

SUNSET WEST

APARTMENTS

200-219 LODER DR, BURLINGTON, WA 98233



EXECUTIVE SUMMARY



SUNSET WEST APARTMENTS

Premier 24-unit
multifamily property
in Burlington, WA

Cushman & Wakefield Capital Markets is pleased to present an exclusive opportunity to acquire Sunset West Apartments, a modern multifamily asset located in the suburban community of Burlington, Washington. This property, situated at 200-219 Lodean Drive, offers investors the rare opportunity to acquire a recently renovated, high-quality community with a desirable unit mix and a full suite of amenities—features seldom found in a property of this size.

Sunset West stands out with spacious floorplans averaging 820 square feet, featuring a desirable mix of two-bedroom units designed to appeal to a broad tenant base seeking a suburban lifestyle. Each apartment is outfitted with in-unit washers and dryers, granite counters, and stainless steel appliances.

What truly sets Sunset West apart is its robust community amenity offering, uncommon for a property of this size. Residents enjoy a comfortable lifestyle with ample surface parking, landscaped outdoor areas, and private balconies or patios on select units.

Located in the heart of a rapidly growing Burlington market, Sunset West benefits from proximity to a strong and expanding employment base across retail, manufacturing, healthcare, and government. Burlington and the greater Skagit County market continue to attract significant investment and in-migration, supported by its relative housing affordability, convenient access to I-5, and proximity to job centers in Mount Vernon and Everett.



INVESTMENT HIGHLIGHTS



TURNKEY AND STABILIZED

The property is a true turnkey and stabilized asset, presenting investors with a low-risk, high-return opportunity from day one. This makes it an ideal investment for those seeking immediate cash flow without the burden of significant capital expenditures.



FULL INTERIOR RENOVATIONS: \$25K–\$35K PER UNIT — DOWN TO DRYWALL AND SUBFLOOR.

These comprehensive upgrades, which extended down to the drywall and subfloor, ensure the units are modern and appealing. The renovations command top-of-market rents and are designed to minimize tenant turnover.



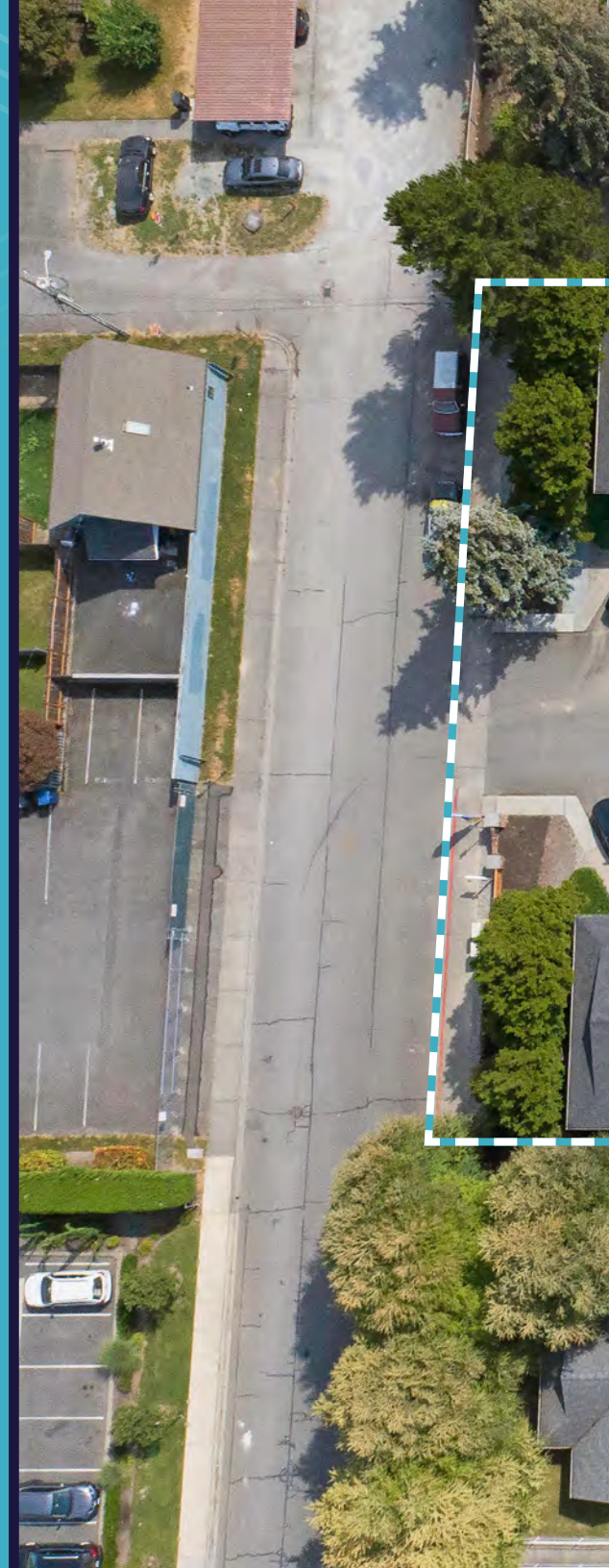
RECENT EXTERIOR UPGRADES: \$100K+ SPENT ON NEW ROOFS (2022), FRESH PAINT, LANDSCAPING, GUTTERS, AND SIGNAGE.

