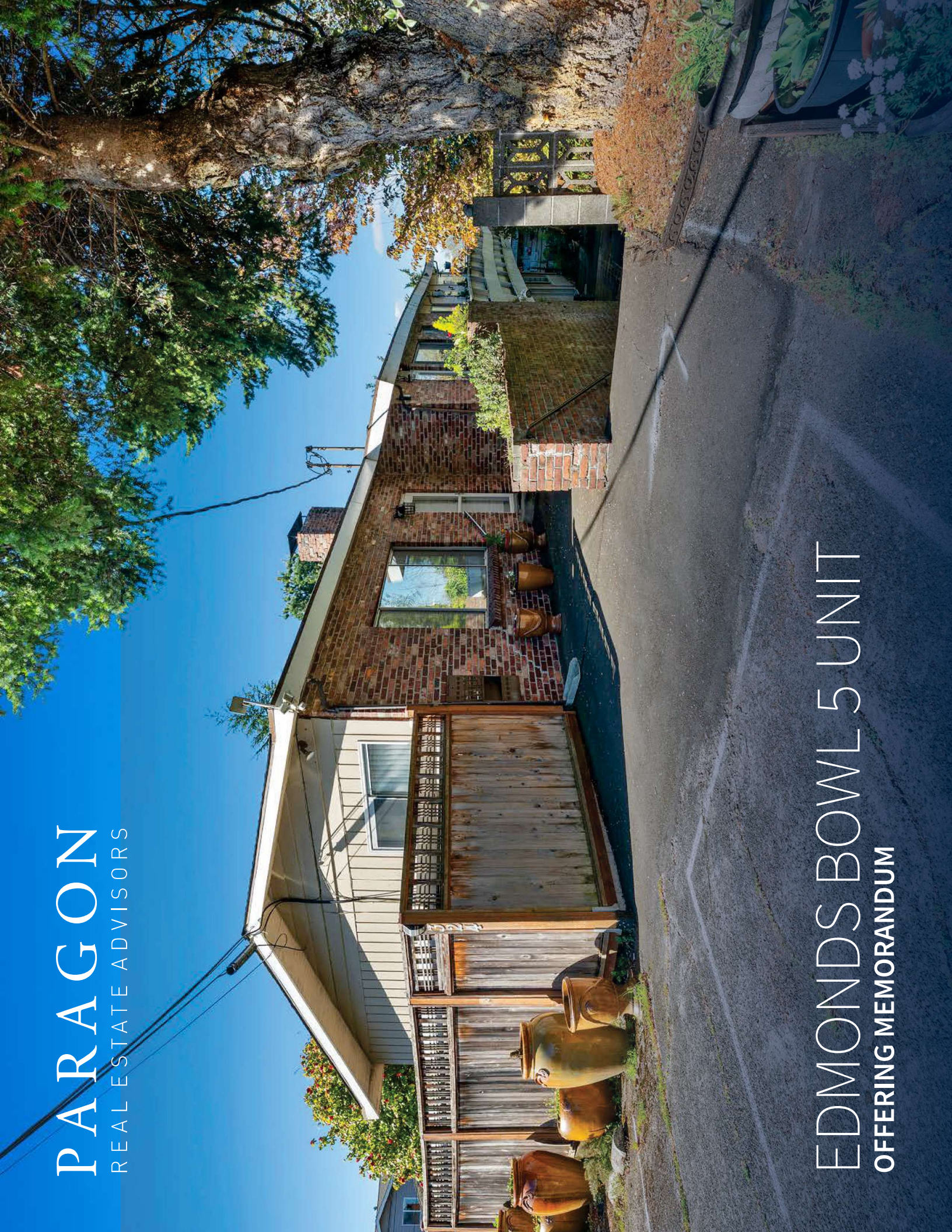


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EDMONDS BOWL 5 UNIT
OFFERING MEMORANDUM

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REAL ESTATE ADVISORS

600 University St, Suite 2018 | Seattle, WA 98101
info@ParagonREA.com

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EXECUTIVE SUMMARY

OFFERING

Paragon Real Estate Advisors is pleased to exclusively present this premier multi-family opportunity located in the highly desirable Edmonds Bowl, offered for the first time in over 45 years. Positioned in one of the tightest and most sought-after submarkets in the region, the property benefits from extremely limited inventory and minimal recent comparable sales, creating a rare opportunity to acquire a generational asset. Ideally situated in the heart of Downtown Edmonds, just blocks from Main Street and the waterfront, the property boasts a Walk Score of 89, offering tenants exceptional walkability and access to local amenities. **Sellers are open to Seller Financing terms from qualified buyers. Please reach out for terms.**

