

PARAGON
REAL ESTATE ADVISORS

BEACON HILL 7-UNIT
OFFERING MEMORANDUM

PARAGON

REAL ESTATE ADVISORS

600 University St, Suite 2018 | Seattle, WA 98101
info@ParagonREA.com

Information within this marketing package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

EXCLUSIVELY LISTED BY:

ParagonREA.com | 206.623.8880

BRIAN PLATT

206.251.8483

Brian@ParagonREA.com



MICHAEL URQUHART

425.999.6650

Michael@ParagonREA.com



BEN DOUGLAS

206.658.7247

Ben@ParagonREA.com



OFFERING

Paragon Real Estate Advisors is excited to announce the exclusive listing of the Beacon Hill 7-Unit, a turnkey 2024 construction building on the northern point of Beacon Hill. The building features a unique mix of units: one 3-bedroom/1-bath unit with ADA accessibility and an attached secure garage, two 1-bedroom/1-bath units, and four Loft SEDU units.

Each unit is designed with LVP flooring, quartz countertops, stainless steel appliances, dishwashers, and high-end kitchen and bathroom vanities. In addition, the units feature air conditioning units, washers/dryers and lots of abundant nature light enhancing the tenants living experience while also provide an investor the opportunity to own highly desirable apartment units.

Located less than 2 miles from Downtown Seattle, Lumen Field, and T-Mobile Park, the property offers easy access to I-5, I-90, and boasts a transit score of 85, making it ideal for commuting tenants. This property offers investors a prime opportunity for long-term success by securing market rents from day one.



FINANCIAL SUMMARY

NAME	Beacon Hill 7-Unit
ADDRESS	1512 12th Ave S Seattle, WA 98144
PRICE	\$1,900,000
TOTAL UNITS	7
BUILT	2024
SQUARE FEET	3,377 Total Net Rentable
PRICE PER UNIT	\$271,429
PRICE PER FOOT	\$563
CURRENT GRM/CAP	12.4 / 5.2%
LOT SIZE	3,497 Square Feet
ZONING	LR3 (M)

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INVESTMENT HIGHLIGHTS

- 2024 construction
- 7 Units – 1- 3BD/1BTH, 2- 1BD/1BTH, 4- SEDU units
- 6 out of the 7 units are leased
- Covered and secure garage
- Units feature LVP flooring, quartz countertops, stainless steel appliances, dishwashers, bathroom and kitchen cabinets and fixtures
- In-unit washer and dryer
- Abundant natural light in the units
- Minutes from Downtown Seattle, Lumen Field, and T-Mobile Park
- 85 – Transit score



LOCATION

BEACON HILL 7-UNIT

SHOPS & SERVICES

1. Lowes Home Improvement
2. Safeway
3. Arco
4. PCC Community Market
5. Shell
6. Hilltop Red Apple
7. Seattle Goodwill
8. QFC
9. The Station Coffee Shop
10. Victrola Coffee Roasters

RESTAURANTS & BARS

11. Homer
12. Pho Bac Soup Shop
13. Bar Del Corso
14. El Quetzal
15. Milk Drunk
16. West Wall Bar & Cafe
17. Temple Pastries
18. Wingstop
19. Toshio's Teriyaki
20. Emerald City Fish & Chips

PARKS & SCHOOLS

21. Franklin High School
22. Maple Wood Playfeild
23. Jefferson Park & Golf Course
24. Dr. Jose Rizal Park
25. Beacon Hill Playfield
26. Mount Baker Beach
27. Beacon Hill Elementary



- LINK LIGHT RAIL STATIONS



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INTERIORS

UNIT 1 - 3BD/1BTH



INTERIORS

UNIT 2 - 1BD/1BTH



PROPERTY DETAILS

INTERIORS

UNIT 3 - 1BD/1BTH



INTERIORS

UNIT 4 - SEDU



PROPERTY DETAILS

INTERIORS

UNIT 7 - SEDU



UNIT BREAKDOWN

UNIT	UNIT TYPE	SIZE	CURRENT RENT	PER SQFT	MARKET RENT	PER SQFT
1*	3 Bd/1 Bth	731 Sq.Ft.	\$2,920	\$3.99	\$2,920	\$3.99
2	1 Bd/1 Bth	578 Sq.Ft.	\$1,850	\$3.20	\$2,020	\$3.49
3	1 Bd/1 Bth	582 Sq.Ft.	\$2,020	\$3.47	\$2,050	\$3.52
4	SEDU	336 Sq.Ft.	\$1,470	\$4.38	\$1,500	\$4.46
5	SEDU	262 Sq.Ft.	\$1,350	\$5.15	\$1,450	\$5.53
6	SEDU	356 Sq.Ft.	\$1,320	\$3.71	\$1,350	\$3.79
7	SEDU	294 Sq.Ft.	\$1,550	\$5.27	\$1,350	\$4.59
	Total/Avg	448 Sq.Ft.	\$12,480	\$3.70	\$12,640	\$3.74

