

GREENWOOD 9 UNIT

\$2,495,000 **6.1%CAP**

207 NORTH 104TH STREET, SEATTLE, WA 98133



OFFERING MEMORANDUM

KELLER WILLIAMS NORTH SEATTLE

10700 Meridian Avenue North Suite 504
Seattle, WA 98133



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

207 NORTH 104TH STREET



OFFERING SUMMARY

PRICE: \$2,495,000

NUMBER OF UNITS: 9

PRICE / UNIT: \$277,222

BUILDING SF: 10,808

PRICE / SF: \$230.84

NOI: \$151,129

CAP RATE: 6.1%

LOT SIZE: 8,334 SF

YEAR BUILT: 1977

PARKING: 12

PARKING RATIO: 1.3

ZONING: C1-55



Investment Highlights

- 9-unit building in Seattle's Greenwood neighborhood
- Unit mix: three 2BR/2BA and six 1BR/1BA units
- Large average unit size
- 12 total parking stalls (covered + uncovered)
- 30% of units feature territorial/city views
- Fireplaces, private laundry, and secure entry
- C1-55 (M) zoning provides redevelopment potential
- Built in 1977, effective year 1992
- 10,808 gross SF | 8,928 net rentable SF
- Lot size: 8,334 SF (0.19 acres)
- Location Highlights
 - Situated in vibrant Greenwood neighborhood
 - Walkable to cafés, restaurants, retail, and nightlife
 - Minutes to Green Lake Park for recreation
 - Easy access to Highway 99 & I-5 for commuting
 - Close to Downtown Seattle, South Lake Union & UW
- 10 minutes to Northgate Link Light Rail Station

