

PARKSIDE APARTMENTS



OFFERING MEMORANDUM

700 W MAPLE ST | MONROE, WA 98272

PROJECT LEADS

JOE KINKOPF
Senior Vice President
206.321.8344
jkinkopf@northmarq.com

TYLER SMITH
Senior Vice President
206.612.2475
tsmith@northmarq.com

BRENDAN GREENHECK
Associate
425.749.9593
bgreenheck@northmarq.com

INVESTMENT SALES

STEVE FISCHER
Senior Vice President
425.830.2254
sfischer@northmarq.com

TAYLOR WYMAN
Associate
425.577.8481
twyman@northmarq.com

DEBT & FINANCING

STUART OSWALD
Managing Director
425.974.1055
soswald@northmarq.com

BOB SPIRO
Managing Director
425.974.0182
bspiro@northmarq.com

JACK BELL
Vice President
425.974.1058
jbell@northmarq.com

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01.
EXECUTIVE
SUMMARY



INVESTMENT *OVERVIEW*

Northmarq is pleased to exclusively present **Parkside Apartments**, a 29-unit multifamily community located in Monroe, Washington.

Parkside offers a balanced mix of one-, two-, and three-bedroom floorplans, averaging 908 square feet. Each residence is equipped with in-unit washers and dryers, with many units upgraded to include stainless steel appliances, granite countertops, luxury vinyl plank flooring, and other modern finishes. The property is situated on a large 89,298-square-foot parcel, providing residents with a lower-density living environment and ample on-site parking.

Parkside Apartments has been well maintained and is currently achieving strong operating performance, with average rents of \$2,007 and positive T12, T6, and T3 trends. This consistent operational trajectory underscores the property’s strong positioning within the Snohomish County rental market.

Strategically located near Highway 2, Parkside offers residents both lifestyle and convenience—providing easy access to year-round recreation in the Cascade Mountain Range, a 20-minute commute to Everett, and close proximity to major employment hubs in Bellevue and the broader Seattle metropolitan area.

Parkside Apartments represents an opportunity to acquire a stabilized, well-located, and updated multifamily community in one of the Puget Sound region’s most dynamic suburban submarkets.

INVESTMENT *HIGHLIGHTS*

- **Diverse Unit Mix:** One-, two-, and three-bedroom layouts averaging 908 square feet.
- **Renovated Interiors:** Many units feature stainless steel appliances, granite countertops, luxury vinyl plank flooring, and modern finishes, with all units offering in-unit washers and dryers.
- **Low Density Setting:** Situated on an expansive 89,298-square-foot parcel, providing a desirable low-density environment.
- **Attractive Location:** Positioned in Snohomish County at the base of the Cascade Mountains, 16 miles from Everett and 25 miles from Bellevue.
- **Strong Operations:** Achieving average rents of \$2,007 with demonstrated positive trends across T12, T6, and T3 performance periods.



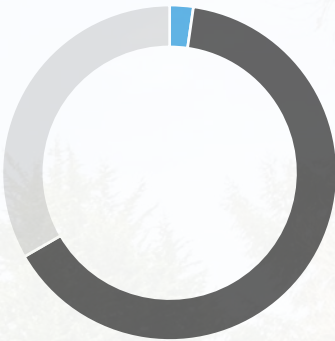
PROPERTY SUMMARY

Address	700 W Maple St Monroe, WA 98272
Year Built	1982
No. of Units	29
Property Type	Low Rise Garden Style
No. of Buildings	6
Net Rentable Area (SF)	± 26,400
Land Area	± 89,298 SF
APN	27060100202300 27060100202400
Parking	Surface: 40

UNIT MIX

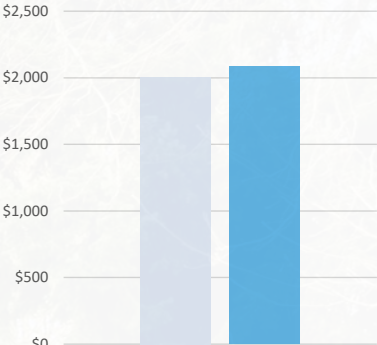
UNIT TYPE	UNIT COUNT	APPROX. SF	CURRENT RENT	PSF	MARKET RENT	PSF
1 Bd / 1 Bth	1	600	\$1,525	\$2.54	\$1,595	\$2.66
2 Bd / 1 Bth	20	850	\$1,889	\$2.22	\$2,000	\$2.35
3 Bd / 1.5 Bth	8	1,100	\$2,361	\$2.15	\$2,558	\$2.33
TOTAL	29	910 SF	\$2,007	\$2.20	\$2,140	\$2.35

