, providing new ownership with the ability to significantly increase rents to align with market levels. The building contains 2 Studios, 3 One-Bed/One-Bath units, 1 Two-Bed/One-Bath unit. The interiors remain clean and well-maintained, offering a strong base for future modernization while preserving the property's classic charm.

Common areas and building systems have been maintained over the years, and the site's central Fauntleroy/Lincoln Park location offers tenants immediate access to parks, beaches, transit, and neighborhood amenities. With current rents below market for the area, thoughtful renovations present a straightforward path toward income growth and improved operational performance. With its irreplaceable setting, long-term tenant appeal, and multiple avenues for revenue enhancement, The Park Apartments offers investors a rare opportunity to acquire a charming, well-maintained asset with strong upside.



EXECUTIVE SUMMARY

FINANCIAL SUMMARY

NAME	Lincoln Park 6
ADDRESS	4700 SW Othello St Seattle, WA 98116
PRICE	\$1,450,000
TOTAL UNITS	6
BUILT	1910
SQUARE FEET	3,850 Total Net Rentable
PRICE PER UNIT	\$241,667
PRICE PER FOOT	\$377
CURRENT CAP RATE	4.99%
PROFORMA CAP RATE	5.73%
LOT SIZE	4,170 Square Feet
ZONING	LR1 (M)

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PROPERTY DETAILS

INVESTMENT HIGHLIGHTS

- Prime West Seattle location near Lincoln Park and Lowman Beach
- Unit Mix: 2 Studios, 3 One-Bed/One-Bath units, 1 Two-Bed/One-Bath unit
- Two garages for off street tenant parking or storage
- Blocks from the California Ave SW retail corridor
- High ceilings, oak hardwood floors, and classic architectural charm
- Unique floor plans that attract and retain renters
- Long-term tenant base with strong stability
- Private patio area for resident enjoyment
- Significant rental upside through modernization
- Just one block from Lincoln Park and minutes to Lowman Beach
- Value-add opportunity with cosmetic unit renovation
- Quiet residential setting a minute from the shoreline

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PROPERTY DETAILS

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PARCEL NO.	431570-0670
LOT SIZE	4,170 Square Feet
STORIES	2
ZONING	NR-1 (M)
CONSTRUCTION	Wood frame
WINDOWS	Mix of Double and Single Pane
ELECTRICAL	Individually metered, breaker panels in each unit
PLUMBING	Galvanized
WATER HEATER	In-unit, electric
HEATING	Electric baseboard and Cadet Heating
LAUNDRY	Common Laundry



PROPERTY DETAILS

INTERIORS



PROPERTY DETAILS

INTERIORS



UNIT BREAKDOWN

UNIT	UNIT TYPE	SIZE (SQFT)	CURRENT RENT	PER SQFT	MARKET RENT	PER SQFT
1	Studio	350	\$1,495	\$4.27	\$1,650	\$4.71
2	1BD/1BTH	450	\$1,395	\$3.10	\$1,750	\$3.89
3	1BD/1BTH	500	\$1,425	\$2.85	\$1,750	\$3.50
4	1BD/1BTH	550	\$1,479	\$2.69	\$1,750	\$3.18
5	Studio	850	\$1,445	\$1.70	\$1,650	\$1.94
6	2BD/1BTH	1,150	\$2,095	\$1.82	\$2,100	\$1.83
6	Total/Avg.	642	\$1,556	\$2.74	\$1,775	\$3.18



INCOME & EXPENSES

INCOME	CURRENT	PROFORMA
Gross Potential Rent	\$112,008	\$127,800
Less Vacancy	-\$5,600	-\$6,390
Gross Rental Income	\$106,408	\$121,410
Other Income	\$9,840	\$13,440
Effective Gross Income	\$116,248	\$134,850
Less Expenses	-\$43,877	-\$44,876
Net Operating Income	\$72,371	\$89,974

EXPENSES	CURRENT	PROFORMA
Real Estate Taxes	\$11,614	\$12,115
Insurance	\$6,000	\$6,000
Utilities	\$10,406	\$10,719
Repairs & Maintenance	\$4,500	\$4,500
Contract Services	\$2,544	\$1,800
Turnover	\$1,500	\$1,500
Property Management	\$5,812	\$6,743
Replacements and Reserves	\$1,500	\$1,500
Total Expenses	\$43,877	\$44,876

SCHEDULED MARKET RENT

Pro forma scheduled market rent is based on the 11/1/2025 rent roll and an analysis of multifamily rental trends in the surrounding submarket.

VACANCY

Pro forma vacancy was underwritten to a traditional 5%.