* Unit currently vacant. Proforma rent listed



FINANCIALS

INCOME & EXPENSES

Units	7	Price	\$1,900,000
Year Built	2024	Per Unit	\$271,429
Rentable Area	3,377 SqFt	Per Sq. Ft.	\$562.63
Down Pmt	\$760,000	Current GRM	12.42
Loan Amount	\$1,140,000	Current CAP	5.22%
Interest Rate	6.0%		
Amortization	30 years		

UNITS	UNIT TYPE	SQFT	CURRENT RENT
1*	3 Bd/1 Bth	731	\$2,920
2	1 Bd/1 Bth	578 - 582	\$1,850 - \$2,020
4	SEDU	294 - 356	\$1,320 - \$1,550
7	Total/Avg	448	\$3.70

* Unit currently vacant - Proforma rent listed

MONTHLY INCOME	CURRENT
Monthly Scheduled Rent	\$12,480
Utility Billback	\$0
Garage Parking	\$200
Pet Income	\$0
Miscellaneous Income	\$70
Total Monthly Income	\$12,750

ANNUALIZED OPERATING DATA	CURRENT
Scheduled Gross Income	\$153,000
Less Vacancy	5.00% \$7,650
Gross Operating Income	\$145,350
Less Expenses	\$46,225
Net Operating Income	\$99,126
Annual Debt Service	\$82,019
Cash Flow Before Tax	3.48% \$17,107
Principal Reduction	\$13,999
Total Return Before Tax	5.32% \$31,106

ANNUALIZED OPERATING EXPENSES	CURRENT
Real Estate Taxes	2024 Actual \$15,200
Insurance	Proforma \$5,000
Utilities	Proforma \$8,750
Maintenance/Repairs	Proforma \$3,500
Landscaping/Cleaning	Proforma \$500
Reserves	Proforma \$2,100
Miscellaneous/Administrative	Proforma \$1,000
Professional Management	7.0% \$10,175
Total Expenses	\$46,225

CURRENT OPERATIONS	Expense/Unit	\$6,604
	Expense/Foot	\$13.69
	Percent of EGI	30.21%

PARAGON REAL ESTATE

\$4.1 B
Sales Volume

29
Years in
Business

20+
Brokers

48 k
Units Sold

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— ABOUT US

Leading investment firm for multi-family property

Paragon Real Estate Advisors is a leading Seattle real estate investment firm for multi-family property sales in Washington State. We are locally owned, client-focused, and highly experienced. When it comes to apartments and investment real estate in the Puget Sound region, we are the smart choice to partner with.



Visit our new website! [ParagonREA.com](https://www.paragonrea.com)

The Top Local Multi-Family Brokerage in 2021

in the Seattle market according to  CoStar™

PARAGON REAL ESTATE ADVISORS

In 1995 our founders saw an opportunity to form a new kind of brokerage, one that focused on sharing information between brokers and truly partnering with its clients. Paragon Real Estate Advisors quickly established itself as a leading Seattle real estate investment firm.

Paragon Real Estate Advisors is the leading Seattle real estate investment firm for multi-family property sales in Washington State. We have accrued over \$4.1 billion in sales and have closed over 1,800 successful real estate transactions. We are locally owned, client-focused, and highly experienced.

At Paragon, we build long-term partnerships that help our clients reach their long- and short-term real estate investment goals while maintaining maximum profitability for them. Our brokers have an in-depth knowledge of the Washington state real estate market, particularly in the greater Seattle area and the I-5 corridor, that comes from more than 20 years' experience in the industry. Paragon's unique focus on sharing knowledge, teamwork and collaboration within the brokerage industry leverages our collective intellect for all our clients. Our brokers provide superior customer representation through our innovative and effective marketing campaigns, co-brokerage, skilled negotiations, and ongoing partnerships.

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