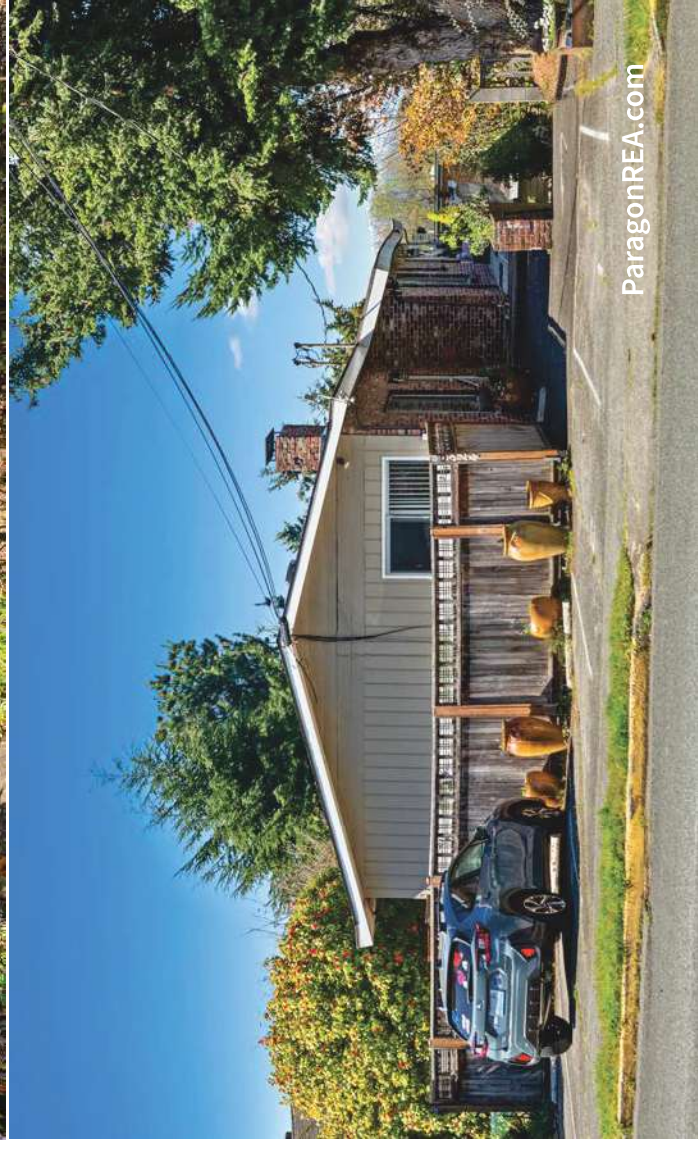
The property features a well-balanced unit mix consisting of five units, including three one-bedroom units and two two-bedroom/one-bath units. Upper-level units offer attractive water, mountain, and territorial views, enhancing overall tenant appeal. The building showcases a classic mid-century design centered around a private courtyard, creating a unique and inviting living environment. Residents benefit from a common laundry and storage area, while ample off-street parking is provided via five surface stalls and a spacious two-car garage.

This asset presents a compelling value-add opportunity with clear pathways to increasing rental income through interior upgrades and operational improvements. In addition, the property offers future redevelopment potential supported by its RM 1.5 zoning, providing long-term upside for investors.

With its irreplaceable location, strong in-place fundamentals, and multiple avenues for value creation, this offering is well-suited for investors seeking a stable, well-located asset with significant long-term growth potential.

