# BAYBERRY

BUYBAYBERRY.COM

# 11-Unit Value-Add Apartment with 11-Unit Permitted Addition

6700 24TH AVE NW | SEATTLE, WA



EXCLUSIVELY LISTED BY THE SIMON | ANDERSON MULTIFAMILY TEAM

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km Kidder Mathews

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This is a confidential Offering Memorandum and is pro

ing this investment opportunity. Neither the Owner or Kidder Mathews, nor any of their respective directors, officers, affiliates or representatives make any representation, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents; and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating this investment opportunity and any offer you make to purchase the Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of The Property has been fully executed, delivery and approved by the Owner and any conditions to the Owner's obligations have been satisfied or waived.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are confidential, that you will hold and treat them in the strictest confidence, that you will not disclose this Offering Memorandum to any of its contents to any other entity (except to outside advisors retained by you; if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) with the prior written authorization of Kidder Mathews and that you will not use the Offering Memorandum for the sole purpose of evaluating your interest in the Property and you will not use the Offering Memorandum or any fashion or manner of Kidder Mathews and that you will not use the Offering Memorandum or any fashion or manner of the interest of Owner or Kidder Mathews.

By receipt of this Offering Memorandum, you have been advised that Kidder Mathews is acting as a broker exclusively on behalf of Seller in connection with the marketing and sale of the Property.

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By receipt of this Offering Memorandum, you acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency" and/or any such required materials required by the State of Washington.

### EXECUTIVE SUMMARY

# BAYBERRY

#### LISTING DETAILS

PRICE	\$2,950,000
OFFERS	Reviewed Upon Receipt

#### **PROPERTY DETAILS**

ADDRESS	6700 24th Ave NW, Seattle, WA 98117
NEIGHBORHOOD	Ballard
YEAR BUILT	1919
NO. OF UNITS	11 (+ 11 Unit Permitted Development Site)
NET RENTABLE SF	5,625 SF (per County Records)
GROSS SF	7,800 SF
SITE AREA	7,650 Land SF
ZONING	LR2 (M)
PARCEL NO.	751850-8880
EXTERIOR	Vinyl Siding
ROOF	Torchdown (2019)
WINDOWS	~80% Updated to Vinyl Double Pane
HEATING	In-Unit Furnaces (Gas)
ELECTRICAL	Updated (New Panels & Wiring to Units)
PLUMBING	Mixed (Copper Supply Lines)
WATER HEATER	Gas (Leased)
LAUNDRY	Common (owned) 1 Washer, 1 Dryer
STORAGE / GARAGE	~650 SF Enclosed Garage
PARKING	5 Open Stalls



				IN-PL/	ACE	MARK	
Unit	Туре	Unit Finishes	SF	In-Place Rent	Rent/SF	Market Rent	Market Rent/SF
1	1 Bed / 1 Bath	Classic	460	\$1,500	\$3.26	\$1,700	\$3.70
2	1 Bed / 1 Bath	Classic	520	\$1,500	\$2.88	\$1,800	\$3.46
3	1 Bed / 1 Bath	Renovated	460	\$1,600	\$3.48	\$1,700	\$3.70
4	1 Bed / 1 Bath	Renovated	520	\$1,600	\$3.08	\$1,800	\$3.46
5	1 Bed / 1 Bath	Classic	528	vacant	-	\$1,800	\$3.41
6	1 Bed / 1 Bath	Renovated	600	\$1,700	\$2.83	\$1,900	\$3.17
7	1 Bed / 1 Bath	Renovated	648	\$1,800	\$2.78	\$1,900	\$2.93
8	1 Bed / 1 Bath	Classic	483	\$1,550	\$3.21	\$1,700	\$3.52
9	1 Bed / 1 Bath	Classic	546	\$1,545	\$2.83	\$1,800	\$3.30
10	1 Bed / 1 Bath	Renovated	552	\$1,700	\$3.08	\$1,800	\$3.26
11	Studio	Renovated	300	\$1,050	\$3.50	\$1,350	\$4.50
Total/Avg	11 Units		511	\$15,545	\$3.09	\$19,250	\$3.43