Over \$100K was invested in recent exterior upgrades, including new roofs (2022), fresh paint, professional landscaping, new gutters, and updated signage. These improvements enhance the property's curb appeal and long-term durability.



LAUNDRY IN-UNIT: ALL UNITS INCLUDE FULL-SIZE, WASHER/DRYER.

This key resident amenity is a major draw for tenants, with all units including a full-size washer and dryer. This feature is highly sought after and supports premium rental rates, giving Sunset West a competitive advantage in the local market.





WESTVIEW ELEMENTARY
SCHOOL

BURLINGTON-EDISON
HIGH SCHOOL



S. BURLINGTON AVE

HERITAGE PLACE
APARTMENTS

NORRIS PLACE
APARTMENTS

WOODGATE
APARTMENTS



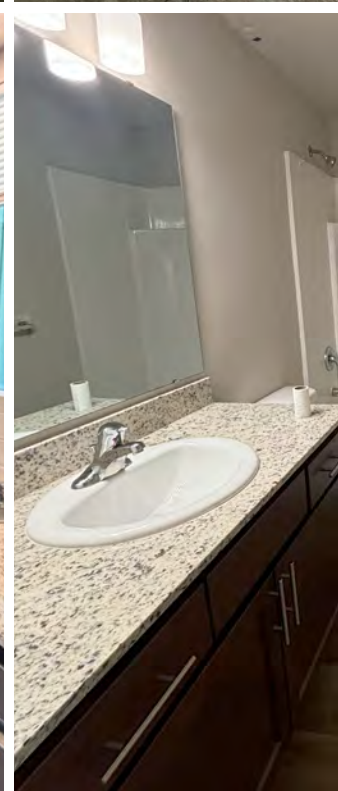
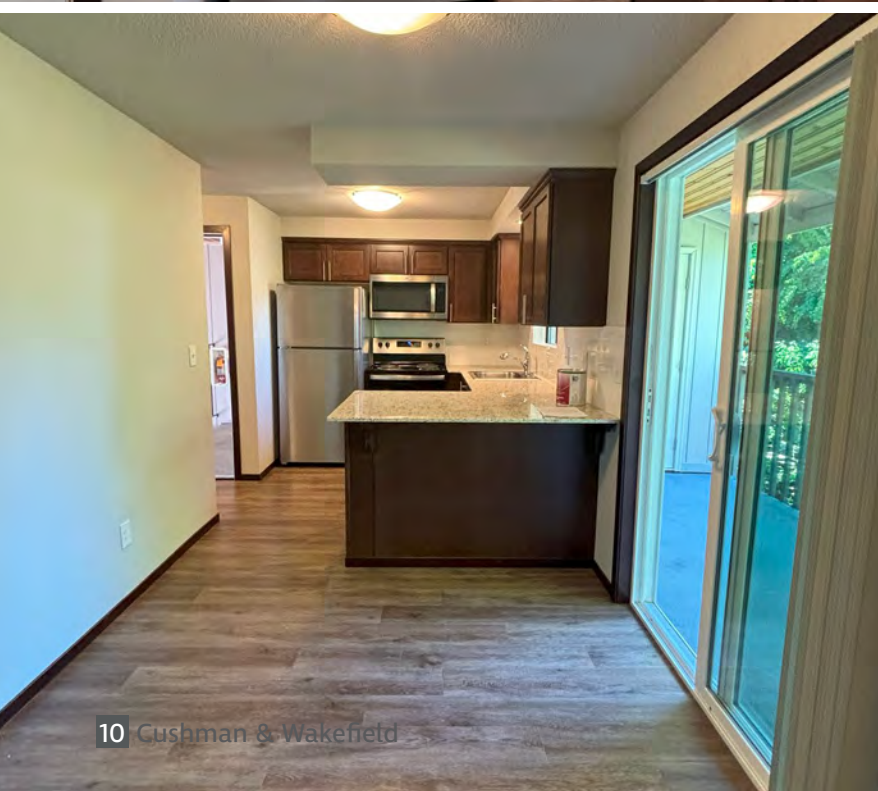
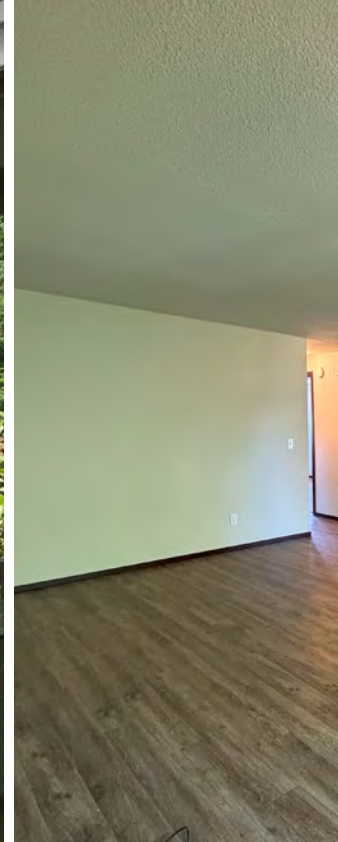
PROPERTY SUMMARY

Property Name	Sunset West Apartments
Address	200–219 Lodean Dr, Burlington, WA
Unit Count	24 Units
Year Built	1978
Unit Renovation	2022-2025 All units
Building Type	Garden-style
Roof Type	Asphalt Shingles (2022)
