

GREENWOOD AVE N 9 UNIT

\$2,495,000 6.2%CAP

11023 GREENWOOD AVENUE NORTH, SEATTLE, WA 98133



OFFERING MEMORANDUM

KELLER WILLIAMS NORTH SEATTLE

10700 Meridian Avenue North Suite 504
Seattle, WA 98133



Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

11023 GREENWOOD AVENUE NORTH

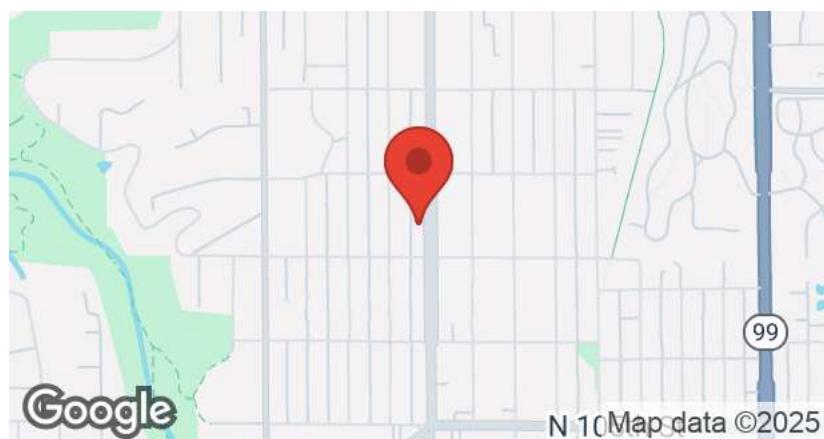


OFFERING SUMMARY

PRICE:	\$2,495,000
NUMBER OF UNITS:	9
PRICE / UNIT:	\$277,222
BUILDING SF:	8,708
PRICE / SF:	\$286.52
NOI:	\$154,757
CAP RATE:	6.2%
OCCUPANCY:	100%
LOT SIZE:	7,232 SF
YEAR BUILT:	1974
PARKING:	11
PARKING RATIO:	1.2
ZONING:	LR3

PROPERTY OVERVIEW

11023 Greenwood Ave N is a 9-unit apartment building offering 7,953 net rentable square feet across a 7,232 square foot LR3-zoned lot. Unit Mix: Six 2BR/1BA units and three 1BR/1BA units. Average Unit Size: 884 SF. Year Built: 1974 | Effective Year: 1995. Construction: Wood frame, 3 stories, marble creet siding, newer built-up asphalt roof. Amenities: Common laundry, private storage lockers, secured entry, and ample parking (11 open stalls, 1 covered stall). Heating/Systems: Electric baseboard heating, PVC plumbing, individually metered for water/sewer. Views: Approximately 20% of units enjoy territorial or westerly views. With durable construction, well-maintained systems, and above-average