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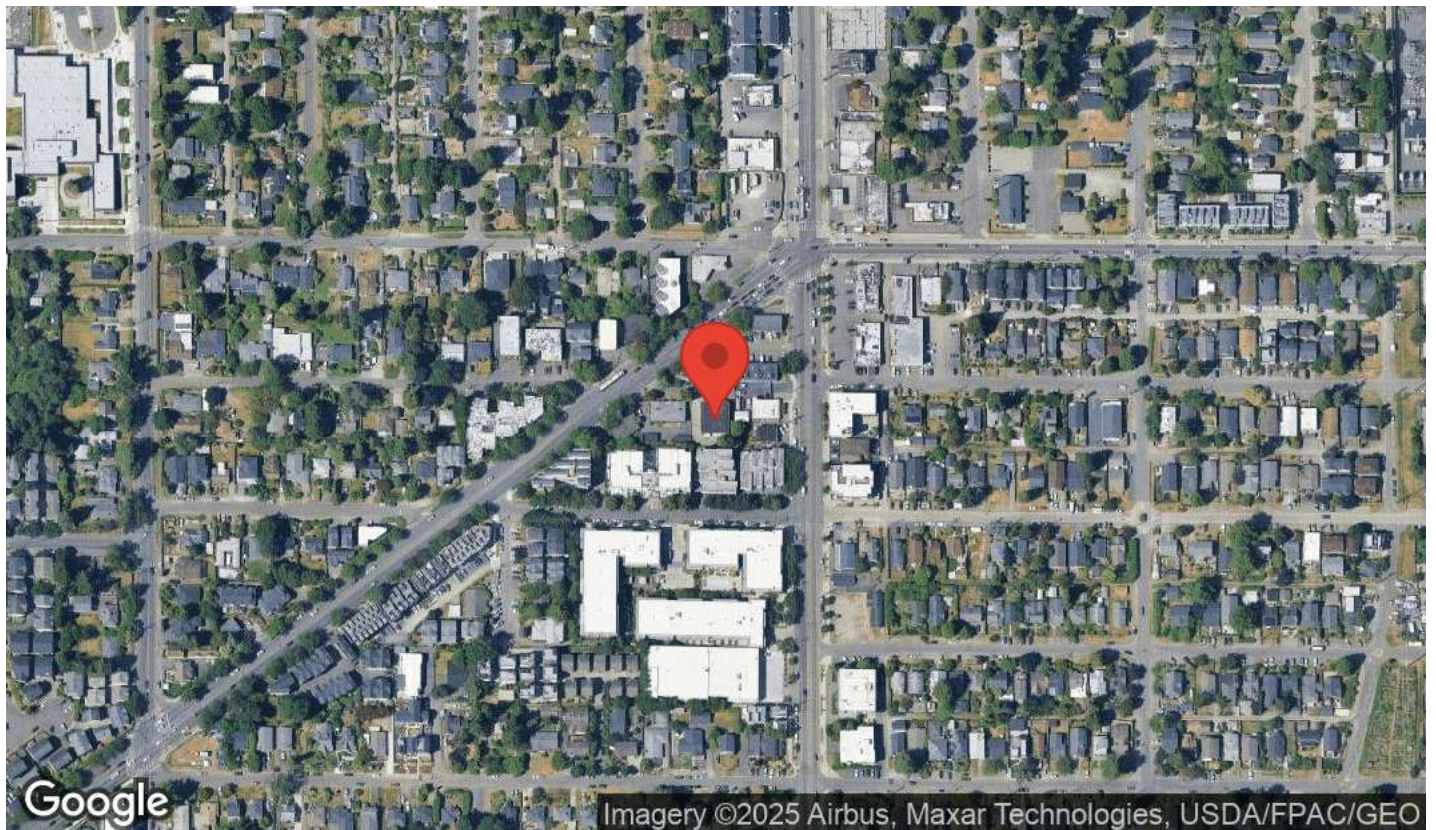
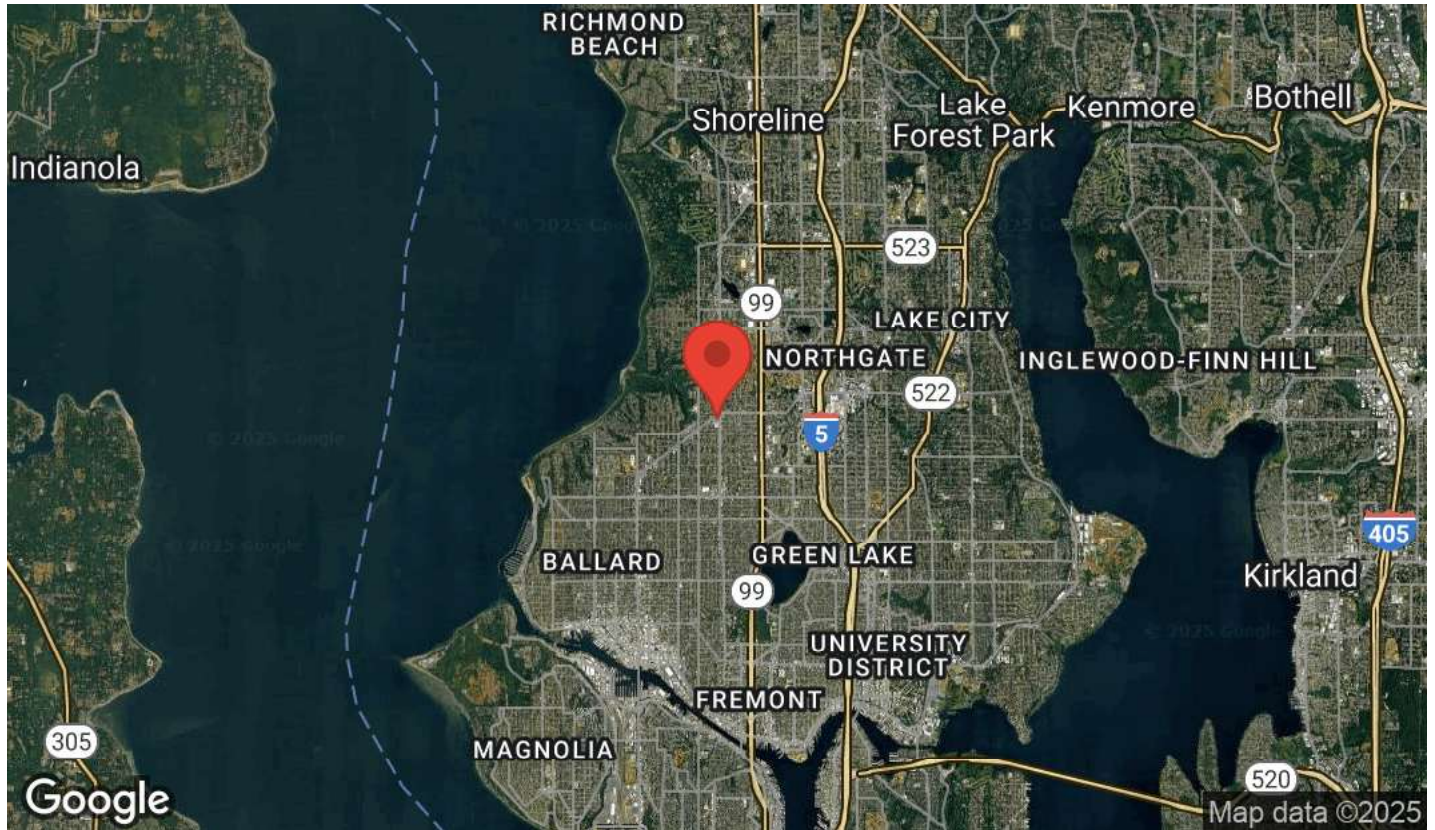
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LOCATION MAPS