DENOVATED

### EXECUTIVE SUMMARY

### SEATTLE CBD & SOUTH LAKE UNION



## LOCATED IN ONE BALLARD COFFEE WORKS SONIC BOOM OF SEATTLE'S MOST DESIRABLE NEIGHBORHOODS. WALKING DISTANCE TO COUNTLESS BARS, RESTAURANTS, AND AMENITIES, AND EASY ACCESS TO SOUTH LAKE UNION AND DOWNTOWN SEATTLE

# **BALLARD RETAIL**





IDDER MATHEWS

# VALUE-ADD OPPORTUNITIES

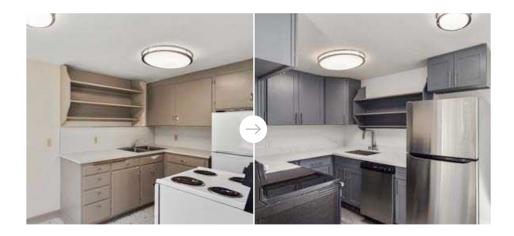
### RENOVATE REMAINING 5 CLASSIC UNITS & RAISE RENTS TO MARKET

IN-PLACE RENOVATED RENT \$1,680

RENOVATED 1-BED COMPS

# \$1,900+

## GENERATING \$231,000 IN POTENTIAL RENTAL INCOME



#### **DEVELOP 11-UNIT ADDITION IN LARGE PARKING LOT**



## GENERATING \$428,000 IN POTENTIAL RENTAL INCOME



# ENTITLED 11-UNIT ADDITION INCLUDED

## DEVELOPMENT SUMMARY

ARCHITECT	b9 Architects
NET RENTABLE SF	3,415 SF
NO. OF UNITS	11 Units
AVG. UNIT SIZE	310 SF
UNITS WITH LARGE DECKS	3 Units
PARKING	6 Garage, 2 Open
MASTER USE PERMIT	Approved Q4 2023

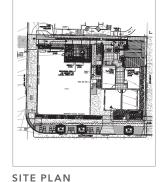
Please see Seattle Department of Construction & Inspections for more info: <u>http://web6.seattle.gov/dpd/edms/</u>