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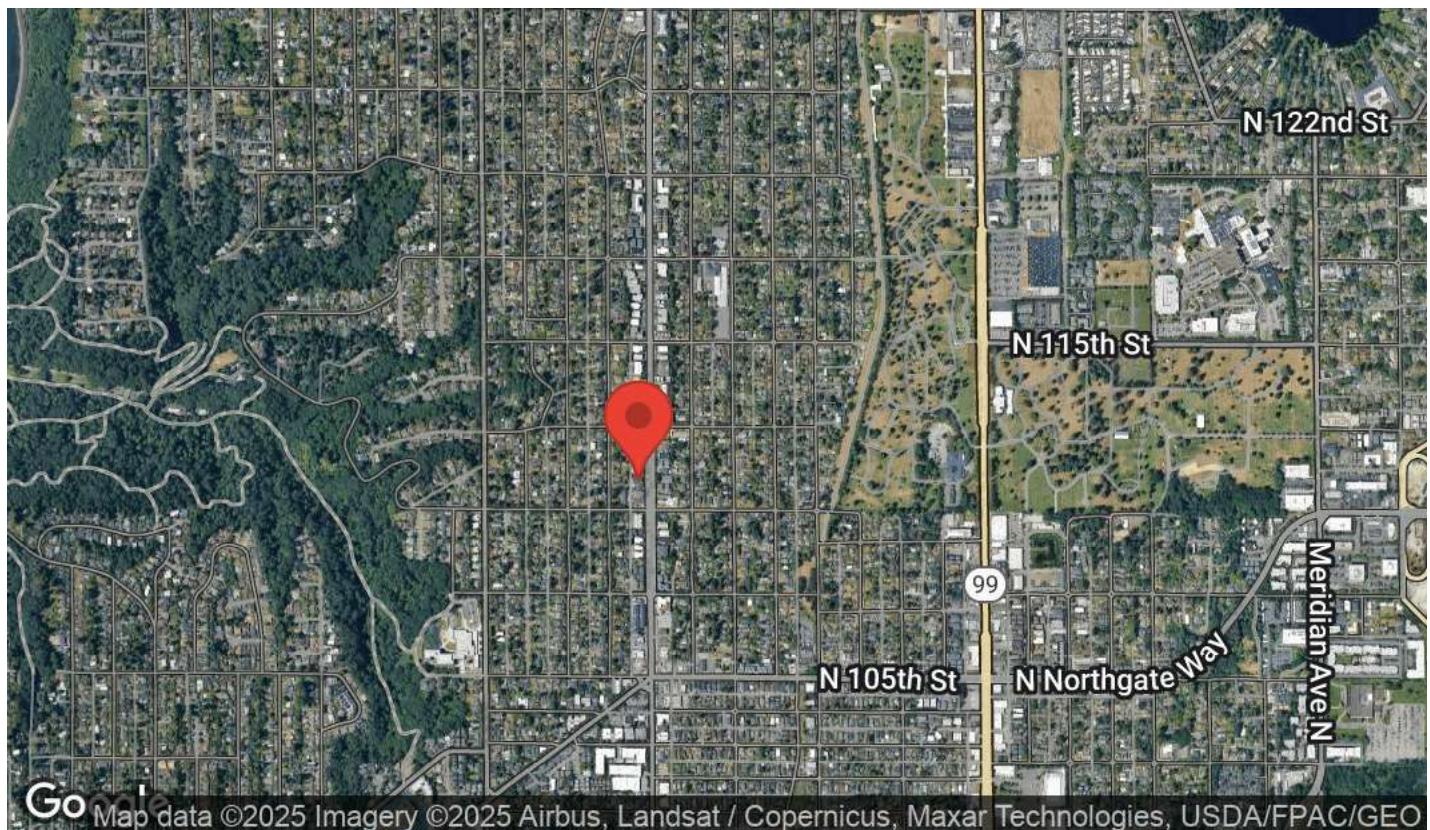
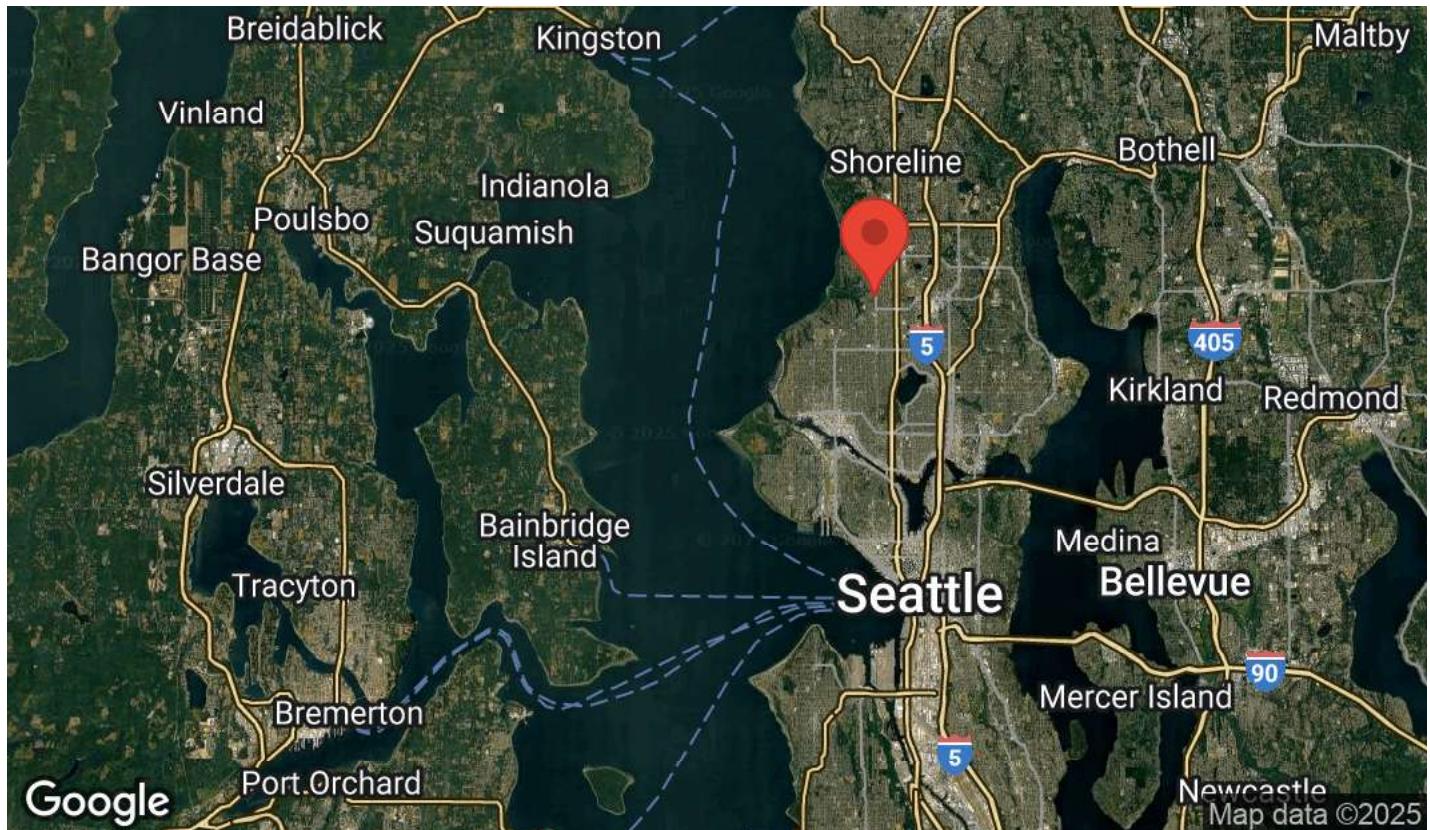
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LOCATION MAPS

