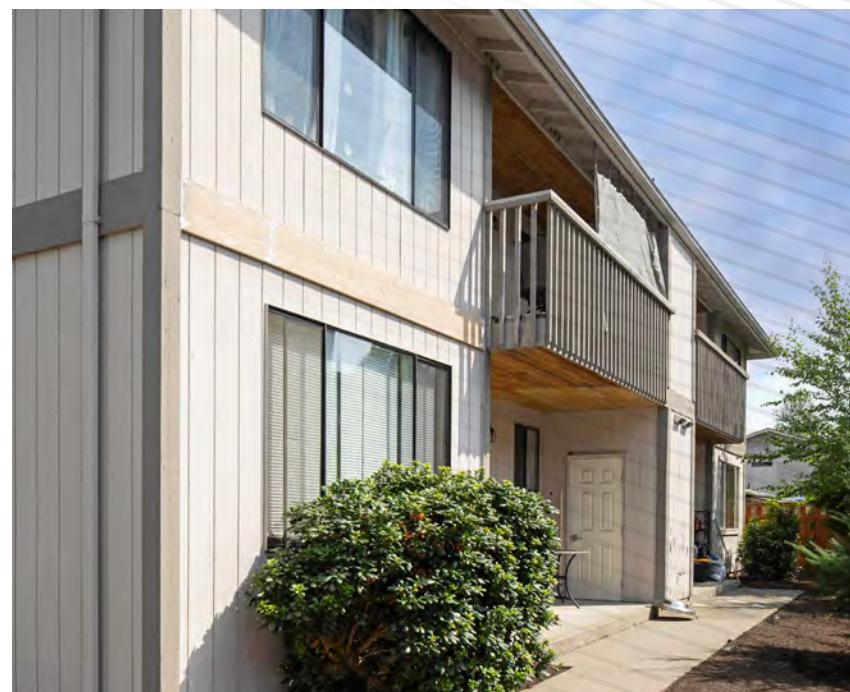


SUNSET WEST

APARTMENTS

200-219 LODEAN 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.



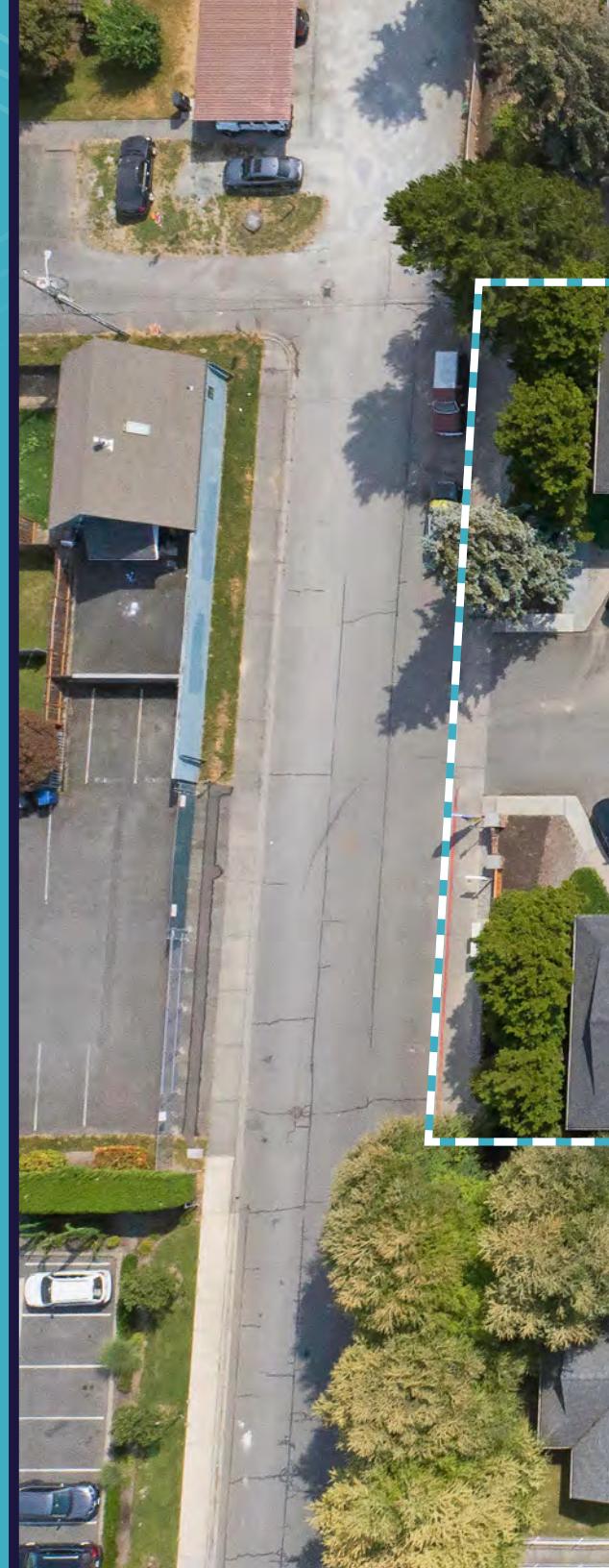
RECENT EXTERIOR UPGRADES: \$100K+ SPENT ON NEW ROOFS (2022), FRESH PAINT, LANDSCAPING, GUTTERS, AND SIGNAGE.

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.







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





STAINLESS STEEL APPLIANCES

WOODEN CABINERY

MICROWAVE

KITCHEN ISLANDS





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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