#### SDCI PROJECT #S

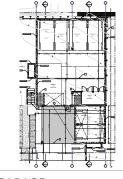
6878487-CN

3039476-LU 6878489-DM

## FLOOR PLANS



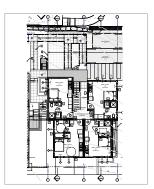
SECOND FLOOR



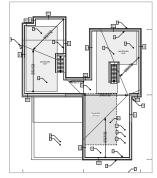
GARAGE



THIRD FLOOR



FIRST FLOOR

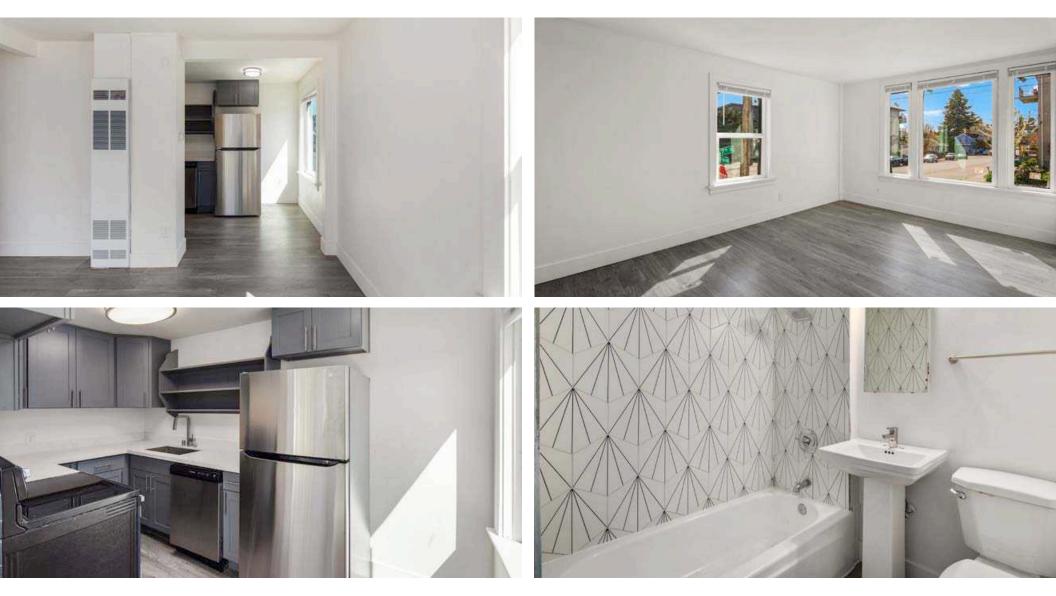


ROOF

CLICK HERE FOR FULL PLANS



## RENOVATED UNIT - 6 OF 11 UNITS RENOVATED



## CLASSIC UNIT - 5 OF 11 UNITS ARE STILL CLASSIC



## COMMON AREAS



## RESIDENTIAL UNIT SUMMARY

				IN-P	LACE	FULLY RE	NOVATED
Unit	Туре	Unit Finishes	SF	In-Place Rent	Rent / SF	Market Rent	Market Rent / SF
1	1 Bed / 1 Bath	Classic	460	\$1,500	\$3.26	\$1,700	\$3.70
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Total/Avg	11 Units		511	\$15,545	\$3.09	\$19,250	\$3.43

## FINANCIAL PERFORMANCE

#### ESTIMATED CURRENT OPERATIONS

#### FULLY RENOVATED + DEVELOPMENT COMPLETE (22 UNITS)

Income	Currer	it Income	Stabilize	d Income
Gross Potential Rent	204,540		427,800	
Vacancy	(8,182)	4.0%	(17,112)	4.0%
Net Rental Income	196,358		410,688	
Utility Fees	13,200	100/U/Mo	22,440	85/U/Mo
Miscellaneous	600	55/U	5,500	250/U
Effective Gross Income	210,158		453,028	
Expenses	Market	Expenses	Stabilize	ed Income
Taxes	18,561	1,687/U	35,000	1,591/U
Insurance	5,238	476/U	11,000	500/U
Utilities	12,305	1,119/U	28,600	1,300/U
Repairs & Maintenance	8,250	750/U	16,500	750/U
Management	14,711	7% EGI	36,242	8% EGI
Administration	2,200	200/U	5,500	250/U
Total Expenses	61,265	29% EGI	132,842	29% EGI
Total Expenses Per Unit		5,570/U		6,038/U
Total Expenses Per SF		11/SF		15/SF
Net Operating Income	148,893		320,186	

### Notes & Assumptions

#### ESTIMATED CURRENT OPERATIONS

#### Income

Based on the current January 2024 rent roll annualized with the one vacant unit marked to market rent. All units are being charged \$100 per month for utilities + wifi.

#### Expenses

Based on estimated 2024 taxes, in-place 2023 insurance and utility costs, combined with market expenses for R&M, management, and admin. The property was going through renovations for the last 2 years and the units were operated as Airbnb rentals during that time. The property is currently self-managed by the owner.

#### FULLY RENOVATED + DEVELOPMENT COMPLETE

#### Income

Based on market renovated rents for all 11 units combined with market rents for the completed development (\$1,450 for the 8 standard studios & \$1,600 for the 3 studios with large private decks/rooftops)

#### Expenses

Based on market expenses once renovations and new 11-unit addition is complete.