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EXECUTIVE SUMMARY

PROPERTY DETAILS

NAME Edmonds Bowl 5 Unit

PARCEL NUMBER 00530400000700

BUILDING SIZE 3,750 Net Rentable

BUILT 1959

UNITS 5

STORIES 2

CONSTRUCTION TYPE Wood Frame

ROOF Pitched, Composition Shingle

EXTERIOR Wood and brick

PLUMBING Mix of original galvanized and newer copper and PEX (assumed)

HEAT TYPE Electric Baseboard

WINDOWS Vinyl Framed double plane and metal frame

PARKING 5 surface and a 2-car garage

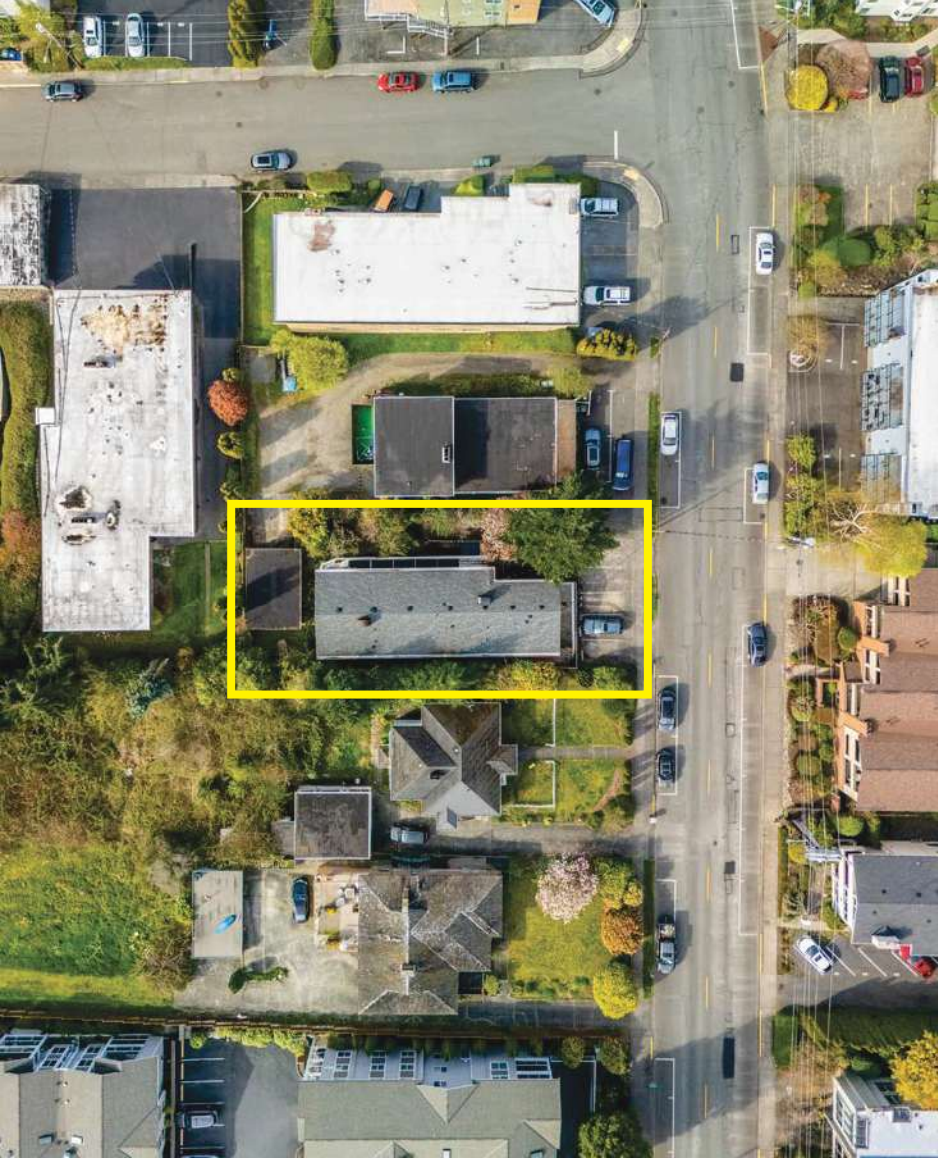
LAUNDRY Common

LOT SIZE 8,712 SF

ZONING RM-1.5

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ParagonREA.com

EXECUTIVE SUMMARY

FINANCIAL SUMMARY

NAME	Edmonds Bowl 5 Unit
ADDRESS	324 3rd Ave S, Edmonds, WA 98026
PRICE	\$1,500,000
TOTAL UNITS	5
BUILT	1959
SQUARE FEET	3,750 Total Net Rentable
PRICE PER UNIT	\$300,000
PRICE PER FOOT	\$400
CURRENT GRM/CAP	15.9/4.07%
MARKET GRM/CAP	11.63/5.80%
\$/LOT SF	\$172/SF