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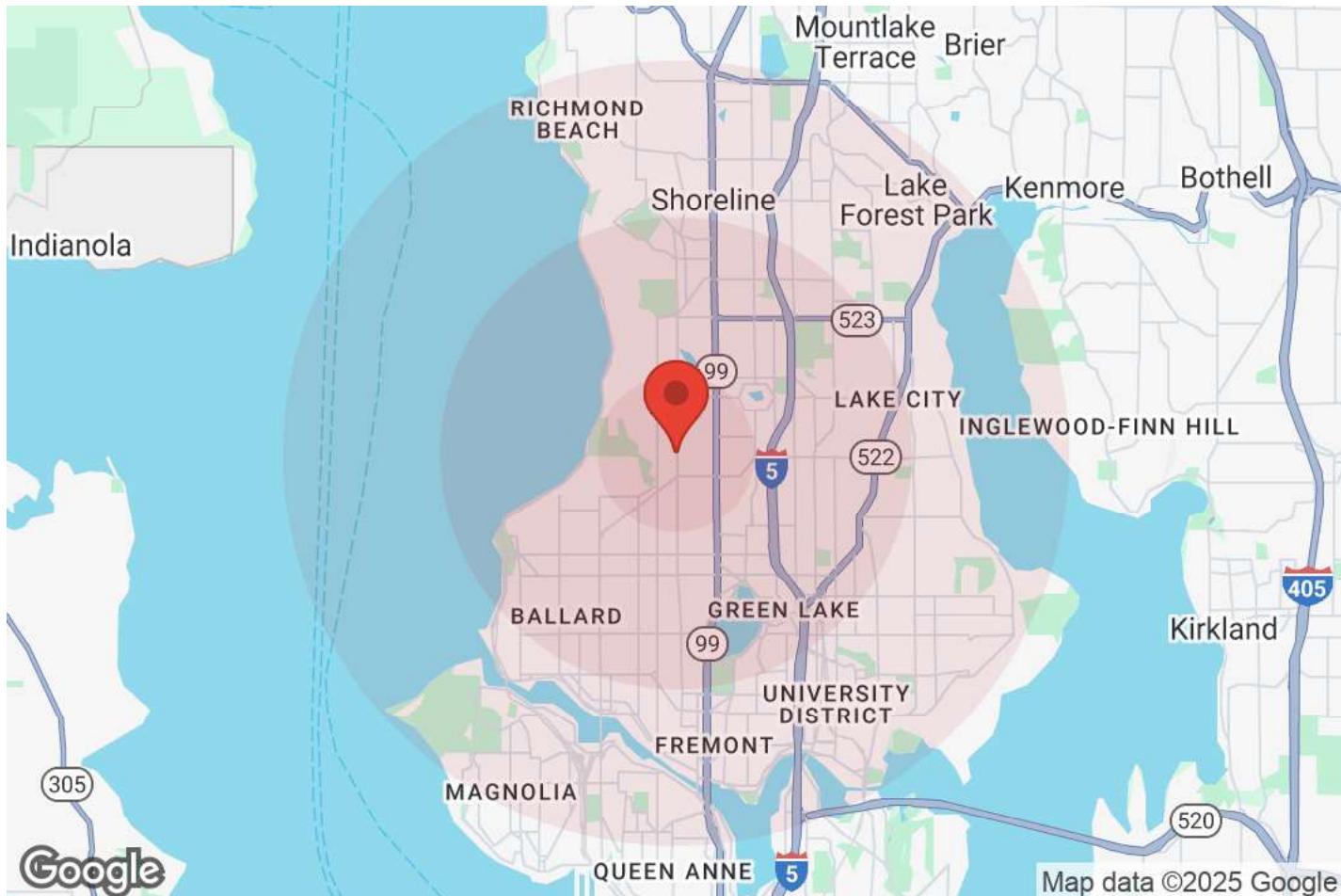
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DEMOGRAPHICS