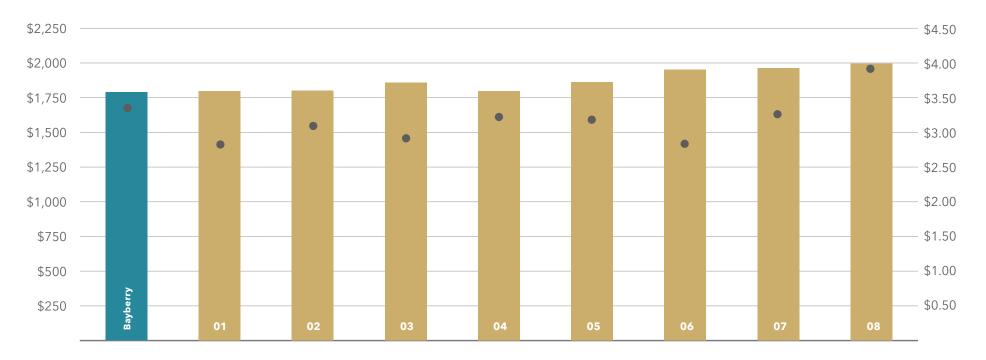
### SALE COMPARABLES

	Property	Neighborhood	l Built	# of Units	Residential SF	l Avg. Unit SF	Sale Date	Price	\$/Unit	\$/SF		4
01	THUNDERBIRD 315 Belmont Ave E	Capitol Hill	1965	16	10,088	631	12/4/2023	\$5,200,000	\$325,000	\$515	B	AYB
02	<b>BERGEN</b> 2406 NW 61st St	Ballard	2000	6	4,290	715	10/5/2023	\$2,150,000	\$358,333	\$501	4.6%	
03	1706 NW 59TH ST	Ballard	1978	13	10,839	834	9/13/2023	\$4,350,000	\$334,615	\$401	4.6%	
04	1757 NW 61ST ST	Ballard	1989	6	4,168	695	8/2/2023	\$1,900,000	\$316,667	\$456		06
05	LYNN VIEW 2315 W Lynn St	Magnolia	1970	6	4,480	747	5/12/2023	\$2,065,000	\$344,167	\$461	4.5%	
06	PALM COURT 2410 NW 57th St	Ballard	1957	7	4,800	686	5/6/2023	\$2,117,300	\$302,471	\$441	5.5%	
07	NEUTRA APTS 6401 20th Ave NW	Ballard	1958	12	7,544	629	6/21/2022	\$3,620,000	\$301,667	\$480	5.2%	
08	7100 LINDEN AVE N	Phinney Ridge	1963	8	5,330	666	3/25/2022	\$2,600,000	\$325,000	\$488	3.5%	
09	WAGON WHEEL 7215 Linden Ave	Phinney Ridge	1956	10	6,630	663	7/6/2022	\$3,005,000	\$300,500	\$453	- 0	
10	7361 15TH AVE	Ballard	1959	9	4,480	498	7/29/2022	\$2,320,000	\$257,778	\$518	4.4%	
11	700 NW MARKET ST	Ballard	1958	10	6,644	664	9/23/2022	\$3,005,000	\$300,500	\$452	4.0%	
12	RAVENSWOOD 1154 NW 59th St	Ballard	1990	14	8,704	622	11/15/2022	\$4,900,000	\$350,000	\$563	4.7%	
	Average		1970	10		671			\$318,058	\$477	4.5%	
	BAYBERRY 6700 24th Ave NW	Ballard	1919	11	5,625	511	-	\$2,950,000	\$268,182	\$524	5.0%	N



## ONE BEDROOM RENOVATED COMPS

Property	Neighborhood	Year	Unit SF	Rent	\$/SF
BAYBERRY - MARKET RENT	Ballard	1919	532	\$1,790	\$3.36
01 6401 20TH AVE NW	Ballard	1958	634	\$1,795	\$2.83
02 7515 24TH AVE NW	Ballard	1957	580	\$1,800	\$3.10
03 1519 NW 65TH ST	Ballard	1965	637	\$1,859	\$2.92
04 1720 NW 62ND ST	Ballard	1986	556	\$1,795	\$3.23
05 1710 NW 57TH ST	Ballard	1989	584	\$1,862	\$3.19
06 1433 NW 64TH ST	Ballard	1986	686	\$1,950	\$2.84
07 3040 NW MARKET ST	Ballard	1948	600	\$1,962	\$3.27
08 3025 NW MARKET ST	Ballard	1949	507	\$1,995	\$3.93
		1967	598	\$1,877	\$3.16



# BALLARD

Originally a quiet fishing community located just 15 minutes from Downtown Seattle, Ballard is now one of Seattle's most sought after neighborhoods.

Ballard's beautiful architecture and landmarks reflect its rich history, while its thriving arts and culture scene adds a vibrant and modern touch.

The neighborhood's stunning waterfront views and nearby parks provide ample opportunity for outdoor recreation, and its numerous restaurants, cafes, bars, and breweries make it a foodie's paradise.

The strong community spirit in Ballard creates a sense of belonging and leads to longer-term tenants and lower turnover rates.