Percentage of Property

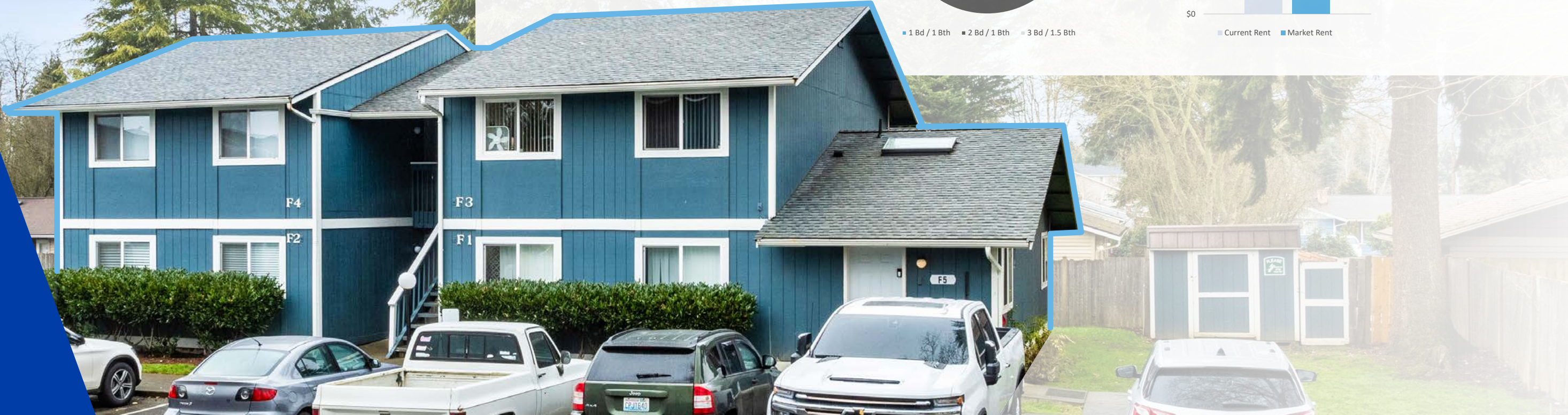


■ 1 Bd / 1 Bth ■ 2 Bd / 1 Bth ■ 3 Bd / 1.5 Bth

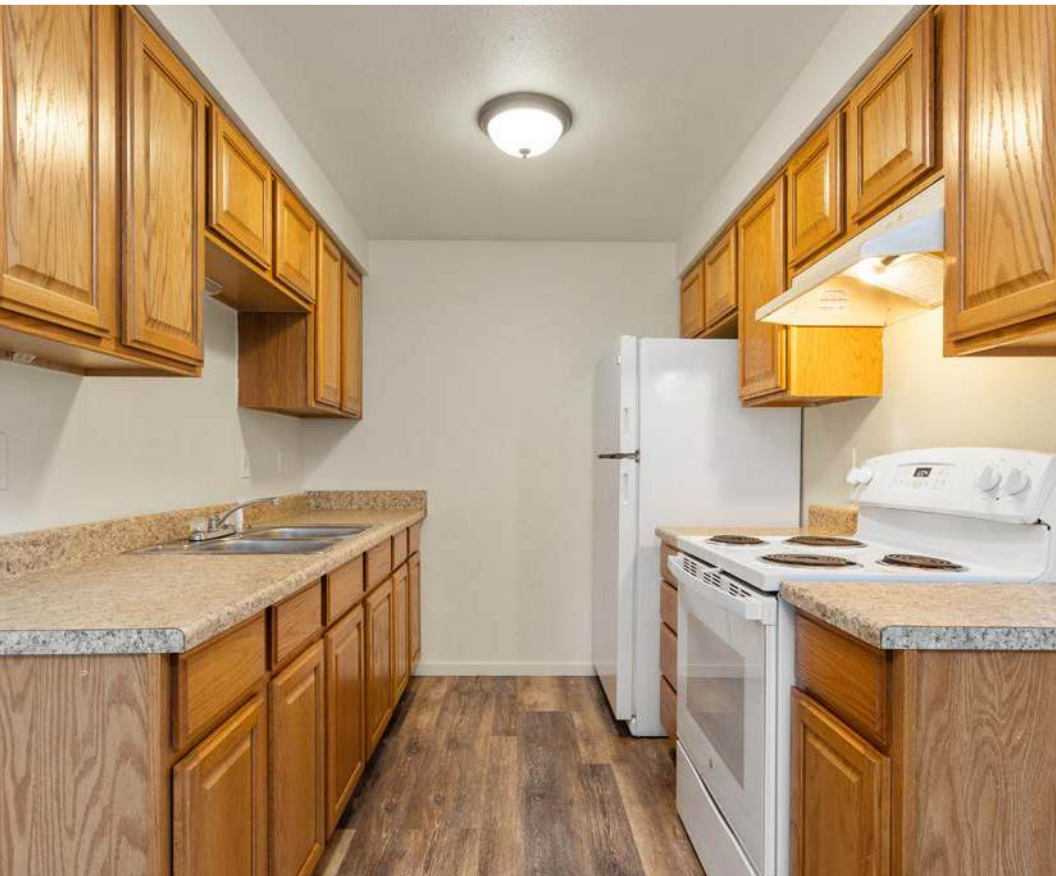
Average Rent



■ Current Rent ■ Market Rent



INTERIOR *PHOTOS*



02.

FINANCIAL ANALYSIS



INCOME AND EXPENSES

PRICE ANALYSIS

LIST PRICE	\$8,100,000
Number of Units	29
Price Per Unit	\$279,310
Price Per NRSF	\$307
Current Cap	5.80%
Current GRM	11.60
Market Cap	6.43%
Market GRM	10.88
Year Built	1982
Approx. Lot Size (SF)	± 89,298 SF
Approx. NRSF	± 26,400

INCOME

	CURRENT	MARKET RATE
Gross Potential Rent	\$698,268	\$744,708
Vacancy	(\$34,913)	(\$37,235)
Net Rental Income	\$663,355	\$707,473
RUBS	\$39,595	\$52,679
Pet	\$7,243	\$7,243
Misc. Income	\$21,365	\$21,365
Total Other Income	\$68,203	\$81,287
Effective Gross Income	\$731,558	\$788,759

EXPENSES

	CURRENT	MARKET RATE
Maint/Repair:	\$9,802	\$9,802
Turnover:	\$5,890	\$5,890
Payroll:	\$27,684	\$27,684
R&M Payroll:	\$21,652	\$21,652
Contract Services:	\$126	\$126
Landscaping:	\$11,456	\$11,456
Marketing:	\$5,496	\$5,496
Admin:	\$13,705	\$13,705
Total Controllable Expenses	\$95,811	\$95,811
RE Taxes:	\$55,762	\$59,049
Insurance:	\$7,740	\$7,740
Utilities W/S/G/E :	\$58,532	\$58,532
Management:	\$36,578	\$39,438
Total Non-Controllable Expenses	\$158,612	\$164,759
TOTAL EXPENSES	\$254,423	\$260,570
NET OPERATING INCOME	\$477,135	\$528,189
Reserves:	\$7,250	\$7,250
NET OPERATING INCOME (AFTER RESERVES)	\$469,885	\$520,939

