

exclusively offered by Berkadia Seattle

Portofino

Beautifully Maintained & Partially Renovated
Value-Add Opportunity with 12 Units

1405 S 308th Street
Federal Way, WA 98003

BERKADIA[®]

a Berkshire Hathaway and Jefferies Financial Group company

exclusively offered by Berkadia Seattle

investment sales

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Portofino

ADDRESS	1405 S 308th St
CITY, STATE ZIP	Federal Way, WA 98003
PRICE	\$2,900,000
UNITS	12
YEAR BUILT	2004
TOTAL SIZE	10,160 NRSF
LOT SIZE	23,166 SF / 0.53 acres
PARKING	19 surface spaces
PARCEL NO.	250300-0015
ZONING	RM1.8
COUNTY	King



OPPORTUNITY

partially renovated value-add opportunity

- / Professionally managed and beautifully maintained with zero delinquency, Porfofino presents an excellent repositioning opportunity near the heart of Federal Way and the Downtown Light Rail Station
- / The property features 12 spacious two-bed/two-bath apartments averaging 847 square feet in a low density and tranquil setting; amenities include in-unit washer/dryer, private patio/balcony, ample parking, controlled access, and storage
- / Majority of units in classic condition with rents averaging well below market rate; further monthly premiums of \$288 post renovation achievable, proven through the value-add program implemented by current ownership to include new LVP flooring, stainless steel appliances, modern fixtures, and fresh paint
- / Limited supply-side pressure has created significant value-add opportunities for existing apartment communities; the Federal Way/Des Moines submarket has only had 200 new deliveries in the past decade, while projections show a surge in apartment demand over the next four quarters with 174 net move-ins during 2024
- / Submarket rent growth driven by the demand from residents priced out of Seattle's inner core; landlords will gain increased pricing power once the light rail extension from Sea-Tac to Federal Way is completed in 2026

Porfofino

Renovated Unit



UNIT MIX

rental income summary

Unit Type	Units	Unit Size	Rent Comparison						
2 Bed / 2 Bath	11	824 SF	<table><tr><td>CURRENT</td><td>\$1,790</td></tr><tr><td>MARKET</td><td>\$1,850</td></tr><tr><td>POST-RENO</td><td>\$2,095</td></tr></table>	CURRENT	\$1,790	MARKET	\$1,850	POST-RENO	\$2,095
CURRENT	\$1,790								
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2 Bed / 2 Bath Renovated	1	849 SF	<table><tr><td>CURRENT</td><td>\$1,995</td></tr><tr><td>MARKET</td><td>\$2,095</td></tr><tr><td>POST-RENO</td><td>\$2,095</td></tr></table>	CURRENT	\$1,995	MARKET	\$2,095	POST-RENO	\$2,095
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Total / Average	12	847 SF							

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FINANCIALS

pro forma

INCOME	Market	Post-Reno
Scheduled Market Rent	\$269,340	\$301,680
Loss to Lease	(\$2,693)	(\$3,017)
Vacancy	(\$13,467)	(\$15,084)
Concessions	-	-
Net Rental Income	\$253,180	\$283,579
Utility Fee Income	\$24,702	\$24,702
Miscellaneous Income	\$12,852	\$12,852
Parking Income	\$600	\$600
Total Other Income	\$38,154	\$38,154
Effective Gross Income	\$291,334	\$321,733
EXPENSES	Market	Post-Reno
Administrative	\$3,000	\$3,000
Advertising & Marketing	\$2,400	\$2,400
Repairs & Maintenance*	\$6,000	\$6,000
Management	\$14,567	\$16,087
Utilities	\$29,061	\$29,061
Contract Services	\$6,000	\$6,000
Real Estate Taxes	\$27,989	\$27,989
Insurance	\$5,438	\$5,438
Replacement Reserves*	\$3,000	\$3,000
Total Expenses	\$97,455	\$98,975
Total Net Operating Income	\$193,879	\$222,758

*Normalized



Unit Amenities

- Washer and dryer
- Wood-style flooring
- Stainless steel appliances
- Electric fireplace
- Luxury finishes
- Private balcony

