

10520 Greenwood Avenue N

Seattle, WA 98133

PURCHASE
price

\$4M

OFFERING memorandum

REALTY**ONE**GROUP
ENTERPRISE

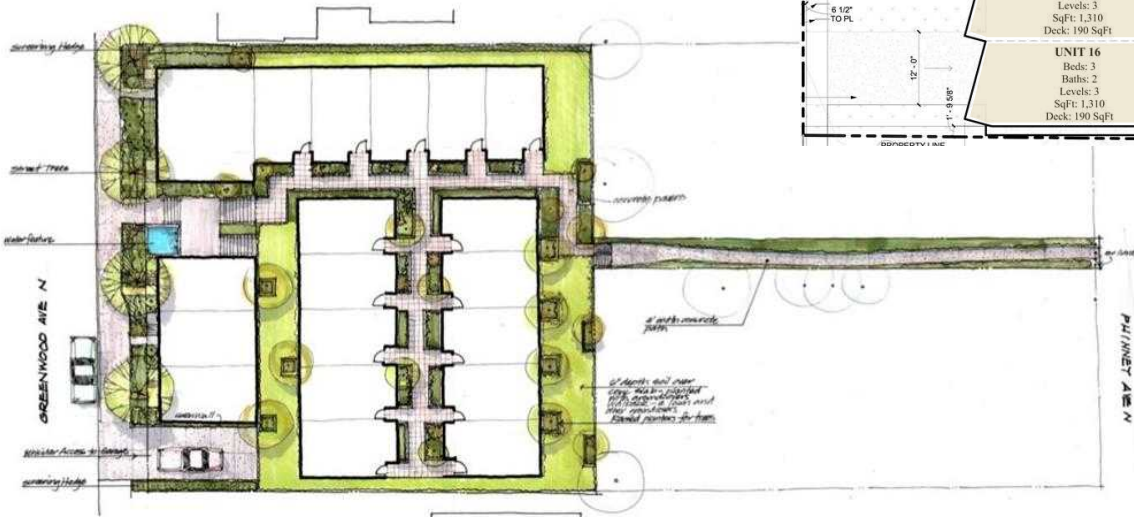
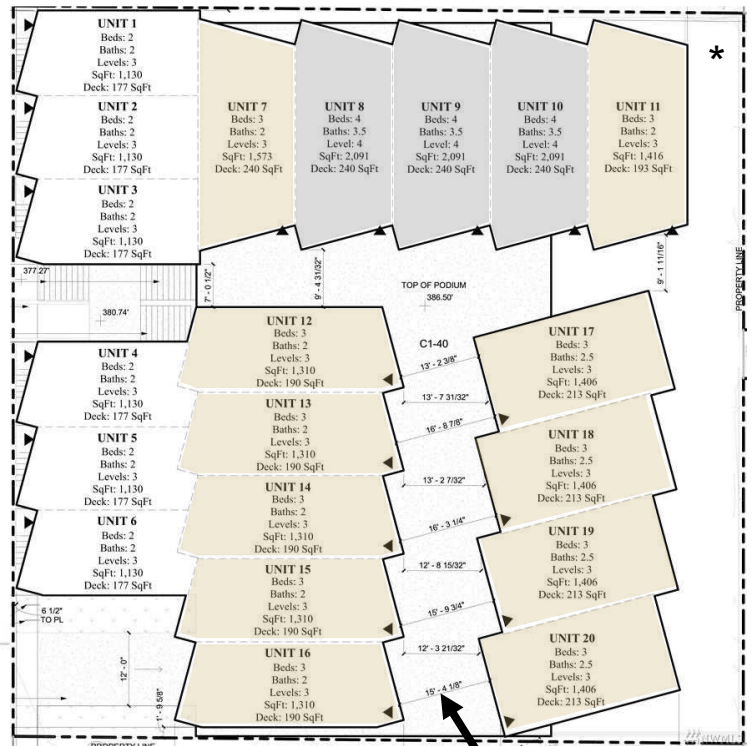
Easily accessible development
site with approved MUP

ADDRESS	10520 Greenwood Avenue N, Seattle, WA 98133
PRICE	\$4,000,000
LOT SIZE	15,481 SF
PARCEL #S	8911000365, 8911000360
ZONING	Unimproved land

PROPERTY information

Perfect Location for Builder/Developer and Multi-Family Investors. Gorgeous 20 Unit Townhome development where you can build to sell 230 fee simple Townhomes, build to lease or combination of Lease & Sell. Good size double lot with MUP approval and access from both Greenwood Ave N and Phinney Ave N. Two tax parcels sold together. Unit mix ranges from 1,130 - 2,091 SF, 2-4 Bedrooms, 2-2.5 Bathrooms, Rooftop Decks, 20 covered parking spots with underground parking. Great commuter location to DT Seattle, Zoo & Green Lake, DT Seattle, Northgate Mall & UW Medical Center & Walk Score 85. Walking distance to bus stop. Building Permits approved issued to buyer with fee paid.