RENT ROLL

UNITS	UNIT TYPE	APPROX. SF	CURRENT RENT	PSF	MARKET RENT	PSF
A1	3 Bd / 1.5 Bth	1,100	\$2,550	\$2.32	\$2,558	\$2.33
A2	3 Bd / 1.5 Bth	1,100	\$2,435	\$2.21	\$2,558	\$2.33
A3	3 Bd / 1.5 Bth	1,100	\$2,430	\$2.21	\$2,558	\$2.33
A4	3 Bd / 1.5 Bth	1,100	\$2,150	\$1.95	\$2,558	\$2.33
B1	3 Bd / 1.5 Bth	1,100	\$2,430	\$2.21	\$2,558	\$2.33
B2	2 Bd / 1 Bth	850	\$1,950	\$2.29	\$2,000	\$2.35
B3	2 Bd / 1 Bth	850	\$1,950	\$2.29	\$2,000	\$2.35
B4	2 Bd / 1 Bth	850	\$1,950	\$2.29	\$2,000	\$2.35
B5	2 Bd / 1 Bth	850	\$1,695	\$1.99	\$2,000	\$2.35
B6	3 Bd / 1.5 Bth	1,100	\$2,430	\$2.21	\$2,558	\$2.33
C1	3 Bd / 1.5 Bth	1,100	\$2,030	\$1.85	\$2,558	\$2.33
C2	2 Bd / 1 Bth	850	\$1,950	\$2.29	\$2,000	\$2.35
C3	2 Bd / 1 Bth	850	\$1,875	\$2.21	\$2,000	\$2.35
C4	2 Bd / 1 Bth	850	\$1,795	\$2.11	\$2,000	\$2.35
C5	2 Bd / 1 Bth	850	\$1,950	\$2.29	\$2,000	\$2.35
C6	3 Bd / 1.5 Bth	1,100	\$2,430	\$2.21	\$2,558	\$2.33
D1	2 Bd / 1 Bth	850	\$2,020	\$2.38	\$2,000	\$2.35
D2	2 Bd / 1 Bth	850	\$1,950	\$2.29	\$2,000	\$2.35
D3	2 Bd / 1 Bth	850	\$2,009	\$2.36	\$2,000	\$2.35
D4	2 Bd / 1 Bth	850	\$1,825	\$2.15	\$2,000	\$2.35
E1	2 Bd / 1 Bth	850	\$1,950	\$2.29	\$2,000	\$2.35
E2	2 Bd / 1 Bth	850	\$1,950	\$2.29	\$2,000	\$2.35
E3	2 Bd / 1 Bth	850	\$1,795	\$2.11	\$2,000	\$2.35
E4	2 Bd / 1 Bth	850	\$1,950	\$2.29	\$2,000	\$2.35
F1	2 Bd / 1 Bth	850	\$1,875	\$2.21	\$2,000	\$2.35
F2	2 Bd / 1 Bth	850	\$1,745	\$2.05	\$2,000	\$2.35
F3	2 Bd / 1 Bth	850	\$1,850	\$2.18	\$2,000	\$2.35
F4	2 Bd / 1 Bth	850	\$1,745	\$2.05	\$2,000	\$2.35
F5	1 Bd / 1 Bth	600	\$1,525	\$2.54	\$1,595	\$2.66
TOTAL	29 Units	26,400 SF	\$58,189	\$2.20	\$62,059	\$2.35



03.

