

# Lago Apartments

3000 E Spruce St, Seattle, WA 98122





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EXECUTIVE  
SUMMARY



## LAGO APARTMENTS

# EXECUTIVE SUMMARY

Northmarq is pleased to present the **Lago Apartments** in Seattle's Leschi neighborhood. Built in 1963, the property consists of six spacious 2 bedrooms units, some with Lake Washington views! All units have been renovated with flooring, paint, mill work and countertop upgrades. Exterior upgrades include exterior paint, double pane vinyl windows, new roof coating, landscaping, and fencing. The property offers 4 carport spaces and a common laundry facility. The opportunity exists for investors to raise rents to market rate and further renovate the interior to achieve premium rents.

**Lago Apartments** is located in a tranquil neighborhood near Leschi Park and Lake Washington. Locals can enjoy miles of recreational trails while still being 10 minutes from the city's core. Lago Apartments presents investors with an excellent opportunity to purchase well-maintained asset with plenty of opportunities to add value.

## INVESTMENT HIGHLIGHTS

- Six spacious two-bedroom units.
- All units have been renovated.
- Exterior updates include new paint, roof coating, double pane vinyl windows, landscape and fencing.
- Located in Seattle's desirable Leschi neighborhood.
- In-place 5.09% cap and a 6.26% market cap.