With a thriving food and drink scene, excellent schools, libraries, healthcare facilities, and outdoor activities, tenants enjoy a high quality of life, making it an attractive location to live and rent.











# WHAT MAKES BALLARD SPECIAL



#### FARMERS MARKET

On Sundays, Ballard hosts one of Seattle's only year-round neighborhood farmers markets. Vendors sell local produce, meat, dairy, baked goods, crafts and more in a festive, community-centric atmosphere.



#### NATIONAL NORDIC MUSEUM

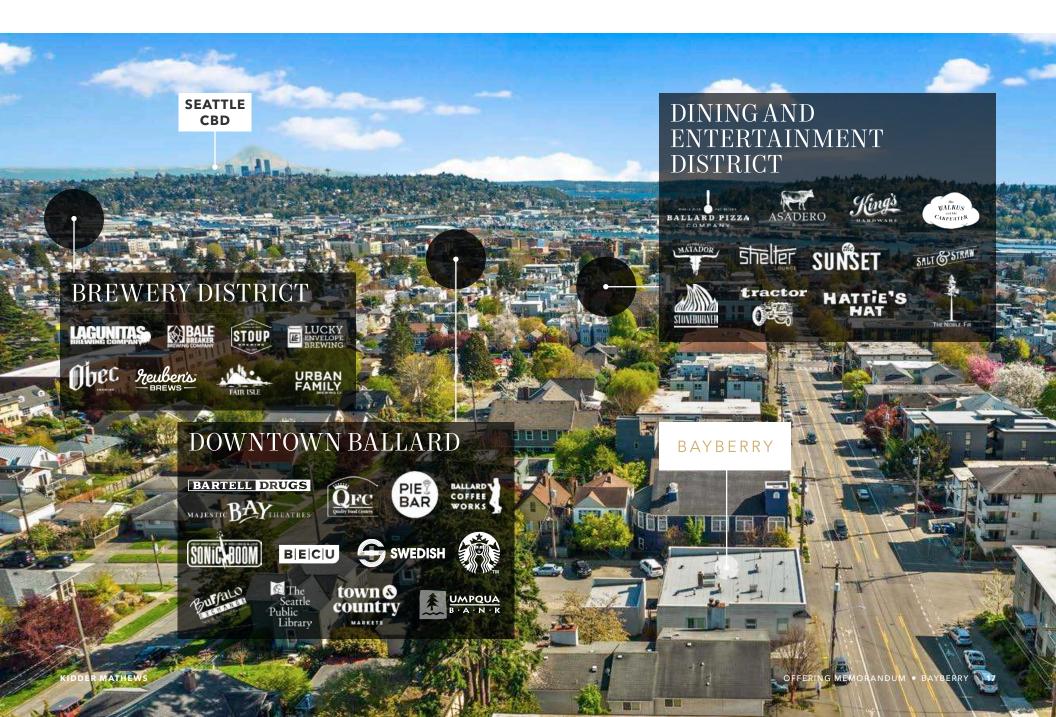
Ballard celebrates the rich heritage of the area's substantial Nordic immigrant population, and is the home of the country's premiere museum dedicated to Nordic history and culture.



For Norwegian Constitution Day, Syttende Mai, Ballard comes together to enjoy a parade featuring marching bands, performers, community organizations, and displays of Nordic culture.



The neighborhood's annual summer festival is full of live music, activities for kids, and offerings from local restaurants, vendors and brewers. Fresh seafood, which the area is famous for, is abundant and well-enjoyed.