MARKET
COMPARABLES

RENT COMPARABLES

1 BEDROOM / 1 BATH

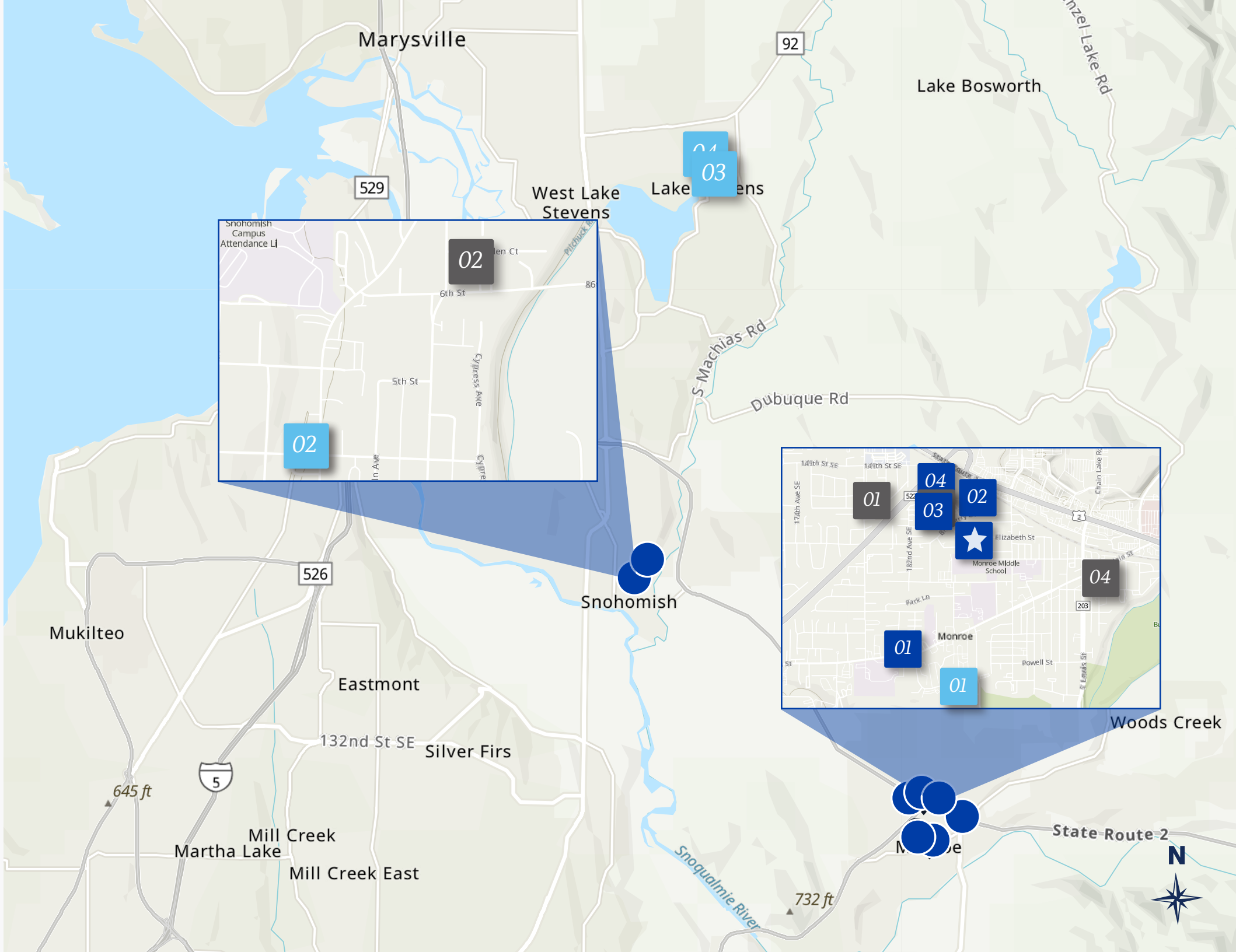
PROPERTY NAME	PROPERTY ADDRESS	UNIT TYPE	AVG SF	RENT	RENT/SF
★ Parkside Apartments	700 W Maple St Monroe, WA	1 Bd / 1 Bth	600	\$1,525	\$2.54
01	936 Village Way	936 Village Way Monroe, WA	1 Bd / 1 Bth	\$1,550	\$2.61
02	330 Maple Ave	330 Maple Ave Snohomish, WA	1 Bd / 1 Bth	\$1,795	\$2.59
03	The Terrace	1619 127th Ave NE Lake Stevens, WA	1 Bd / 1 Bth	\$1,550	\$2.48
04	Hartford Court Apartments	1901 125th Ave NE Lake Stevens, WA	1 Bd / 1 Bth	\$1,525	\$2.73
Property Averages			618	\$1,605	\$2.60

2 BEDROOM / 1 BATH

PROPERTY NAME	PROPERTY ADDRESS	UNIT TYPE	AVG SF	RENT	RENT/SF
★ Parkside Apartments	700 W Maple St Monroe, WA	2 Bd / 1 Bth	847	\$1,889	\$2.22
01	Monroe Apartments	15133 179th Ave SE Monroe, WA	2 Bd / 1 Bth	\$1,950	\$2.56
02	Pilchuck Ridge	226 6th St Snohomish, WA	2 Bd / 1 Bth	\$2,195	\$2.62
03	Terra @ Monroe	18463 Blueberry Ln Monroe, WA	2 Bd / 1 Bth	\$2,095	\$2.27
04	115 Fremont St	115 Fremont St Monroe, WA	2 Bd / 1 Bth	\$1,999	\$2.67
Property Averages			818	\$2,060	\$2.53

2 & 3 BEDROOM / 2 BATH FLATS

PROPERTY NAME	PROPERTY ADDRESS	UNIT TYPE	AVG SF	RENT	RENT/SF
★ Parkside Apartments	700 W Maple St Monroe, WA	3 Bd / 1.5 Bth	1,100	\$2,361	\$2.15
01	101 Countryman Dr	101 Countryman Dr Monroe, WA	2 Bd / 2 Bth	\$2,300	\$2.85
02	The Lake Apartments	18727 Blueberry Ln Monroe, WA	3 Bd / 2 Bth	\$2,500	\$2.47
03	Terra @ Monroe	18463 Blueberry Ln Monroe, WA	2 Bd / 2 Bth	\$2,415	\$2.43
04	18621 Blueberry Ln	18621 Blueberry Ln Monroe, WA	3 Bd / 2 Bth	\$1,950	\$2.20
Property Averages			924	\$2,291	\$2.49