PROPERTY  
DESCRIPTION



**PROPERTY SUMMARY**

*Address*  
**3000 E Spruce St, Seattle, WA 98122**

*Year Built*  
**1963**

*No. of Units*  
**6**

*No. of Floors*  
**3**

*No. of Buildings*  
**1**

*Net Rentable Area (SF)*  
**± 5,850**

*Land Area*  
**±5,000 SF**

*Avg. SF Per Unit*  
**±975**

*Avg. Rent*  
**\$1,977**

*Avg. Rent/SF*  
**\$2.03**

*Zoning*  
**NR3**

**CONSTRUCTION SUMMARY**

*Building Type*  
**3 Story Wood Frame**

*Roof*  
**Flat - Resealed in 2024**

*Windows*  
**Double Pane**

*Plumbing*  
**Copper**

*Laundry*  
**On-Site**

*Parking*  
**4 Spaces | 0.67 Space/Unit**

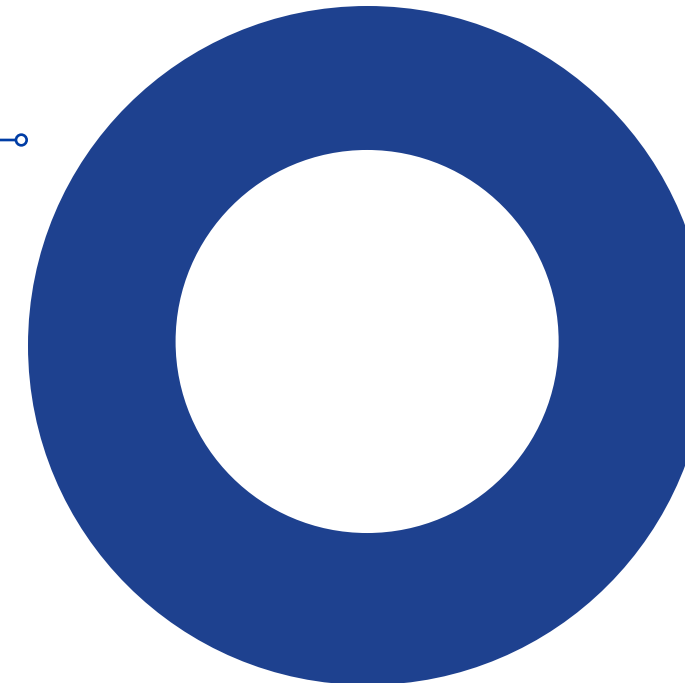
*APN #*  
**936360-0120**

*Occupancy*  
**100%**

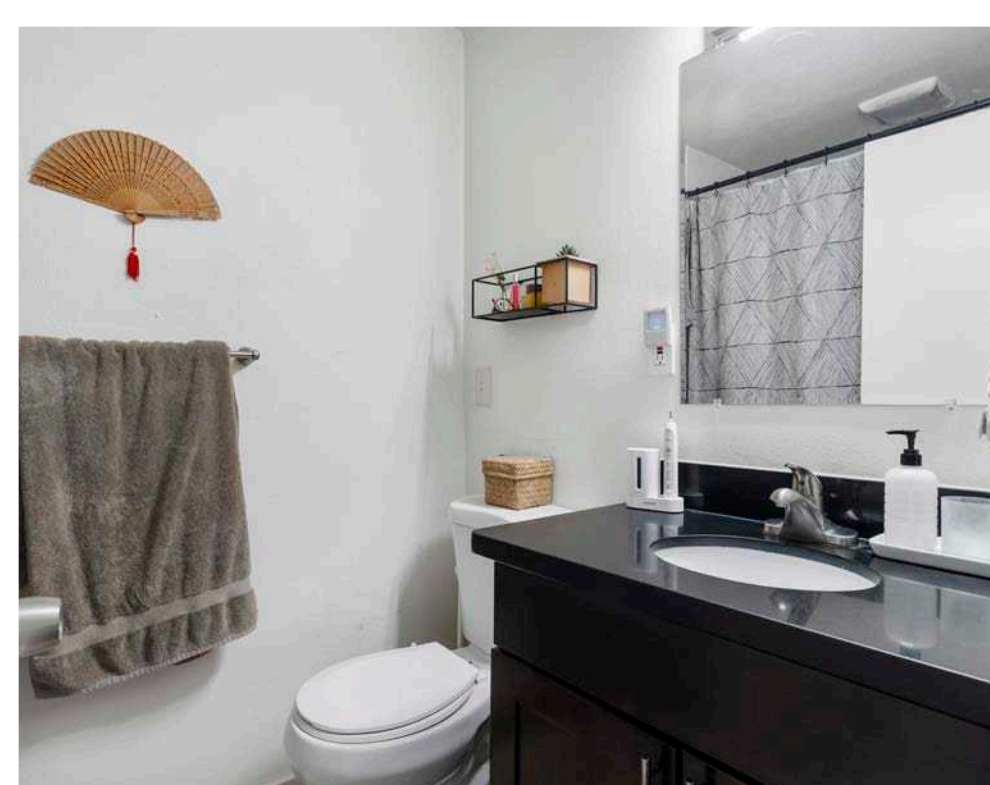
**UNIT MIX**

UNIT TYPE	# OF UNITS	SQUARE FEET	CURRENT RENT	CURRENT RENT/SF	MARKET RENT	MARKET RENT/SF
2 Bd / 1 Bth	6	975	\$1,977	\$2.03	\$2,300	\$2.36
<b>TOTAL/AVG</b>	<b>6</b>	<b>975</b>	<b>\$1,977</b>	<b>\$2.03</b>	<b>2,300</b>	<b>\$2.36</b>

**100%**  
 2 BEDROOM











Logo Apartments  
at Leschi

3000

3

4

2

FINANCIAL  
OVERVIEW



# FINANCIAL ANALYSIS

## PRICE ANALYSIS

LIST PRICE	\$1,995,000
Number of Units	6
Price Per Unit	\$332,500
Price Per NRSF	\$341
Current Cap	5.09%
Current GRM	14.02
Market Cap	6.26%
Market GRM	12.05
Year Built	1963
Approx. Lot Size (SF)	±5,000
Approx. NRSF	± 5,850

## INCOME

	CURRENT	MARKET
Gross Potential Rent	\$142,335	\$165,600
Vacancy	(\$7,117)	(\$8,280)
<b>Net Rental Income</b>	<b>\$135,218</b>	<b>\$157,320</b>
RUBS	\$10,264	\$10,491
Pet	\$1,800	\$1,800
Parking	\$3,600	\$6,000
<b>Total Other Income</b>	<b>\$17,524</b>	<b>\$20,151</b>
<b>Effective Gross Income</b>	<b>\$152,742</b>	<b>\$177,471</b>

## EXPENSES

	CURRENT	MARKET
RE Taxes:	\$19,073	\$19,073
Insurance:	\$2,312	\$2,312
Utilities W/S/G/E :	\$11,043	\$11,043
Maint/Repair:	\$4,800	\$4,800
Turnover:	\$990	\$990
Management:	\$9,165	\$10,648
Reserves:	\$1,500	\$1,500
Landscaping/Grounds:	\$1,562	\$1,562
Marketing:	\$667	\$667
<b>TOTAL EXPENSES</b>	<b>\$51,111</b>	<b>\$52,594</b>
<b>NET OPERATING INCOME</b>	<b>\$101,632</b>	<b>\$124,876</b>
Expenses Per Unit:	\$8,518	\$8,766
Expenses Per Sq.Ft.:	\$8.74	\$8.99