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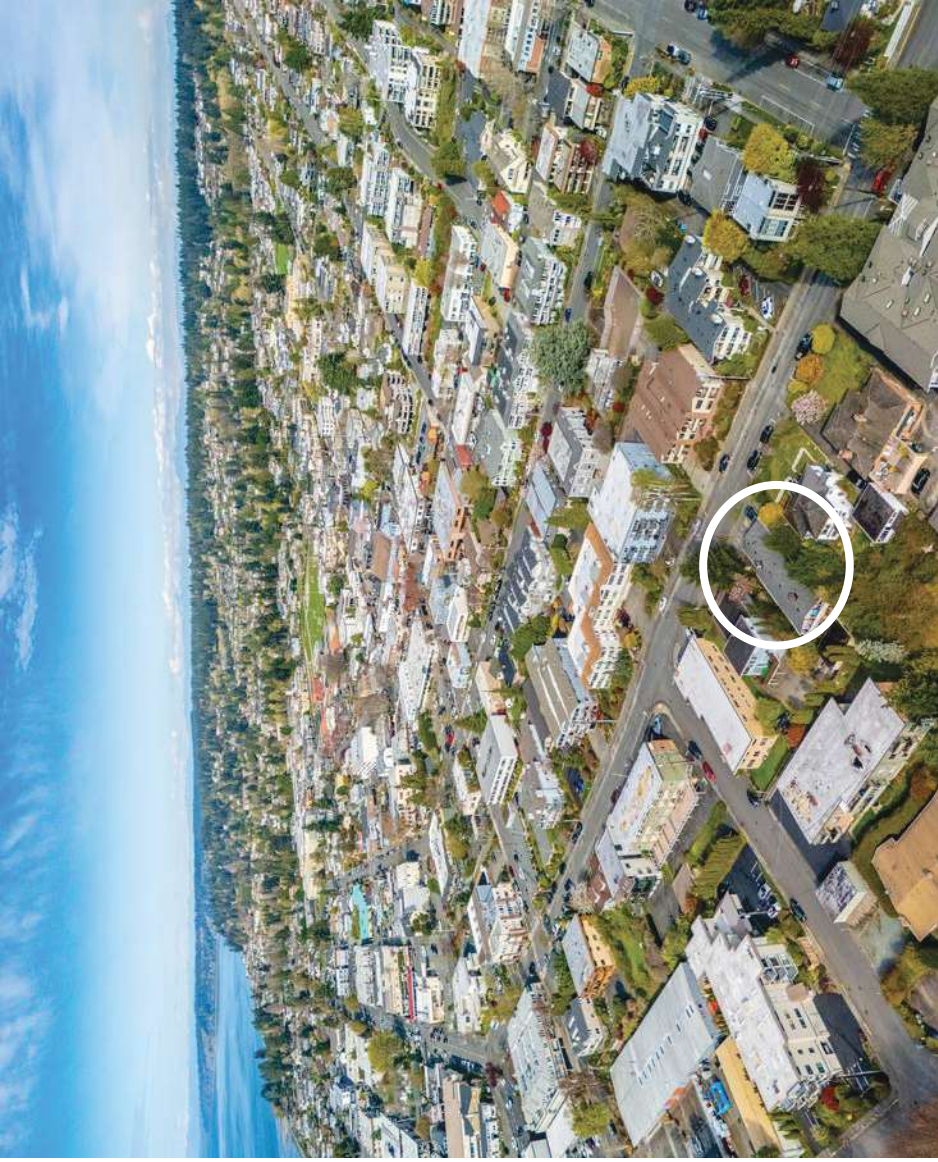
PROPERTY DETAILS

INVESTMENT HIGHLIGHTS

- **Seller Financing available for qualified buyers**
- Primes Edmonds Bowl location
- First time on the market in over 45 years
- Limited inventory and very few multi-family sales in this submarket
- Located in the heart of Downtown Edmonds just blocks from Main St and the waterfront
- Walk score of 89: Very walkable!
- Water, mountain and territorial views from upper-level units
- Classic mid-century design with private central courtyard
- 5 units | 3 x 1BD | 2 x 2BD/1BTH
- Convenient common laundry and storage area
- Off-street parking: 5 surface stalls and spacious 2-car garage
- Value-add opportunity and income upside
- Future redevelopment potential (RM 1.5 Zoning)