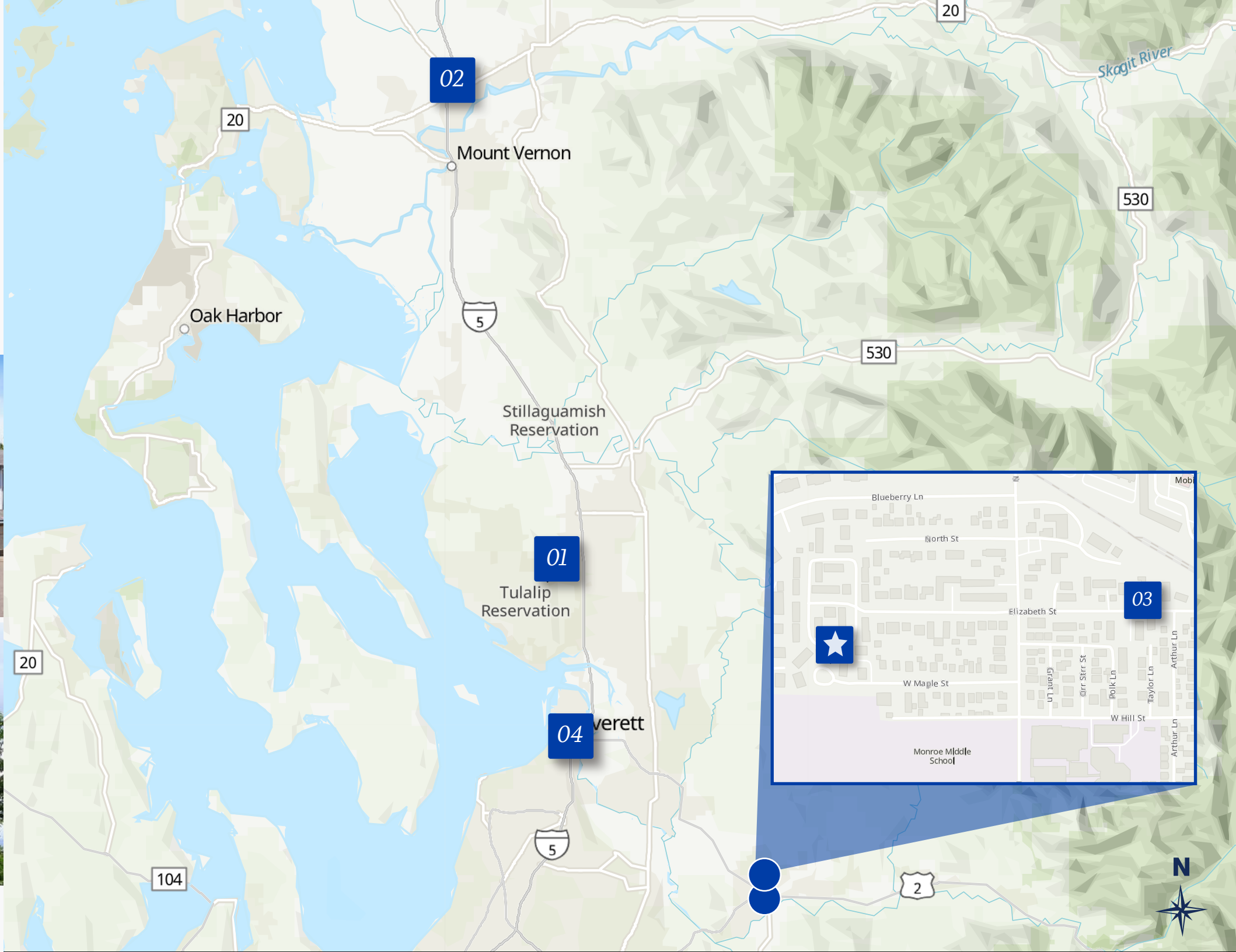


SALES COMPARABLES

PROPERTY NAME	PROPERTY ADDRESS	UNITS	YEAR BUILT	SALE DATE	PRICE	PER UNIT	PER NET SF
★ Parkside Apartments	700 W Maple St Monroe, WA	29	1980	TBD	\$8,100,000	\$279,310	\$307
01 Liberty Gardens	7629 4th Ave NE Marysville, WA	27	1986	2/14/25	\$8,080,000	\$299,259	\$284
02 Cambridge Apartments	405 S Norris Burlington, WA	16	1991	12/30/24	\$4,250,000	\$265,625	\$289
03 Evergreen Townhomes	341 W Elizabeth St Monroe, WA	6	1990	10/15/24	\$1,890,000	\$315,000	\$402
04 Hoyt House	3823 Hoyt Ave Everett, WA	8	1978	5/10/24	\$2,100,000	\$262,500	\$268
Property Averages						\$285,596	\$277



NORTHMARQ





04.

LOCATION OVERVIEW

MONROE WASHINGTON

Monroe, Washington, nestled in the picturesque Skykomish Valley, is a vibrant city known for its rich history and natural beauty. With a population that has steadily grown over the years, Monroe maintains a charming small-town atmosphere while offering a range of amenities and opportunities for residents and visitors alike. The city's history is intertwined with its agricultural roots, particularly in farming and logging, which have shaped its identity and contributed to its economic development. Monroe is also home to several parks and recreational areas, such as Lake Tye Park and Al Borlin Park, providing ample opportunities for outdoor activities and community gatherings. Additionally, the city hosts various events throughout the year, including the Evergreen State Fair, attracting people from across the region to celebrate local culture and traditions. Overall, Monroe's blend of history, natural landscapes, and community spirit makes it a delightful place to live or visit in the Pacific Northwest.

AREA DEMOGRAPHICS

Within 5 miles of the subject property

37,234

2024 TOTAL
POPULATION

39.9

MEDIAN AGE
OF RESIDENTS

\$667K

MEDIAN HOME
VALUE

\$143,609

AVERAGE HOUSEHOLD
INCOME

0.88%

ANNUAL
POPULATION GROWTH

1,601

TOTAL
BUSINESSES

2,873

RENTER OCCUPIED
HOUSEHOLDS

10,002

OWNER OCCUPIED
HOUSEHOLDS



MONROE

LOCAL ATTRACTIONS

EVERGREEN STATE FAIRGROUNDS

