



OFFERING BROCHURE

Historic, Wood Frame 34-Unit Apartment Community  
with Value-Add Potential in North Capitol Hill

**ROY VUE**

615 Bellevue Ave E, Seattle, WA 98102

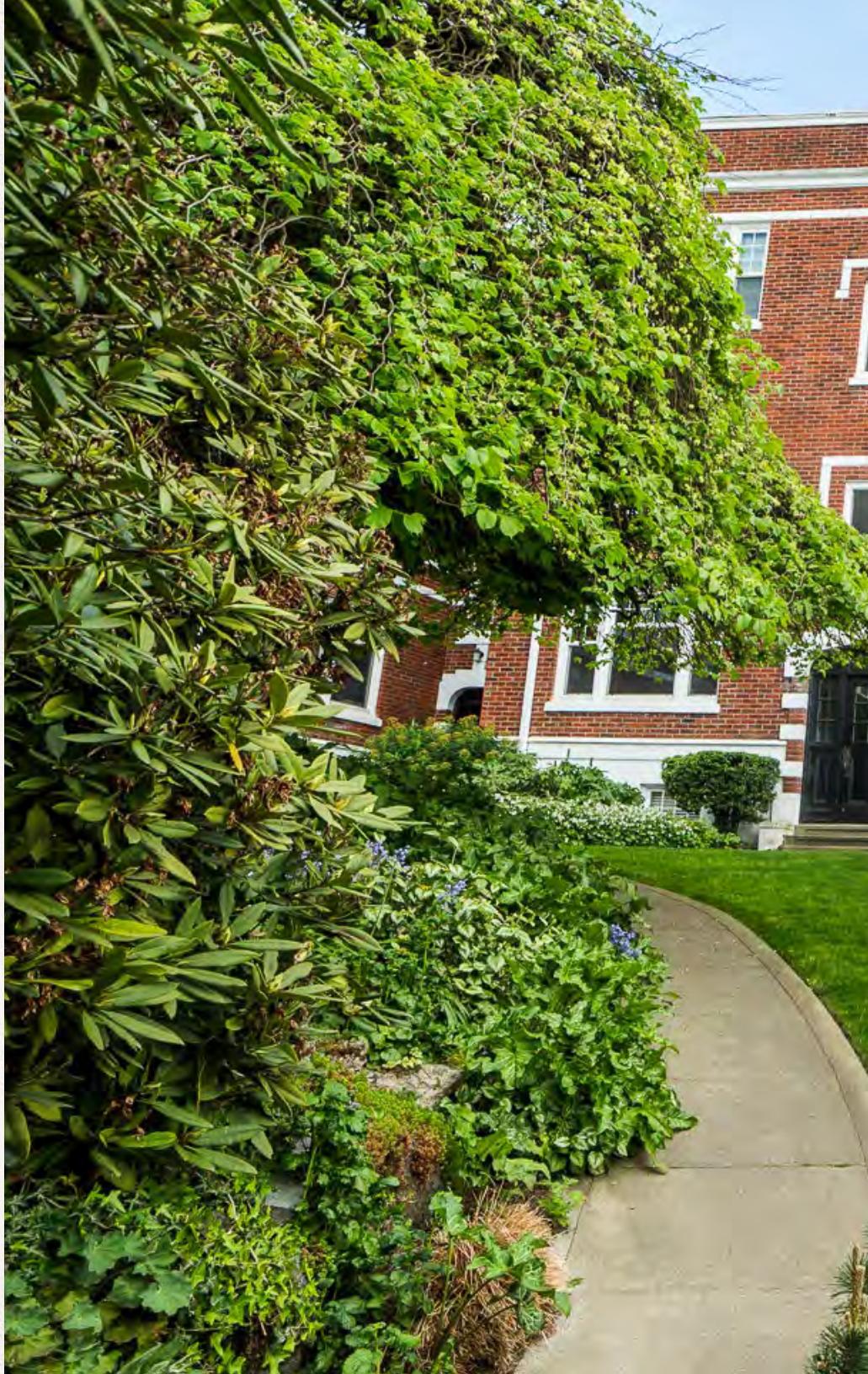
# EXECUTIVE SUMMARY

Cushman & Wakefield Capital Markets is pleased to present the exclusive opportunity to acquire the **Roy Vue Apartments**, a historic 34-unit community located in the coveted north end of Seattle's Capitol Hill neighborhood.

Originally constructed in 1924 by noted architect Charles L. Haynes, the Roy Vue is recognized as a true Seattle landmark. The property has been carefully maintained and features modernized building systems while preserving its timeless architectural character.