# RENT ROLL (2023)

Unit	Type	Approx. SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF
1	2 Bd / 1 Bth	975	\$1,850	\$1.90	\$2,300	\$2.36
2	2 Bd / 1 Bth	975	\$1,916	\$1.97	\$2,300	\$2.36
3	2 Bd / 1 Bth	975	\$2,200	\$2.26	\$2,300	\$2.36
4	2 Bd / 1 Bth	975	\$1,885	\$1.93	\$2,300	\$2.36
5	2 Bd / 1 Bth	975	\$1,916	\$1.97	\$2,300	\$2.36
6	2 Bd / 1 Bth	975	\$2,094	\$2.15	\$2,300	\$2.36
<b>TOTAL</b>	<b>6 Units</b>	<b>975 SF</b>	<b>\$1,977</b>	<b>\$2.03</b>	<b>\$2,300</b>	<b>\$2.36</b>







MARKET  
COMPARABLES



# Rent Comparables

2 Bedroom / 1 Bath

PROPERTY NAME	PROPERTY ADDRESS	UNIT TYPE	AVG SF	RENT	RENT/SF
★ <b>Lago Apartments</b>	<b>3000 E Spruce St Seattle, WA</b>	<b>2/1</b>	<b>975</b>	<b>\$1,977</b>	<b>\$2.03</b>
01	316 31st Ave	2/1	1100	\$2,250	\$2.05
02	2900 S King St	2/1	1250	\$2,000	\$1.60
03	515 E 305th	2/1	648	\$2,295	\$3.54
04	Central Element	2/1	1000	\$2,295	\$2.30
05	Hill Vista Apartments	2/1	804	\$2,275	\$0.00
06	337 19th Ave	2/1	900	\$2,695	\$2.99
<b>Property Averages</b>			<b>950</b>	<b>\$2,302</b>	<b>\$2.08</b>