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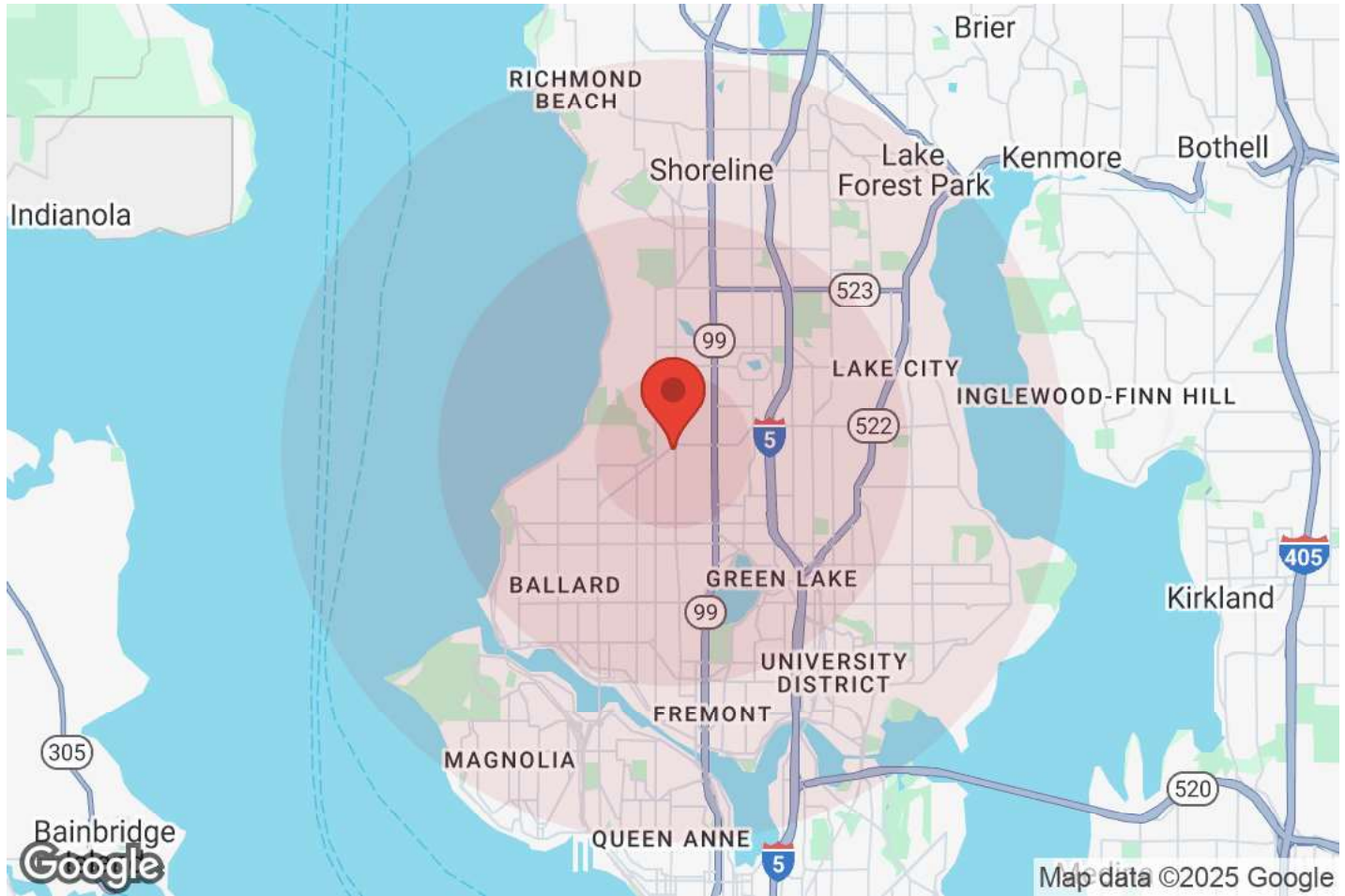
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DEMOGRAPHICS

207 NORTH 104TH STREET



Population	1 Mile	3 Miles	5 Miles
Male	14,318	101,790	229,185
Female	14,248	102,408	215,378
Total Population	28,566	204,198	444,563

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,651	27,529	57,577
Ages 15-24	2,481	18,998	61,947
Ages 25-54	15,961	106,478	215,309
Ages 55-64	2,796	20,323	43,543
Ages 65+	3,675	30,872	66,189

Income	1 Mile	3 Miles	5 Miles
Median	\$125,160	\$135,531	\$133,925
< \$15,000	628	5,257	13,514
\$15,000-\$24,999	355	3,309	6,865
\$25,000-\$34,999	544	2,545	6,414
\$35,000-\$49,999	690	5,355	10,808
\$50,000-\$74,999	1,660	9,928	20,097
\$75,000-\$99,999	1,652	9,741	19,810
\$100,000-\$149,999	2,562	16,019	31,493
\$150,000-\$199,999	1,630	10,920	23,245
> \$200,000	3,889	32,524	66,711

Housing	1 Mile	3 Miles	5 Miles
Total Units	14,542	102,451	213,764
Occupied	13,611	95,599	198,957
Owner Occupied	6,624	48,046	96,569
Renter Occupied	6,987	47,553	102,388
Vacant	931	6,852	14,807

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