Current rents are well below market, providing a new operator with immediate upside. Also, with an average unit size of more than 1,000 square feet, the community is comprised primarily of spacious one-bedroom layouts that offer straightforward conversion potential to two-bedroom units — creating an attractive value-add opportunity in a supply-constrained submarket.

This rare asset blends historic charm with meaningful upside, presenting a compelling investment in one of Seattle's most desirable neighborhoods.





# INVESTMENT HIGHLIGHTS



## ICONIC HISTORIC ASSET

Designed by renowned architect Charles L. Haynes and built in 1924, the Roy Vue is a rare and beautifully preserved example of early 20th-century architecture in one of Seattle's most desirable neighborhoods.



## BELOW MARKET RENTS

Current rents are approximately 15% below market, offering a new owner the opportunity to immediately increase rents to market levels without requiring any capital improvements.



## EXCEPTIONAL UNIT SIZES WITH CONVERSION POTENTIAL

With an average unit size over 1,000 square feet, the property features spacious one-bedroom layouts that offer a straightforward path to two-bedroom conversions, providing significant value-add potential.



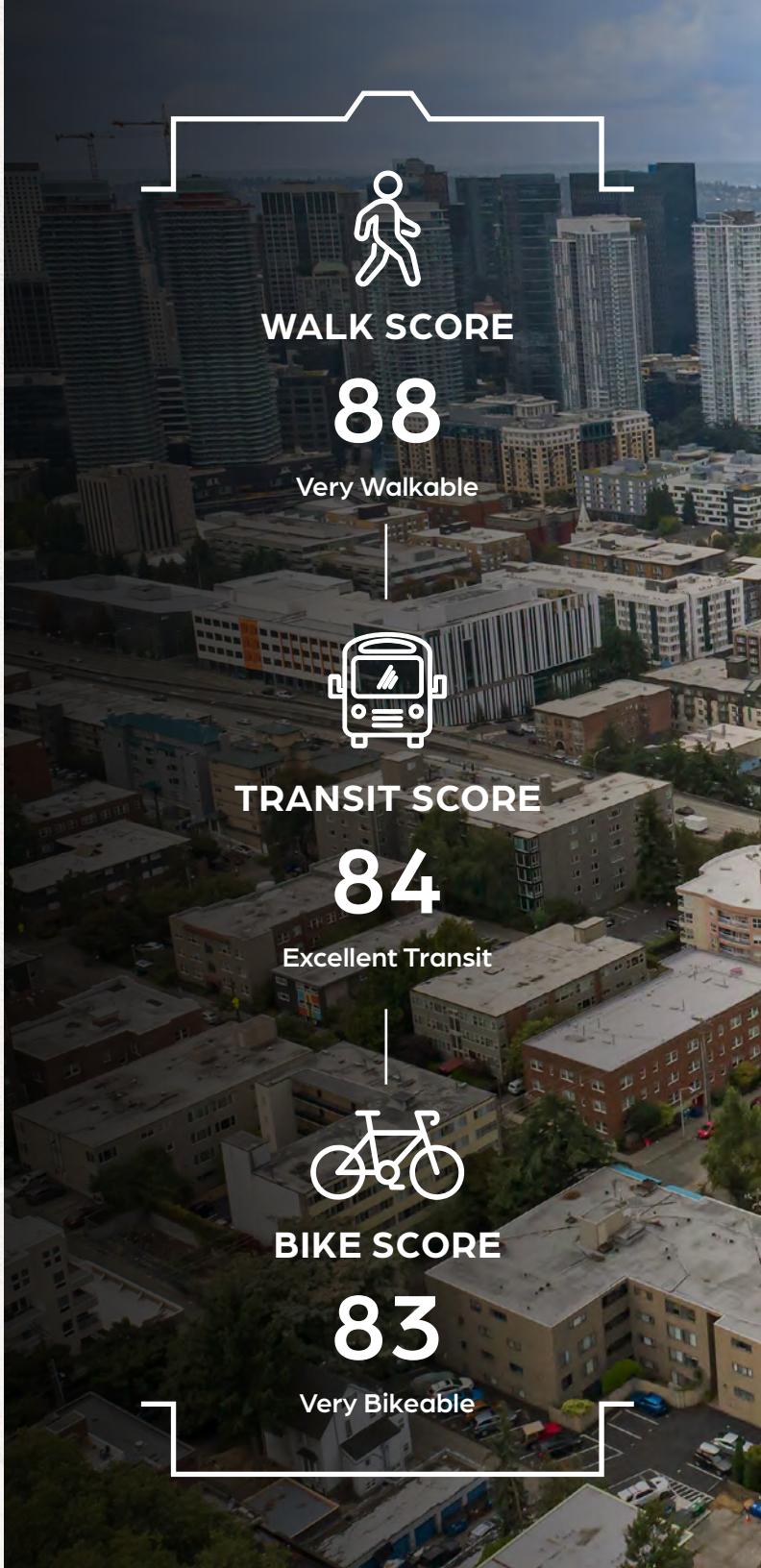
## PRIME CAPITOL HILL LOCATION

Situated on the north end of Capitol Hill, the Roy Vue benefits from strong tenant demand, walkability, and proximity to major employment centers, transit, dining, and retail.