11023 GREENWOOD AVENUE NORTH



Population	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Male	11,819	94,664	223,924	Total Units	11,714	93,796	207,614
Female	11,733	95,107	210,011	Occupied	10,962	87,547	193,337
Total Population	23,552	189,771	433,935	Owner Occupied	5,548	45,153	94,263
Age	1 Mile	3 Miles	5 Miles	Renter Occupied	5,414	42,394	99,074
Ages 0-14	3,082	26,248	56,577	Vacant	752	6,249	14,277
Ages 15-24	2,029	17,773	61,029				
Ages 25-54	12,343	97,677	208,802				
Ages 55-64	2,451	19,256	42,672				
Ages 65+	3,646	28,818	64,856				
Income	1 Mile	3 Miles	5 Miles				
Median	\$123,302	\$134,032	\$131,672				
< \$15,000	489	4,909	13,431				
\$15,000-\$24,999	321	3,189	6,785				
\$25,000-\$34,999	450	2,361	6,321				
\$35,000-\$49,999	540	4,918	10,690				
\$50,000-\$74,999	1,403	8,961	19,701				
\$75,000-\$99,999	1,395	9,074	19,459				
\$100,000-\$149,999	1,924	14,789	30,919				
\$150,000-\$199,999	1,221	9,864	22,713				
> \$200,000	3,218	29,481	63,318				

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