RUBS INCOME

Pro forma RUBS income was underwritten to \$1,460 per unit, representing a \$121 per unit per month Flat Rate Utility Fee, in line with the current RUBS program for market rate units.

LAUNDRY INCOME

Pro forma laundry income is \$180 per unit, based on current operations. Laundry

GARAGE INCOME

Pro forma laundry income is \$600 per unit, based on market rate garage parking (Two 2 car garages at \$150 per month).

REAL ESTATE TAXES

Pro forma real estate taxes are \$2,019 per unit, based on the 2025 levy rate at 85% of list price.

INSURANCE

Pro forma insurance expenses are \$1,000 per unit, based on the current insurance market.

UTILITIES

Pro forma utility expense is \$1,786 per unit, reflecting current usage and a projected 3% growth rate due to recent vacant units.

REPAIRS & MAINTENANCE

Pro forma repairs and maintenance expenses are \$750 per unit, based on current operations. This includes appliances, electrical and plumbing.

CONTRACT SERVICES

Pro forma contract services expenses are \$300 per unit, based on current operations.

TURNOVER

Pro forma turnover expenses are \$250 per unit, based on current operations.

PROPERTY MANAGEMENT

Pro forma management fee is 5% of total operating income, or \$1,005 per unit, consistent with management practices at comparable properties.

REPLACEMENTS & RESERVES

Pro forma replacement reserves are \$250 per unit, reflecting the industry standard for funding the periodic replacement of building systems and components (e.g., roofs, HVAC, appliances).

SALES COMPARABLES



Lincoln Park 6

4700 SW Othello St, Seattle, WA 98136

Year Built	1910
Units	6
Sales Price	\$1,450,000
Price/Unit	\$241,667
CAP Rate	4.99%



West Seattle 5

9122 45th Ave SW, Seattle, WA 98136

Year Built	1954
Units	5
Sales Price	\$1,650,000
Price/Unit	\$330,000
Price/SqFt	\$440
Sale Date	02.05.2025



Beachwood Apartments

4027 Beach Dr SW, Seattle, WA 98116

Year Built	1901
Units	10
Sales Price	\$3,800,000
Price/Unit	\$380,000
Price/SqFt	\$400
Sale Date	05.31.2023



Halcyon Apartments

7060 Lincoln Park Way SW, Seattle, WA 98136

Year Built	1968
Units	24
Sales Price	\$6,300,000
Price/Unit	\$262,500
Price/SqFt	\$326
Sale Date	10.06.2026



8-Unit

6549 California Ave SW, Seattle WA 98136

Year Built	1968
Units	8
Sales Price	\$2,250,000
Price/Unit	\$281,250
Price/SqFt	\$365
Sale Date	08.16.2023



1519 California Ave SW

1549 California Ave SW, Seattle, WA 98116

Year Built	1994
Units	12
Sales Price	\$4,450,000
Price/Unit	\$370,833
Price/SqFt	\$362
Sale Date	04.16.2025



Sound Breeze

5034 Fauntleroy Way SW, Seattle, WA 98136

Year Built	1989
Units	6
Sales Price	\$2,100,000
Price/Unit	\$350,000
Price/SqFt	\$387
Sale Date	11.20.2023