# BAYBERRY HAS EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

#### ACCESS TO SEATTLE

### (a) 18 MIN

103.4M SF 5.5M SF

27 MIN

28.2M SF

6.2M SF

117.734 / 2.4%

620,000 / 1.3%

Current Office Space Office Space Under Development Jobs / Employment Growth

#### ACCESS TO BELLEVUE

Current Office Space Office Space Under Development Jobs / Employment Growth

#### ACCESS TO REDMOND

Current Office Space Office Space Under Development Jobs / Employment Growth

### (=) 31 MIN

15.4M SF 2.5M SF 60,969 / 3.5%

35 MIN

#### ACCESS TO SOUTH END

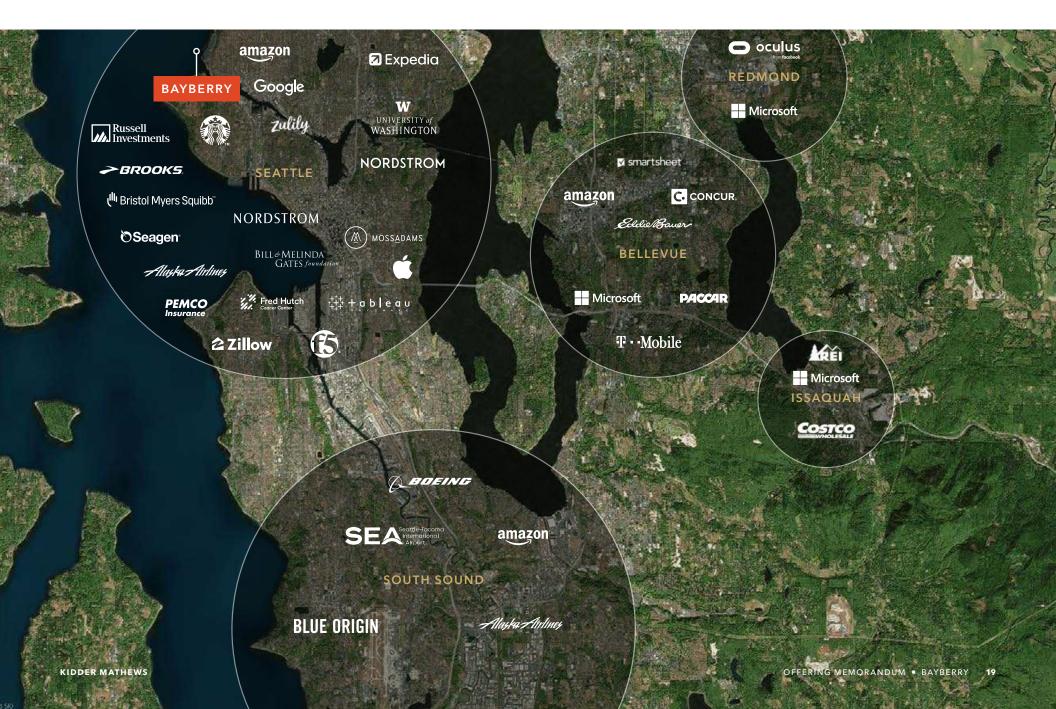
Current Office Space / Industrial Industrial Space Under Development Jobs / Employment Growth

13.7M SF / 67.9M SF 790K SF 154,776 / 1.8%

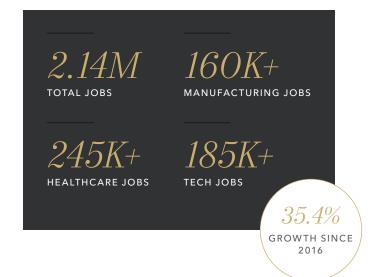
Source: Costar, US Census Bureau

**KIDDER MATHEWS** 





# THE PUGET SOUND IS THE LARGEST METRO AREA IN THE STATE WITH 17.6% POPULATION GROWTH SINCE 2010



## NOTABLE EMPLOYERS

4,046,743 population

1st largest metro area in the State, 5th largest in the West, and 15th largest in the U.S.