The Evergreen State Fairgrounds in Monroe, Washington, is a bustling hub of activity throughout the year, attracting locals and visitors alike. Hosting the renowned Evergreen State Fair, this expansive venue showcases the best of agriculture, entertainment, and community spirit. From thrilling carnival rides to agricultural exhibits and live performances, the fairgrounds offer a vibrant and diverse experience for all ages. Beyond the fair, the venue continues to buzz with events like trade shows, equestrian competitions, and cultural festivals, contributing significantly to the region's cultural richness and economic vitality. Whether it's the excitement of the fair or the array of year-round activities, the Evergreen State Fairgrounds remain a cherished destination, embodying the spirit of fun, learning, and community celebration.

STEVENS PASS SKI RESORT

Stevens Pass, nestled in the Cascade Mountains of Washington state, is a renowned destination for outdoor enthusiasts and nature lovers alike. This mountain pass offers breathtaking vistas, especially during the winter months when it transforms into a winter wonderland, drawing skiers, snowboarders, and snow enthusiasts from near and far. The pass is home to Stevens Pass Ski Area, known for its challenging terrain and deep powder snow, making it a favorite among winter sports enthusiasts. In the summer, Stevens Pass offers a different kind of adventure with hiking trails that lead to stunning alpine lakes, wildflower meadows, and panoramic views of the surrounding peaks. Whether visitors come for the thrill of winter sports or the tranquility of summer hikes, Stevens Pass promises an unforgettable experience in the heart of the Pacific Northwest's natural beauty.





PARKSIDE APARTMENTS

BELLEVUE OFFICE

10500 NE 8TH STREET #1920 BELLEVUE, WA 98004

PROJECT LEADS:

JOE KINKOPF

Senior Vice President

206.321.8344

jkinkopf@northmarq.com

TYLER SMITH

Senior Vice President

206.612.2475

tsmith@northmarq.com

BRENDAN GREENHECK

Associate

425.749.9593

bgreenheck@northmarq.com

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