

5% CAP RATE



2 BUILDINGS | 9 UNITS | QUEEN ANNE  
[www.BuyALOHAAPARTMENTS.COM](http://www.BuyALOHAAPARTMENTS.COM)

311 ALOHA STREET | SEATTLE, WA

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# EXECUTIVE SUMMARY

Colliers International’s McKay | Chhan | Wayne is pleased to present the Aloha Apartments; a fully rehabbed, nine-unit apartment building in the heart of Lower Queen Anne. The Walk Score for the Aloha Apartments is 95, a Walker’s Paradise, with dozens of restaurants, bars, coffee shops, three grocery stores, and the Seattle Center all within 10 blocks of the front door. Major employers including Amazon, Facebook, Google, and Expedia are all located within one mile, and can be accessed via bike, bus, or car.

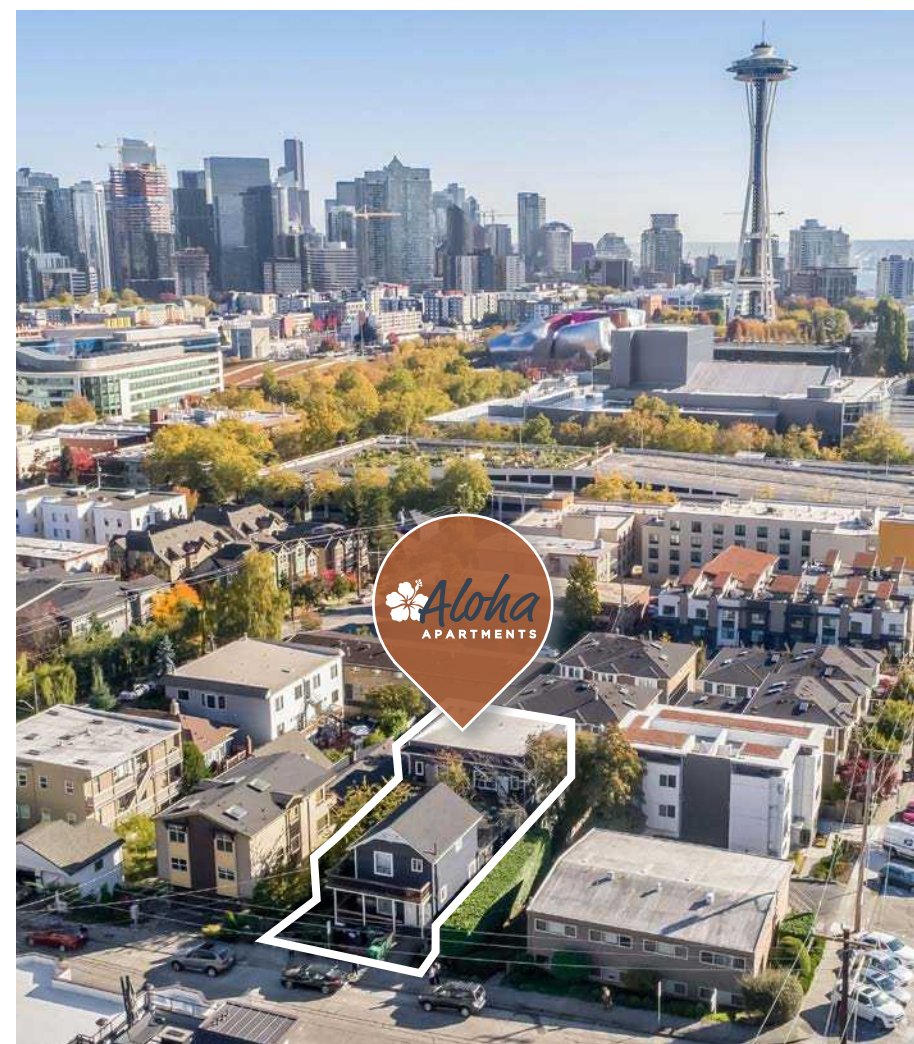
The Aloha Apartments consists of a highly coveted unit mix, with one, two, three, and four bedroom units. The triplex in front was originally built in 1909, receiving a full remodel in 2015; including plumbing, electrical, foundation, siding, windows and roof. Interior updates include updated kitchens, bathrooms, fixtures and finishes and new appliances. Six additional, two-bedroom units were constructed behind the triplex in 2016, and offer spacious floor plans with granite countertops, real hardwood floors, and stainless steel appliances, plus in-unit, stacked washer/dryers.

## PRICING SUMMARY

Purchase Price	\$3,750,000
Price Per Unit	\$416,667
Price Per NRSF	\$490
Current Cap Rate	5.0%
Market Cap Rate	5.1%

## PROPERTY SUMMARY

Address	311 Aloha St   Seattle, WA 98109
Site Area	6,240 SF (0.14 acres)
Parcel	545780-0500
Zoning	LR3
Units	9
NRSF	7,650
Avg Unit SF	921
Year Built	1909 & 2016
Year Renovated	2015







**LIST PRICE: \$3,750,000**



**LOCATION**

Heart of Uptown/Lower Queen Anne



**WALKABILITY**

95 Walk Score, Walker's Paradise



**LARGE UNITS**

Large units offer a rare option for families or roommates



**QUIET SETTING**

Courtyard garden makes for a quiet oasis in the city



**FULL REMODEL/NEW CONSTRUCTION**

Original Triplex in the front was remodeled with modern finishes. The six units in back are brand new construction



SEATTLE  
CBD



SEATTLE  
CENTER







SEATTLE  
CENTER

WEST  
SEATTLE

 Aloha  
APARTMENTS





# QUICK FACTS

## FRONT BUILDING

Units	3
Rentable SqFt	2,880
Year Built	1909
Construction Type	Wood frame
Average Unit Size	960 SqFt
Roof	New pitched
Windows	Original
Plumbing	Pex
Electrical	Copper
Heating	Electric
Garbage Disposal	In-unit
Washer/Dryer	In-unit
Water Heater	In-unit

## BACK BUILDING

Units	6
Rentable SqFt	4,770
Year Built	2016
Construction Type	Wood frame
Average Unit Size	795 SqFt
Roof	New flat
Windows	New double pain
Plumbing	Pex
Electrical	Copper
Heating	Electric
Garbage Disposal	In-unit
Washer/Dryer	In-unit
Water Heater	In-unit



\*Buyer to verify



# FRONT BUILDING





# BACK BUILDING







# Aloha

APARTMENTS

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