\$126,819 average household income

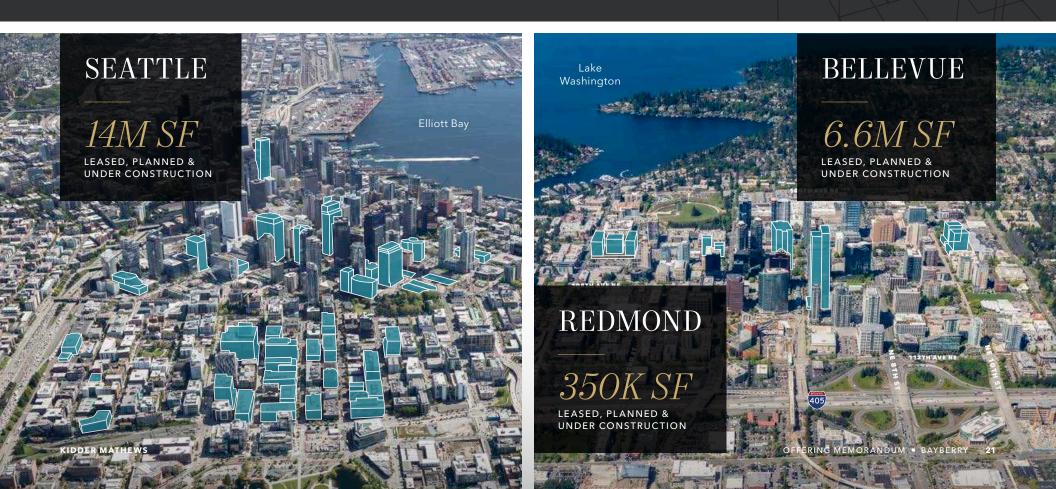
128,041 employers

Sources: ESRI, Geekwire, and Puget Sound Business Journal

amazon	Microsoft	<b>BOEING</b> ®	
80,000 Employees	57,666 Employees	56,908 Employees	54,000 Employees
W UNIVERSITY of WASHINGTON	<b>PROVIDENCE</b> Health & Services	<b>WAL</b> *MART <sup>®</sup>	



# AMAZON EMPLOYS 80K+ PEOPLE IN THE PUGET SOUND, WITH 21M SF LEASED, PLANNED & UNDER CONSTRUCTION



# *MICROSOFT*, HEADQUARTERED IN REDMOND FOR THE LAST 33 YEARS, *CONTINUES* TO *INVEST IN THE PUGET SOUND* AS THEY BUILD FOR THE FUTURE.

#### **REDMOND WORLD HEADQUARTERS**

60,000 employees

15M SF of office/lab space across 125 buildings

502 acres of land for campus

#### **REDMOND CAMPUS MODERNIZATION PROJECT**

2.5M+ SF of new office space with 8,000 new employees

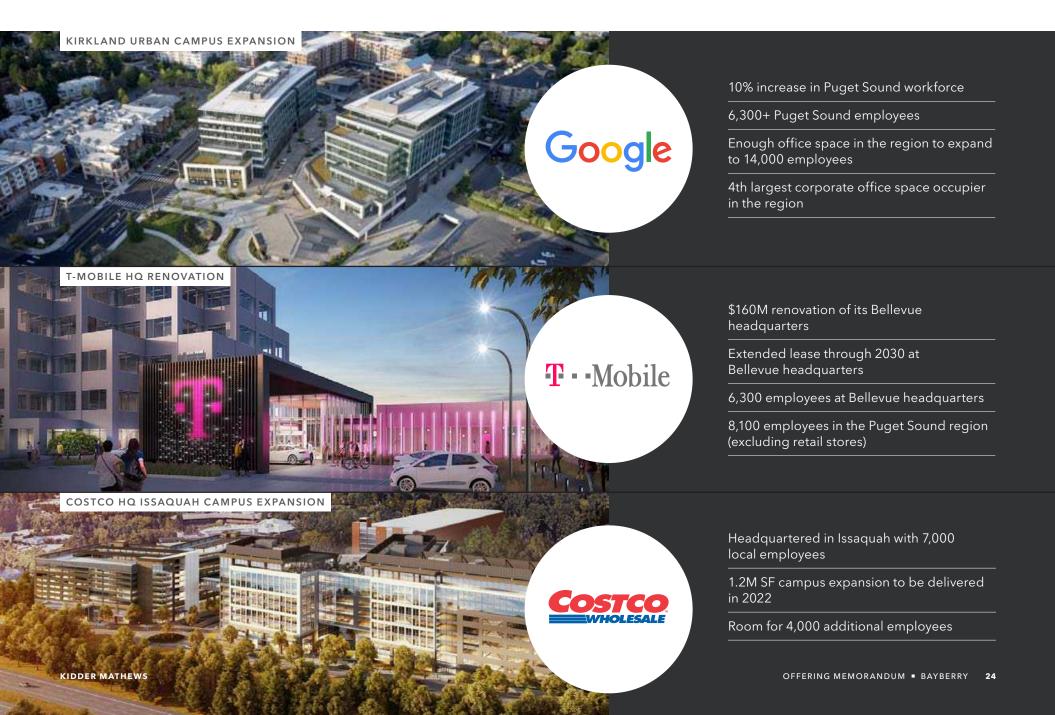
6.7M SF of renovated office space, including 18 new buildings