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PROPERTY DETAILS

EXTERIORS



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PROPERTY DETAILS

INTERIORS

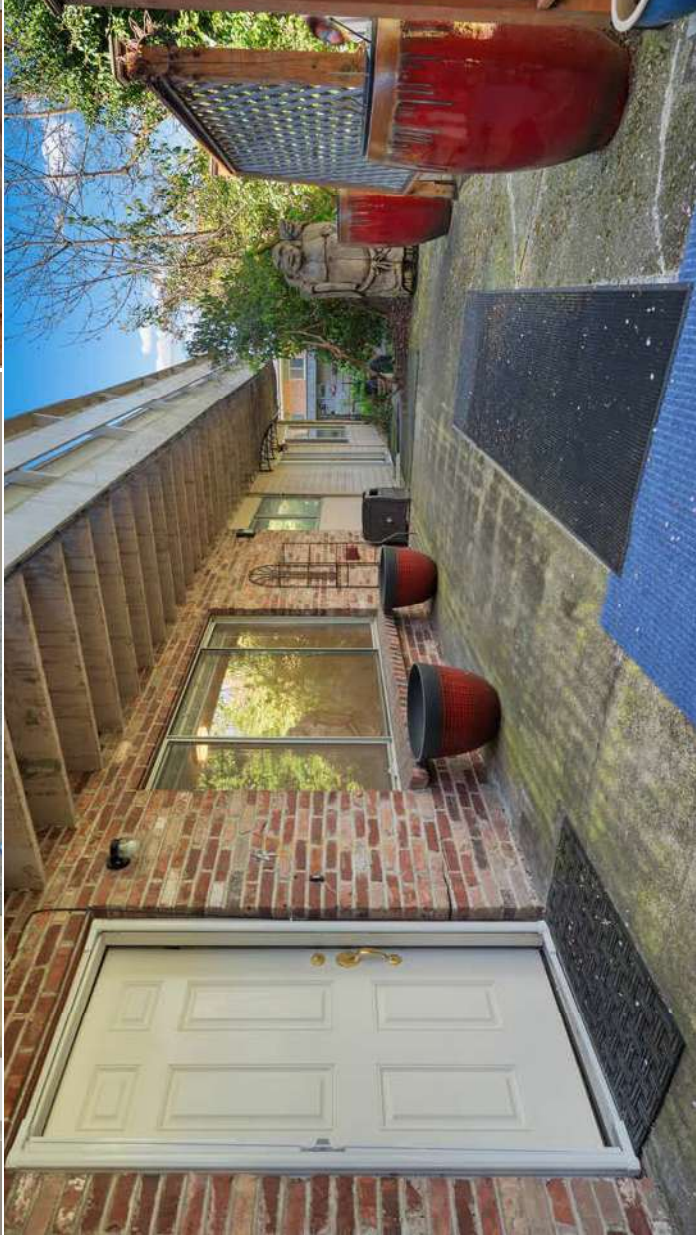
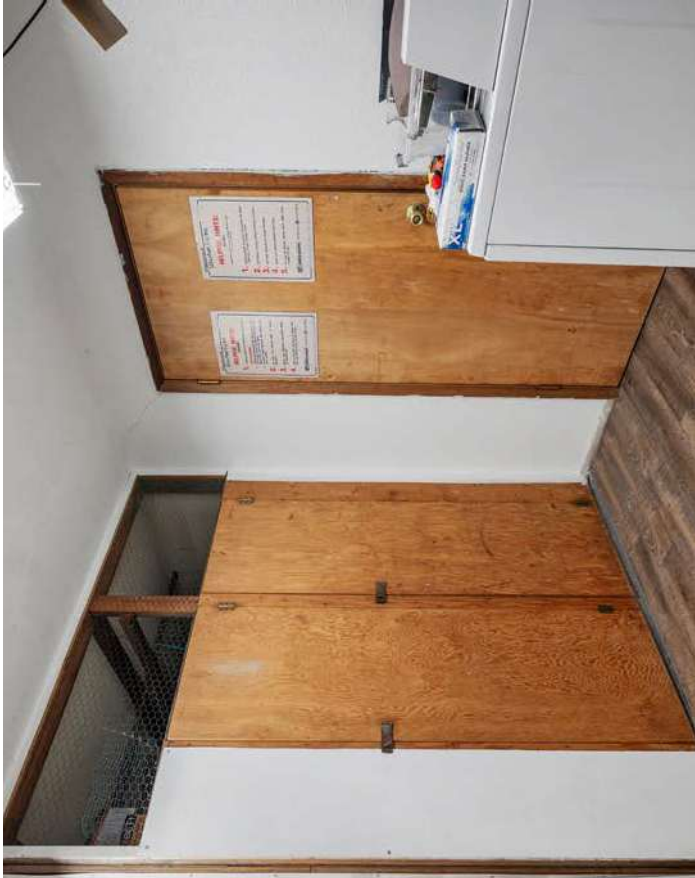


