

FOR SALE

4212 Phinney Ave N Seattle WA 98109

PREPARED FOR:

Winarden Apartments

PREPARED BY:

Coldwell Banker Bain CommercialTONY MONTECALVO

Senior Commercial Broker

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THE PROPERTY

4212 Phinney Ave N Seattle WA 98103

PROPERTY SPECIFICATIONS

Property Type: Commerciall

Class: Multi-Family

Building Size: 4,292 Sq. Ft.

5,000 Sq. Ft.

Land:

Year Built/Renovated: 1927/1994

PRICE

Price \$1,800,000

INVESTMENT HIGHLIGHTS

- Zoning: LR1
- Rental upside, redevelopment
- Potential to add units/town homes
- Well maintain building

MARKET HIGHLIGHTS

Highly desirable neighborhood with a small development pipeline. Fremont is highly coveted by renters and develoers.

LOCATION HIGHLIGHTS

- Easy Access to employment centers
- Sought after Fremont location
- Very walkable
- · Rental upside, prime redevelopment
- Conveniently located to shopping,
 schools & recreational facilities.



Multi-Family Rent Roll

o 4	65487				ìross	Monti Monti Other	Yrope Month Month	212	
Total Units:		Unit # Tenant Name	For purchase transa		aross Monthly Income	Monthly Parking Income Monthly Storage Income Other Income:	roperty Address Monthly Rental Income Monthly Laundry Income	212 Phinney Ave	
		Vame	For purchase transactions, a seller-provided rent roll, signed by the applicant, is required. Signed Rent Roll attached, dated:		\$ 6,4255.00	\$ 70.00 \$No Charge	၂၀		
	Stuido	# of Beds	t roll, signed			1 1	!!		
		# of Baths	by the appli		Rent in	Are rent	If the did	100	
Total Sq.Ft.: 3700	650 650 650 650	# of Sq. Ft.	icant, is requir	Sectio	Rent includes:	Are rental concessions offered? If yes, describe:	City ifference betwo or greater, pro	Seattle	Section 1: Pr
Total Rents: \$6,350.00	\$1,000.00 \$ 900.00 \$1,400.00 \$ 850.00 \$1,200.00	Current Rent	ed.	Section 2: Rent Roll	Water Gas that are furnished (i	offered?	en income on t vide average mo		Section 1: Property Information
*Choices a	05/22/2015 04/01/2018 12/01/2017 07/01/1995 11/01/2013 08/01/2018	Move-In Date	Rent Roll information		Rent includes: Water Gas Garbage List each of the units that are furnished (if applicable):	Yes No	State Zip Iotal # Units If the difference between income on the historical operating statement and current annual income is 15% or greater, provide average monthly occupancy rate over the preceding 12 months:	WA	tion
are: Rent (Vacant? (Y/N)	as of 7/20/2018		Heat		Zip ing statem te over th	98.	
ontrol (RC), Rent Stabilizati Deregulated (DR), or N/A	05/22/2016 04/01/2019 12/01/2018 On Going 11/01/2014 08/01/2017	Lease Expiration Date	0/2018 Date		☐ Electricity		Ip lotal research and current annual statement and current annual to over the preceding 12 months:	98109	
re: Rent Control (RC), Rent Stabilization (RS), Section 8 (S8), Deregulated (DR), or N/A	06/01/2017 06/01/2017	Date of Last Rent Increase	all the imbinishing below and be signed by the applicant as of 7/20/2018 provided below. Date		Cable TV [3	Total # Units nnual income nths:	6	
Section 8 (S8),	Mth to Mth 12 Mth Mth to Mth Mth to Mth Mth to Mth Mth to Mth Just Left	Type of Rent (If applicable) ^{#3}	W.		None		# Units Vacant		

PROPERTY PHOTOS

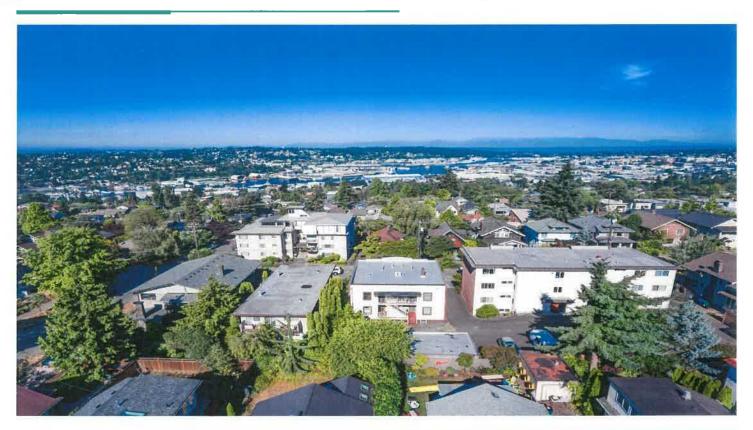














INTERIOR PHOTOS







NEARBY AMENITIES





RESTAURANTS

1	Paseo Caribbe- an Food	4225 Fremont Ave N
2	Manolin	3621 Stone Way N
3	Art of the Table	3801 Stone Way N Suite A
4	Brouwer's Cafe	400 N 35th St
5	Uneeda Burger	4302 Fremont Ave N
6	El Camino	607 N 35th St
7	Tarsan i Jane	4012 Leary Way NW
8	Pomerol	127 N 36th St
9	RockCreek Seafood & Spirits	4300 Fremont Ave N
10	Joule	3506 Stone Way N
11		

BANKS

1	Bank Of America	3506 Stone Way N
2	Chase Bank	3400 Fremont Ave N
3	BECU	4319 Stone Way N
4	Wells Fargo Bank	1701 N 45th St

UNIVERSITIES

1	Seattle Pa-	2207 2rd Avo W Soattle W/
	cific University	3307 3rd Ave W, Seattle, WA

2 University Of WA

POST OFFICES

1	United States Post Office	1329 N 47th St, Seattle, WA 98103
2	USPS Public	Nickerson St, Seattle,

EXHIBIT "A"

Legal Description

Lots 20 and 21, Block 8, Sunset Heights Addition, according to the plat thereof recorded in Volume 5 of Plats, Page 37, records of King County, Washington.



AMERICAN LAND TITLE ASSOCIATION

WA-CT-FNSE-02150.622476-SPS-1-18-0130137-06



4212 Phinney Ave N Improvements

- 1987 Apt 1 new laminate counters & vinyl flooring
- 1988 Apt 2 new laminate counters & vinyl flooring

New roof, flashing & vent covers

- 1989-90 Apt 4 new laminate counters, vinyl flooring & new tile surround for tub
- 1990 Apt 3 bathroom remodel
- 1991 Apt 6 new laminate counters & bath tile
- 1994 New roof on garage

New coating on both roofs

- 1995 Window sill repointing
- 1996 west/north elevations repointed
- 1997 -Apt 5 new bath tile & new sink

Apt 1 – new bath tile

Upgraded electrical in basement, new cable & disconnect fuse box

- 1998 -Apt 5 new laminate counters & vinyl flooring
- 2002 -Apt 2 new vinyl
- 2003 -Apt 2 new toilet
- 2004 New west façade windows Marvin wood core, clad



4212 Phinney Ave N Improvements

2005 - Apt 5 – new toilet

2012 - Roof recoated

New vinyl siding on rear

New common area carpet

Apt 3 & 4 – new toilets

2014 - New GFI outlets (no grounds) in all units

Apt 2 – new toilet

2015 - Apt 6 – new windows, new toilet, new laminate & vinyl

Apt 1 – new laminate counters

2016 - Apt 3 – new bathroom floor & kitchen