## UPDATED BUILDING SYSTEMS

The property has undergone key system upgrades—including electrical, plumbing, and heating—reducing near-term capital expenditure risk and supporting long-term operational efficiency.

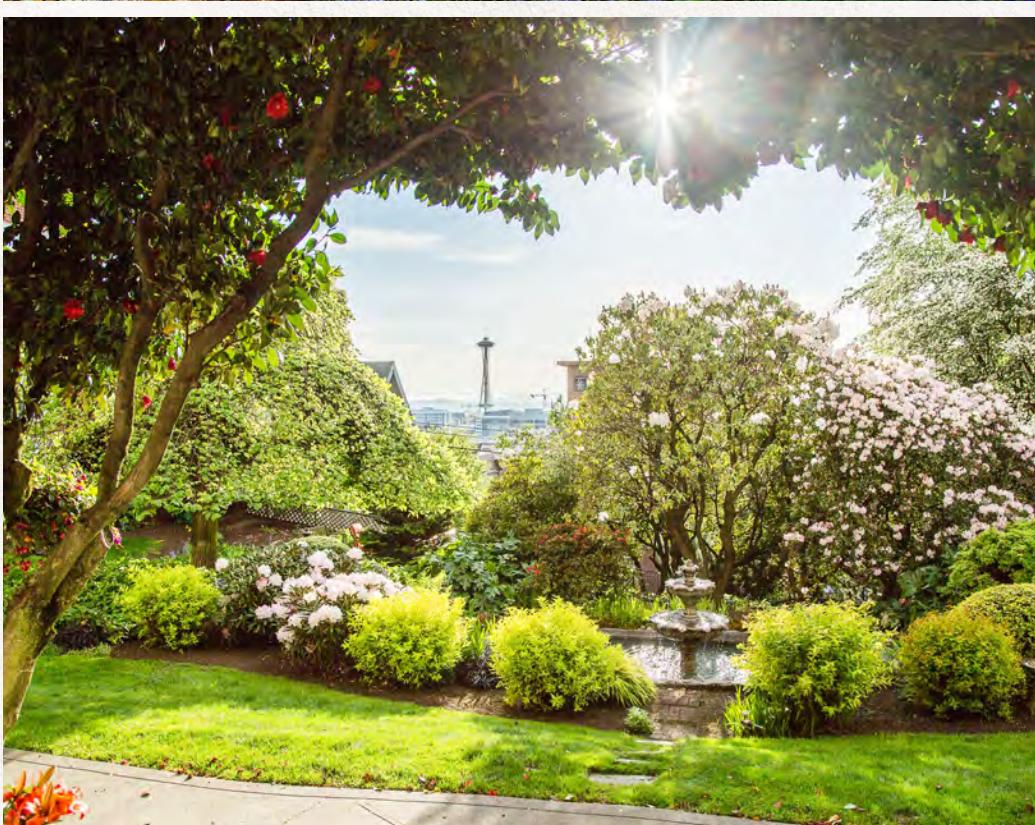


# PROPERTY SUMMARY



	<b>Purchase Price</b>	TBD by Market
	<b>Property Name</b>	Roy Vue Apartments
	<b>Address</b>	615 Bellevue Ave E, Seattle, WA 98102
	<b>Site Area</b>	23,255 SF (0.53 acres)
	<b>Neighborhood</b>	Capitol Hill
	<b>Parcel</b>	684820-0030
	<b>Construction Class</b>	Wood Frame
	<b>NRSF</b>	34,059
	<b>Zoning</b>	LR3 (M)
	<b>Year Built</b>	1924
	<b>Units</b>	34
	<b>Avg Unit SF</b>	1,002 SF
	<b>Unit Ceiling Height</b>	9 Feet
	<b>Parking</b>	19 individual parking garages
	<b>Current Unit Mix</b>	30 – 1 Bed / 1 Bath 4 – 2 Bed / 1 Bath













# ROY VUE

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