\$150M in transportation infrastructure improvements, public spaces, sports fields, and green space

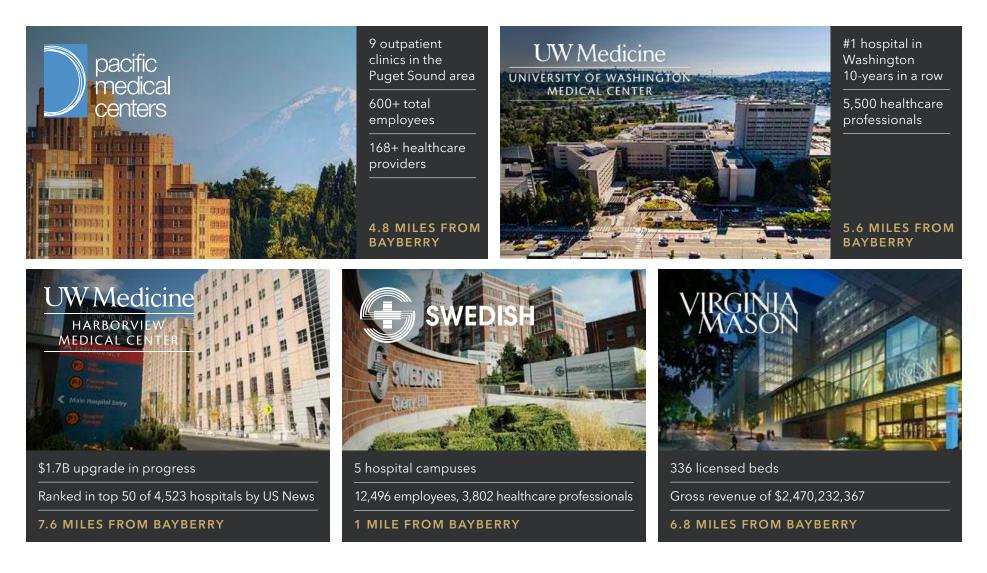
2022/2023 completion (in-line with Light Rail delivery)



FACEBOOK CAMPUS Puget Sound office footprint over 3.2M SF 1M SF of expansions planned in the next 🔿 Meta few years 7,000 total employees with an additional oculus 1,145 prospective employees \$368M purchase of new 400,000 SF REI office campus **BOEING EVERETT FACTORY** Has been an economic driver in the Puget Sound region since its founding in 1916 Reported \$62.3B in annual revenue in 2021 BOEING 71,829 employees in Washington and 142,000 employees worldwide \$132.9M project to expand its 737 Max aircraft production facilities in Renton EXPEDIA SEATTLE CAMPUS HQ 6,693 employees at their main headquarters in Seattle and 25,400 employees worldwide \$900 million main campus features 141,000+ SF of warehouse space; 193,000+ SF of office space; and 351,000+ SF of laboratories Expedia Expedia partners with 20+ globally relevant brands and has 200+ travel sites **KIDDER MATHEWS** 



# WORLD-CLASS HEALTHCARE FACILITIES







SeaTac Airport ranks as a top-ten U.S. airport & is only a 36-minute drive from Bayberry.



151K+ \$22.5B+ 23%

GENERATED

JOBS

**REGIONAL ECONOMIC** IMPACT IN BUSINESS REVENUE

30 airlines connect to 91 non-stop domestic and 27 international destinations

PASSENGER GROWTH

YOY INTL.

87,300 direct jobs

\$442M state/local taxes

\$3.6B direct earnings

36,153,800+ passengers

10.2% YoY cargo growth



SEATTLE + TACOMA

LARGEST CONTAINER GATEWAY IN NORTH AMERICA

58,400 of jobs generated

20,100 of direct jobs

\$12.4B in business output

\$4B labor income

\$136M state and local taxes

\$95,000 average annual wage for portrelated job

\$73B+ of international trade

189 global trading partners (2020)

1.9x job multiplier



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