SALES COMPARABLES

1. WEST SEATTLE 5 - Seattle, WA 98136

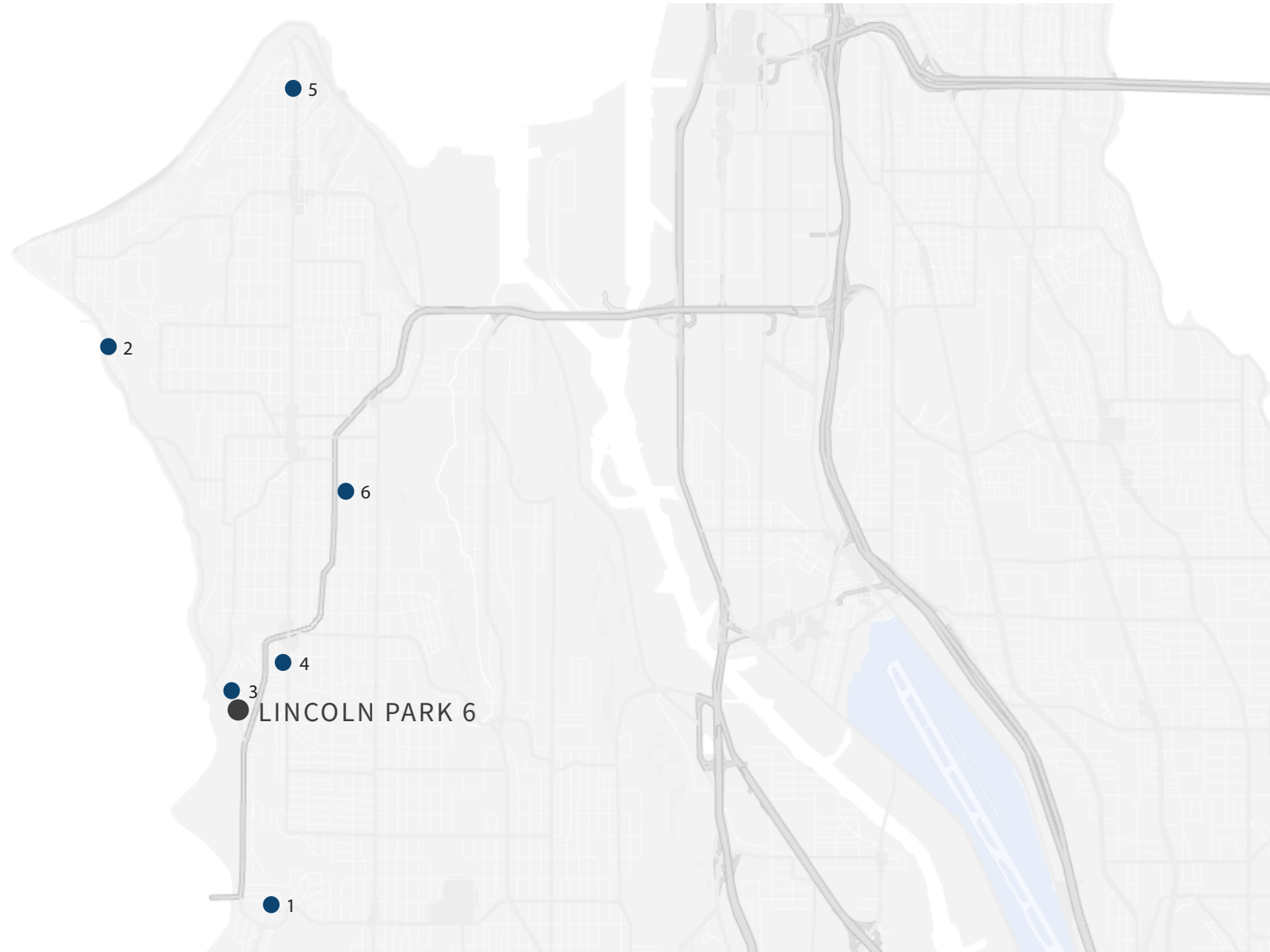
2. BEACHWOOD APARTMENTS - Seattle, WA 98116

3. HALCYON APARTMENTS - Seattle, WA 98136








4. 8-Unit - Seattle, WA 98136

5. 1519 CALIFORNIA AVE SW - Seattle, WA 98116

6. SOUND BREEZE - Seattle, WA 98136



RENT COMPARABLES

	ADDRESS	BUILT	UNITS	UNIT TYPE	UNIT SIZE	RENT	RENT/SF
	Lincoln Park 6 4700 SW Othello St, Seattle, WA 98136	1910	6	Studio	600	\$1,470	\$2.42
				1BD/1BTH	500	\$1,433	
				2BD/1BTH	1,150	\$2,095	
	West Seattle Four 7333 47th Ave SW #1, Seattle, WA 98136	1978	4	1BD/1BTH	640	\$2,100	\$3.28
	Beachside Five 7043 Beach Drive SW, Seattle, WA 98136	1941	5	1BD/1BTH	653	\$2,270	\$3.48
				2BD/1BTH	850	\$2,400	\$2.82
	West Wind Apartments 7050 Lincoln Park Way SW, Seattle WA 98136	1963	20	1BD/1BTH	750	\$1,995	\$2.66
				2BD/1BTH	1,100	\$2,550	\$2.32
	Othello Triplex 4626 SW Othello St, Seattle, WA 98136	1955	3	2BD/1BTH	775	\$2,250	\$2.90
	Fauntleroy Triplex 7153 Fauntleroy Way SW, Seattle, WA 98136	1955	3	2BD/1BTH	638	\$2,084	\$2.37
	Beach Drive Apartments 3855 Beach Dr SW, Seattle, WA 98136	1968	12	1BD/1BTH	695	\$2,300	\$3.31

PARAGON REAL ESTATE

\$4.5 B
Sales Volume

30
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.



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Puget Sound's Premiere Commercial Real Estate Brokerage

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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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