

# First Hill Building

In Seattle, WA 98122

CBA # 558802



- Prime Location – Center of First Hill
- Next To Seattle University Dorms
- Great Visibility
- Great Traffic = Cash
- Zoning for 85', 8-9 stories Building (Zoning code NC3-85)
- Value is in the Lot! Sale As-Is!

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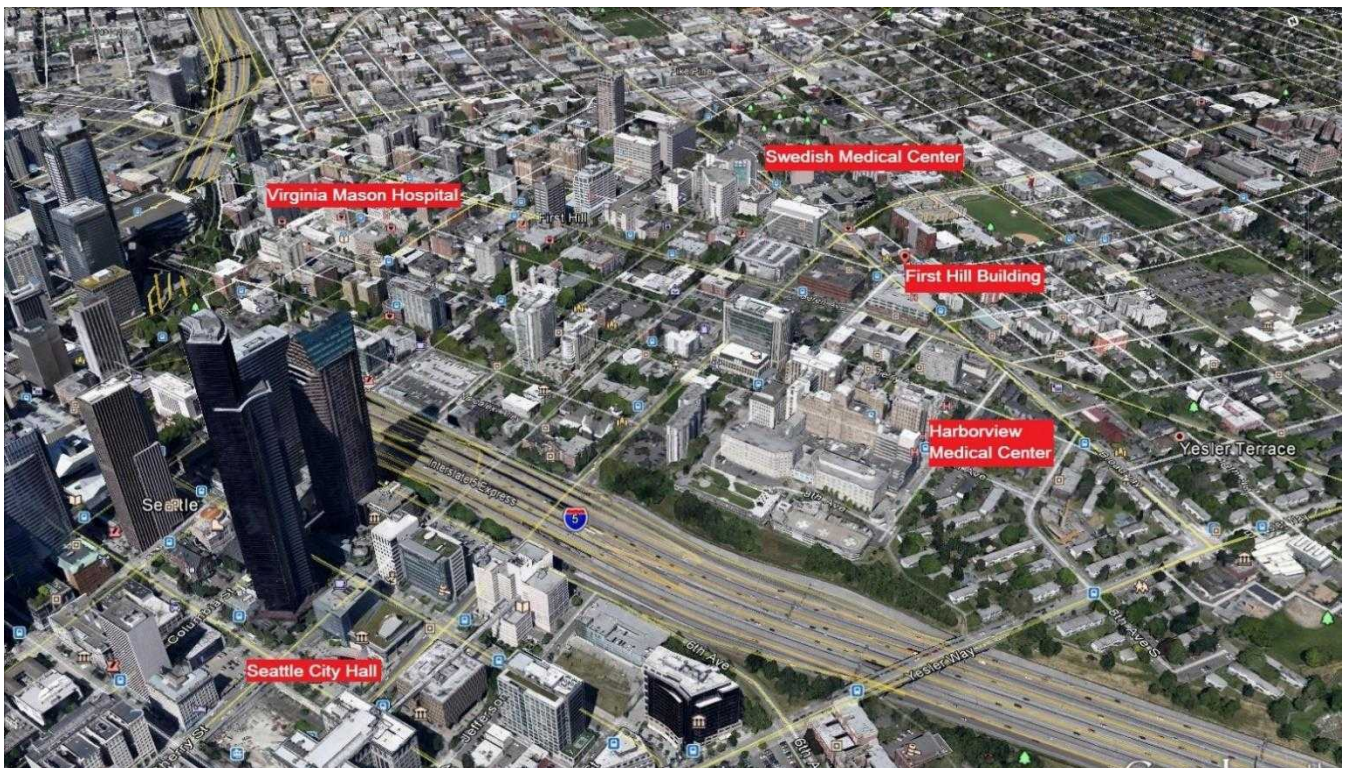
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## Property Photos

### Prime Location! Great Investment Opportunity!

- High Traffic Area!
- Walking distance to all major hospitals in First Hill.
- Right next to Seattle University dorms.
- Close to Seattle CBD.
- Can build 8 – 9 floors, 100 Units of Studio/1 bedroom apartments, and street level retails.
- New Building no min parking required.



## Building Details

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### Property: First Hill Building

Address: xxx Broadway, Seattle, WA 98122

Year Built: 1922

Effective Built: 1965

Land SF: 7,200

Building Gross SF: 9,160

Building Net SF: 7,550

Number of Floors: 2

Number of Units: 11

- 8 Residential Units
- 3 Retail Units

3 Storage Spaces

14 parking spot behind the building, leased to Diamond Parking for \$1,800/mo



### Purchase Information

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\$5,000,000.00

### Property Tax

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2014	2013
\$15,062.01	\$12,344.91

### 2015 Income & Expense

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Project Annual Gross Operating Income      \$197,400

Project Annual Expenses \$20,208 (Include Insurance, water, trash, and maintenance)

Tenant pays own electricity.

Project 2015 NOI:      **\$177,192 (exclude 2015 property tax)**

Tenant Information:

(Detail will be provided when offer submitted, and in mutual acceptance will the Seller)

Residential: (month-to-month base) and

7 x studios, 400 SF @ \$850.00 per month

1 x 1 bed room, 500 SF @ \$950.00 per month

Retail: (On month-to-month base)

Mediterranean Restaurant, 1300 SF @ \$2,650.00 per month

Med Supply Store, 1300 SF @ \$2,500.00 per month

Pizza restaurant, 1300 SF @ \$2,600.00 per month