## RENT AVERAGES

2 Bedroom / 1 Bath

**\$2,302**

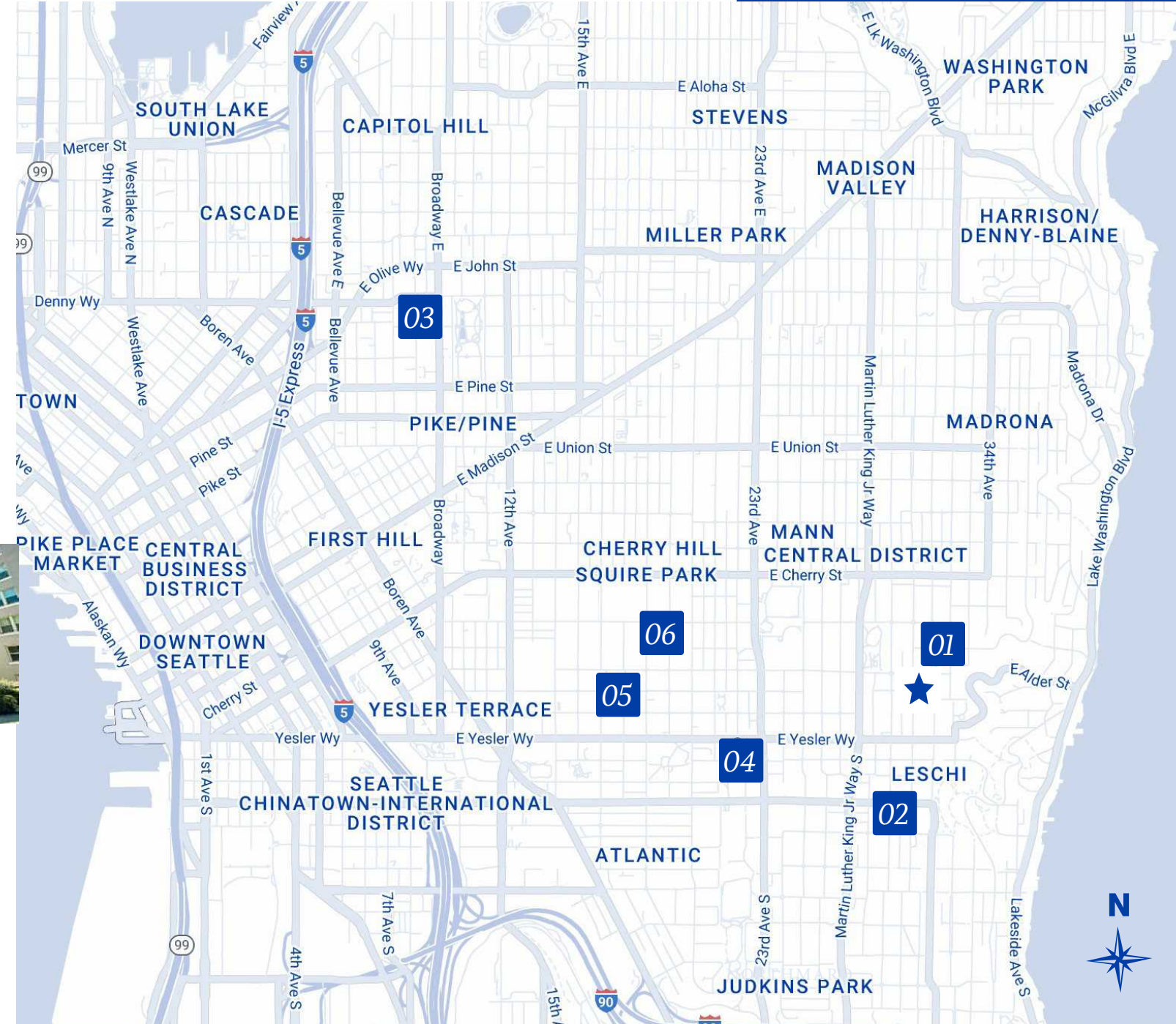
RENOVATED  
RENT/UNIT

**\$2.08**

RENOVATED  
RENTS/SF



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# Sale Comparables

PROPERTY NAME	PROPERTY ADDRESS	YEAR	UNITS	NRSF	PRICE	PER UNIT	PER SF	SALE DATE
★ <b>Lago Apartments</b>	<b>3000 E Spruce St Seattle, WA</b>	<b>1963</b>	<b>6</b>	<b>5,850</b>	<b>\$1,995,000</b>	<b>\$332,500</b>	<b>\$341</b>	<b>TBD</b>
01	Bruce Apartments 6339 42nd Ave Seattle, WA	1962	6	3,256	\$1,500,000	\$250,000	\$461	12/22/23
02	Sound Breeze Apartments 5034 Fauntleroy Way SW Seattle, WA	1989	6	5,424	\$2,100,000	\$350,000	\$387	11/20/23
03	2608 S Lane St 2608 S Lane St Seattle, WA	1910/2018	7	4,368	\$2,030,000	\$290,000	\$465	8/30/23
04	Park Rose Terrace 766 Belmont Ave E Seattle, WA	1927	10	7,381	\$3,050,000	\$305,000	\$413	6/23/23
05	2620 E Cherry St 2620 E Cherry St Seattle, WA	1963	8	4,400	\$1,450,000	\$181,250	\$330	6/14/23
06	Union Apartments 1419 E Union St Seattle, WA	1903	7	3,702	\$2,150,000	\$307,143	\$581	6/9/23
07	6101 Rainier Ave S 6101 Rainier Ave S Seattle, WA	1959	8	5,540	\$2,000,000	\$250,000	\$361	6/1/23
<b>Property Averages</b>						<b>\$276,199</b>	<b>\$428</b>	