*More Than Half of Units are 3 and 4 Bedroom

PROPERTY visuals



Greenwood Neighborhood Demographics

MEDIAN AGE	43
MEDIAN HH INCOME	\$94,774
UNEMPLOYMENT RATE	3.9%

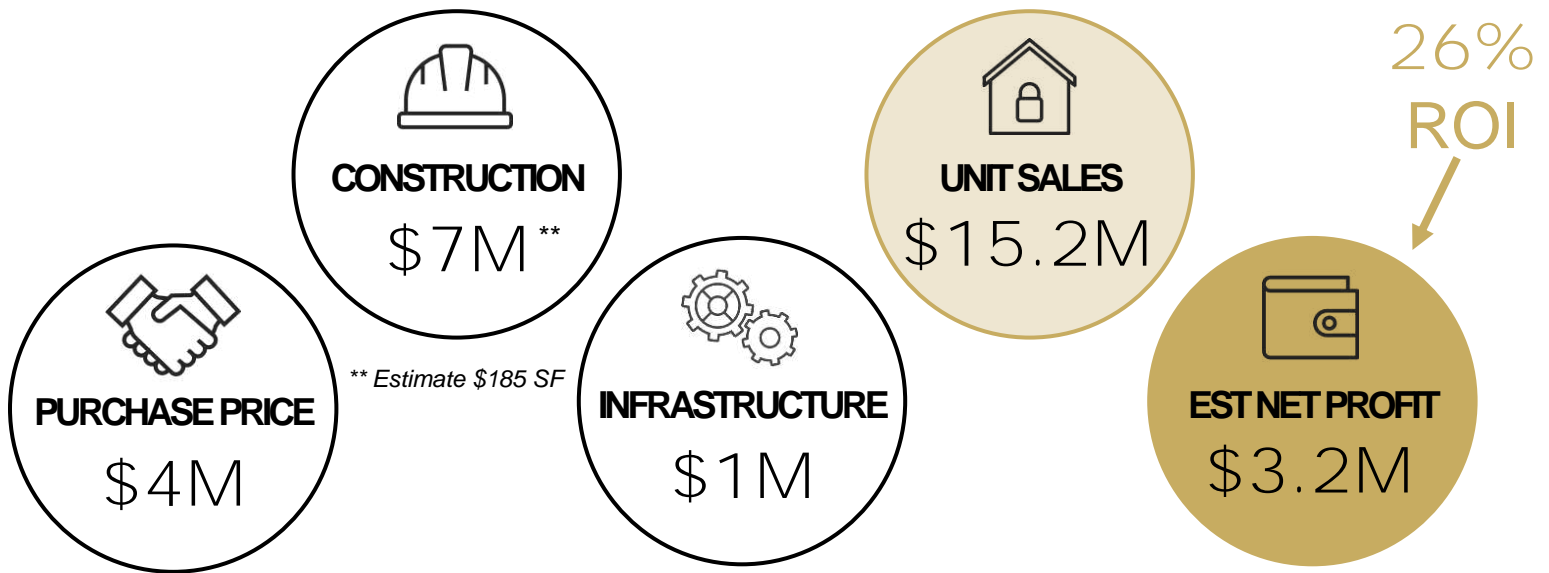
NEIGHBORHOOD information



#	UNIT SIZE	BED/BATH	DECK SIZE	NEW SALES*	UNIT TOTAL
6	1,130 SF	2 bed / 2 bath	177 SF	\$695,000	\$4,170,000
5	1,310 SF	3 bed / 2 bath	190 SF	\$795,000	\$3,975,000
4	1,406 SF	3 bed / 2.5 bath	190 SF	\$855,000	\$3,420,000
1	1,416 SF	3 bed / 2 bath	193 SF	\$855,000	\$855,000
1	1,573 SF	3 bed / 2 bath	240 SF	\$895,000	\$895,000
3	2,091 SF	4 bed / 3.5 bath	240 SF	\$999,000	<u>\$2,997,000</u>

* Estimated based on Comps

Total Sales	\$16,312,000
Total Selling Cost 7%	<u>(\$1,141,840)</u>
Net Sales	\$15,170,160



FINANCIALS + comps



#	PROPERTY	BED/BATH	SIZE	PRICE
1	9025 12 th Ave NW	3 bed / 1.75 bath	1,550 SF	\$879,900
2	9620 Linden Ave N	2 bed / 1.75 bath	1,174 SF	\$695,000
3	8348 13 th Ave NW	3 bed / 1.75 bath	1,669 SF	\$949,900
	8348 13 th Ave NW	3 bed / 2 bath	1,669 SF	\$849,900
4	9013 12 th Ave NW	3 bed / 3.25 bath	1,718 SF	\$969,000



REALTYONEGROUP ENTERPRISE

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