Siding	Cedar (painted 2022)
Heating	Electric
Electrical	Copper
Plumbing	Copper water lines/ABS waste lines
Laundry	Full size, in unit
Utility Billback	Flat fee of \$99
Parking	46 Surface Spaces
Storage	Balcony/patio storage

EXTERIOR PHOTOS









APARTMENT HOME FINISHES

- Granite counter tops
 - Kitchen islands*
 - Stainless steel appliances
 - Kitchen pantry
 - Tile backsplash
 - Dishwashers
 - Microwaves
 - Full size, in-unit washer and dryer
 - Walk in closets
 - Luxury plank flooring in living area
 - Private decks/patio*
- * Select Units



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CONTACTS

MATT KEMPER
Senior Director
+1 206 877 3378
Matt.Kemper@cushwake.com

BYRON ROSEN
Senior Associate
+1 206 819 4488
Byron.Rosen@cushwake.com

TIM MCKAY
Managing Director
+1 206 369 7599
Tim.McKay@cushwake.com

JACOB ODEGARD
Director
+1 253 486 6725
Jacob.Odegard@cushwake.com

DAN CHHAN
Managing Director
+1 206 321 2047
Dan.Chhan@cushwake.com

DYLAN ROETER
Senior Associate
+1 425 445 0071
Dylan.Roeter@cushwake.com