Community Amenities

- Off-street parking
- Controlled access





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Portofino 7

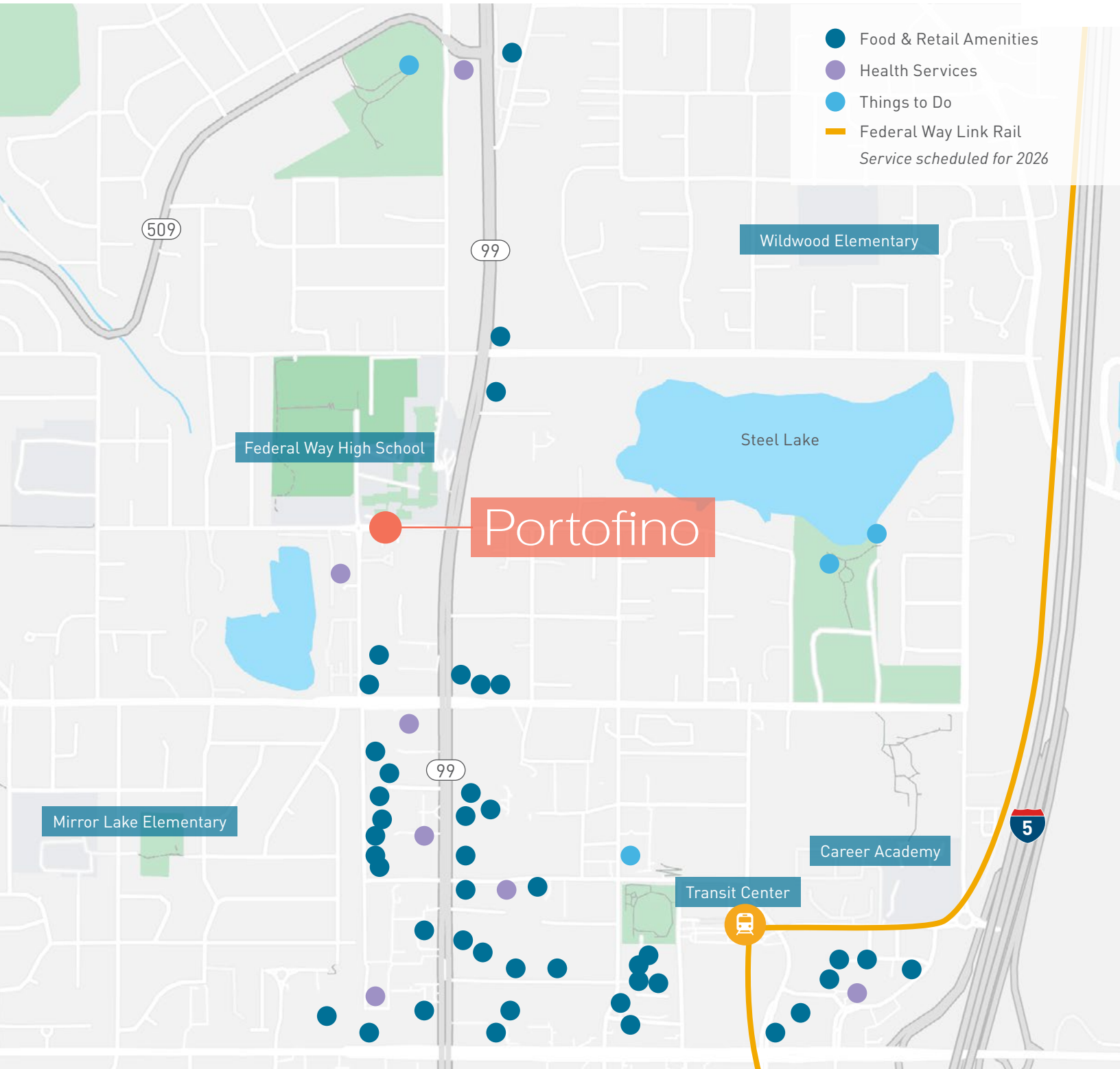


FEDERAL WAY / DES MOINES SUBMARKET

rapidly growing area with limited supply

- / The Federal Way/Des Moines submarket has nearly zero new deliveries in over a decade; one building recently completed in October 2024
- / Limited supply-side pressure has created significant value-add opportunities for existing apartment communities in the area
- / Projections show a surge in apartment demand over the next four quarters with 174 net move-ins during 2024, highlighting the submarket's overall desirability
- / In the 3Q24, the monthly effective rent in the submarket averaged \$1,811; over the last five years, average annual rent has increased by 4.1%
- / Rent growth and demand driven by residents priced out of Seattle's inner core; landlords will gain increased pricing power once the light rail extension from Sea-Tac to Federal Way is completed in 2026

Location Map



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