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## SALE AVERAGES

Subject Property Not Included in Averages

**\$276,199**  
PRICE/UNIT

**\$428**  
PRICE/SF

## LAGO APARTMENTS ASKING PRICE

**\$332,500**  
PRICE/UNIT

**\$341**  
PRICE/SF





LOCATION  
OVERVIEW



## AREA DEMOGRAPHICS Within 5 miles of the subject property

464,768

2023 TOTAL  
POPULATION

38.4

MEDIAN AGE  
OF RESIDENTS

\$846K

MEDIAN HOME  
VALUE

\$142,333

AVERAGE  
HOUSEHOLD INCOME

0.4%

ANNUAL POPULATION  
GROWTH

43,098

TOTAL  
BUSINESSES

141,981

RENTER OCCUPIED  
HOUSEHOLDS

83,766

OWNER OCCUPIED  
HOUSEHOLDS

# SEATTLE WASHINGTON

Regularly ranked in the top 10 best commercial real estate markets, Seattle's population has increased by 29.46% from 2010 to 2020 and has a total population of 3.98 million, making it the 18th largest metro area in the country. Seattle is the cultural and business center of the Pacific Northwest and offers a diverse and robust community. Seattle was ranked the number one city for STEM jobs by NerdWallet in 2020. The University of Washington, a highly ranked school with a variety of nationally recognized programs, prepares top-tier students for roles at companies including the Fred Hutchinson Cancer Research Center, the Allen Institute, and various cutting-edge tech companies. Jobs in the information, communications, and technology sectors are growing rapidly. Tech sector growth, led by Amazon and Microsoft and buoyed by more than 130 startups and mid-sized companies, will drive long-term positive trends in the region.

It's no stretch to imagine how the lush, green foliage and shimmering waters draw people to Seattle. Unparalleled beauty and access to the outdoors have attracted some of the best companies in the country. The city is bordered by Lake Washington and the Puget Sound, and snowcapped mountain ranges can be seen in every direction. Employment and population growth rates are strong and stable, supported by commerce and an ongoing demand for skilled workers. Companies expanding in the area include Amazon, Google, Indeed, Lyft, Uber, Tableau (acquired by Salesforce), Oracle, and Apple. Apple recently announced that it will expand its Seattle workforce by 2,000 employees by 2022, up from roughly 450 employees currently. Apple has occupied space at Two Union Square in downtown since 2015 and took over all of 333 Dexter's offices in South Lake Union, offering space for more than 4,000 employees. With the highly anticipated relocation of Expedia and the recent acquisition of Tableau by Salesforce, Seattle continues to bring strong talent into the core.



## LOCAL ATTRACTIONS

### CLIMATE PLEDGE ARENA

Climate Pledge Arena is located in Seattle, Washington, named after “The Climate Pledge,” a commitment initiated by Amazon and Global Optimism, the arena is dedicated to achieving the goals of the Paris Agreement ahead of schedule. This state-of-the-art facility, home to the NHL’s Seattle Kraken, is designed with a focus on green building practices and aims to be one of the most environmentally responsible arenas globally. Beyond serving as a dynamic sports hub, Climate Pledge Arena is a versatile venue for a range of entertainment events, including concerts and cultural performances. With its commitment to sustainability and hosting major league teams, the arena not only enriches Seattle’s sports scene but also sets a precedent for responsible and eco-friendly infrastructure in the world of entertainment. (climatepledgearena.com)



### SEATTLE CENTER

Seattle Center, situated in the heart of Seattle, Washington, is a vibrant cultural and entertainment campus that has become an iconic part of the city’s landscape. Originally built for the 1962 World’s Fair, the center is home to a diverse array of attractions and venues. The Space Needle, with its futuristic design, stands as the centerpiece of the center, offering panoramic views of the city. The campus encompasses key cultural institutions like the Museum of Pop Culture (MoPOP), the Pacific Science Center, and the Seattle Children’s Museum. Visitors can explore beautifully landscaped grounds, including the International Fountain, which serves as a popular gathering spot. Seattle Center is a dynamic hub for events and festivals, hosting concerts, art shows, and community celebrations throughout the year. (travelandleisure.com) (pacificsciencecenter.org) (mopop.org)



### SEATTLE PACIFIC UNIVERSITY

Seattle Pacific University is committed to engaging the culture and changing the world by graduating people of competence and character, becoming people of wisdom, and modeling grace-filled community. Our diverse learning community offers students a place to grow, discover, and embrace great challenges. SPU’s 43-acre city campus is located in a residential neighborhood on the north slope of Queen Anne Hill, only 10 minutes from the heart of downtown Seattle. SPU also owns and operates a wilderness campus and field station on Blakely Island, and a seaside campus/retreat facility on Whidbey Island. (spu.edu)



## EDUCATION

### UNIVERSITY OF WASHINGTON

Since our founding in 1861, the University of Washington has been a hub for learning, innovation, problem solving and community building. Driven by a mission to serve the greater good, our students, faculty and staff tackle today’s most pressing challenges with courage and creativity, making a difference across Washington state — and around the world. The UW comprises campuses in Seattle, Bothell and Tacoma, as well as a world-class medical center serving the state and the region. Each year, the UW inspires more than 60,000 students to learn from renowned experts in their fields. (washington.edu)







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