PROPERTY DETAILS

INTERIORS



COMMON AREAS AND FEATURES



INCOME & EXPENSES

Units	5	Price	\$1,500,000
Year Built	1959	Per Unit	\$300,000
Rentable Area	3,750	Per Sq. Ft.	\$400
Down Pmt	\$793,381	Current GRM	15.95
Loan Amount	\$706,619	Current CAP	4.07%
Interest Rate	6.000%	Market GRM	11.63
Amortization	30 years	Market CAP	5.80%

UNITS	UNIT TYPE	SIZE	CURRENT RENT	MARKET RENT
1	1 Bd/1 Bth	650	\$1,595	\$1,750
1	1 Bd/1 Bth	650	\$1,300	\$1,595
1	2 Bd/1 Bth	850	\$1,800	\$2,400
1	1 Bd/1 Bth	750	\$1,650	\$1,900
1	2 Bd/1 Bth	850	\$1,100	\$2,100
5	Total/Avg	750	\$1.99	\$2.63

MONTHLY INCOME	CURRENT	MARKET
Gross Potential Rent	\$7,445	\$9,845
Parking Income	\$309	\$309
Utility Bill Back	\$85	\$500
Laundry Income	\$0	\$50
Pet Rent	\$0	\$40
Gross Potential Income	\$7,839	\$10,744

ANNUALIZED OPERATING DATA

	CURRENT	MARKET
Scheduled Gross Income	\$94,065	\$128,925
Less Vacancy	5.00%	5.00%
Gross Operating Income	\$89,362	\$122,479
Less Expenses	\$28,356	\$35,404
Net Operating Income	\$61,006	\$87,074
Annual Debt Service	(\$4,237/mo)	\$50,838
Cash Flow Before Tax	\$10,168	\$36,236
Principal Reduction	\$8,677	\$8,677
Total Return Before Tax	\$18,845	\$44,913
	2.38%	5.66%

ANNUALIZED OPERATING EXPENSES

	CURRENT	MARKET
RE Taxes	2025 Actual	\$11,443
Insurance	2025 Actual	\$4,529
Utilities	2025 Actual	\$8,185
Management	2025 Actual	\$300
Maint/Repairs	2025 Actual	\$1,119
Accounting/Professional Fees	Proforma	\$1,500
Admin/Legal	2025 Actual	\$30
Reserves	2025 Actual	\$1,250
Total Expenses	\$28,356	\$35,404

CURRENT OPERATIONS	MARKET OPERATIONS	Expense/Unit	Expense/Unit
Expense/Unit	\$7,178	Expense/Unit	\$8,056
Expense/Foot	\$6.01	Expense/Foot	\$6.74
Percent of EGI	27.03%	Percent of EGI	24.43%

RENT COMPARABLES

ADDRESS	BUILT	UNITS	UNIT TYPE	UNIT SIZE	RENT	RENT/SF
Edmonds Bowl 5 Unit 324 3rd Ave S, Edmonds, WA	1962	3 2	1BD/1BTH 2BD/1BTH	650-750 850	\$1,300 - \$1,650 \$1,100 - \$1,800	\$2.00 - \$2.20 \$1.29 - \$2.11

1. Norge Apartments
1050 5th Ave S, Edmonds, WA

\$2.36

2. 5th Ave Condos
1024 5th Ave S, Edmonds, WA

\$2.47

3. Maple St Condos
520 Maple St, Edmonds, WA

\$3.81

4. Edmonds West
1120 5th Ave S, Edmonds, WA

\$2.53



● EDMONDS 5 UNIT



PARAGON REAL ESTATE

\$4.5 B
Sales Volume

30
Years in
Business

20+
Brokers

48 k
Units Sold

Puget Sound's Premiere Commercial Real Estate Brokerage

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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— 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



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