PARAGON REAL ESTATE ADVISORS

BEACON HILL 7-UNIT

(1512)

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Information within this marketing package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

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EXECUTIVE SUMMARY

OFFERING

Paragon Real Estate Advisors is excited to announce the exclusive listing of the Beacon Hill 7-Unit, a turnkey 2024 construction building on the northern point of Beacon Hill. The building features a unique mix of units: one 3-bedroom/1-bath unit with ADA accessibility and an attached secure garage, two 1-bedroom/1-bath units, and four Loft SEDU units.

Each unit is designed with LVP flooring, guartz countertops, stainless steel appliances, dishwashers, and high-end kitchen and bathroom vanities. In addition, the units feature air conditioning units, washers/dryers and lots of abundant nature light enhancing the tenants living experience while also provide an investor the opportunity to own highly desirable apartment units.

Located less than 2 miles from Downtown Seattle, Lumen Field, and T-Mobile Park, the property offers easy access to I-5, I-90, and boasts a transit score of 85, making it ideal for commuting tenants. This property offers investors a prime opportunity for long-term success by securing market rents from day one.





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EXECUTIVE SUMMARY

FINANCIAL SUMMARY

NAME	Beacon Hill 7-Unit
ADDRESS	1512 12th Ave S Seattle, WA 98144
PRICE	\$2,095,000
TOTAL UNITS	7
BUILT	2024
SQUARE FEET	3,377 Total Net Rentable
PRICE PER UNIT	\$299,286
PRICE PER FOOT	\$620
MARKET GRM/CAP	13.1/6.0%
LOT SIZE	3,497 Square Feet
ZONING	LR3 (M)

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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- 2024 construction
- 7 Units 1- 3BD/1BTH, 2- 1BD/1BTH, 4- SEDU units
- Covered and secure garage
- Units feature LVP flooring, quartz countertops, stainless steel appliances, dishwashers, bathroom and kitchen cabinets and fixtures
- In-unit washer and dryer
- Abundant natural light in the units
- Minutes from Downtown Seattle, Lumen Field, and T-Mobile Park

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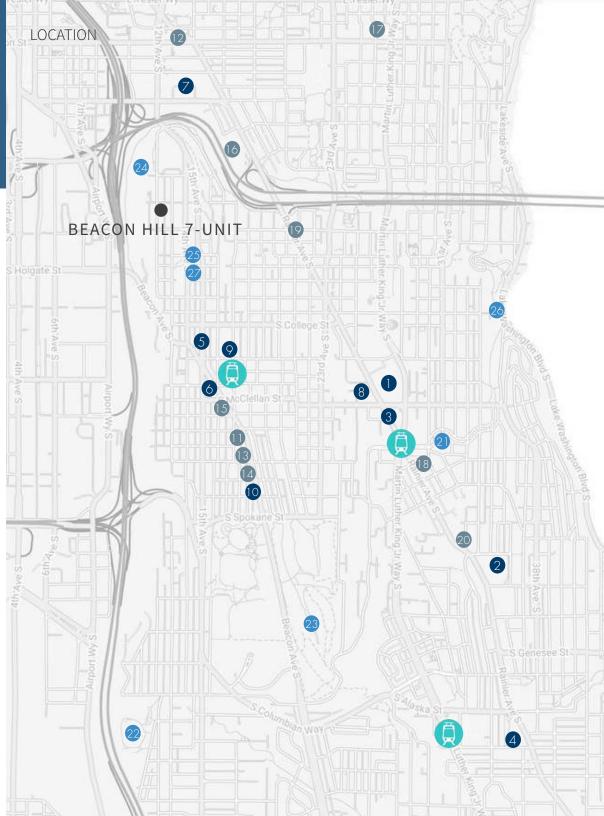
- 85 – Transit score

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SHOPS & SERVICE

- Lowes Home Improvement
 Safeway
 Arco
 PCC Community Market
 Shell
- RESTAURANTS & BARS
- Homer
 Pho Bac Soup Shop
 Bar Del Corso
 El Quetzal
 Milk Drunk

PARKS & SCHOOL

21. Franklin High School
 22. Maple Wood Playfeild
 23. Jefferson Park & Golf Course
 24. Dr. Jose Rizal Park
 25. Beacon Hill Playfield

- 6. Hilltop Red Apple
 7. Seattle Goodwill
 8. QFC
 9. The Station Coffee Shop
 10. Victrola Coffee Roasters
 - 16. West Wall Bar & Cafe
 17. Temple Pastries
 18. Wingstop
 19. Toshio's Teriyaki
 20. Emerald City Fish & Chips
 - 26. Mount Baker Beach27. Beacon Hill Elementary





INTERIORS UNIT1-3BD/1BTH



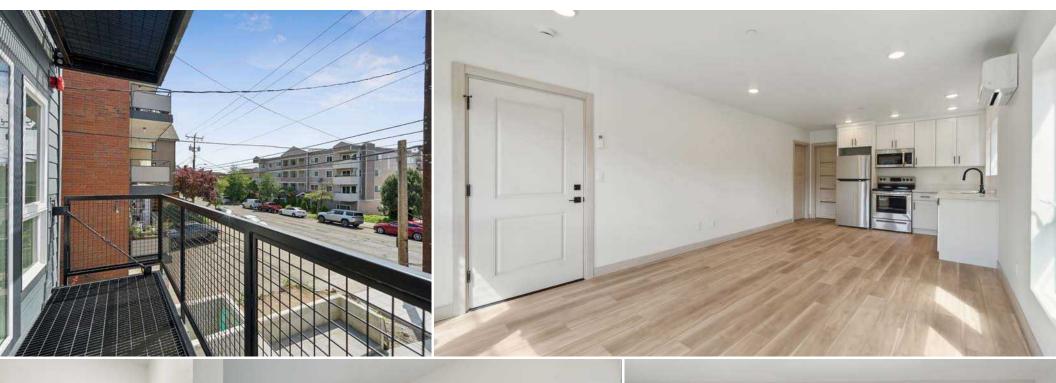


INTERIORS UNIT 2 - 18D/18TH





INTERIORS UNIT 3 - 18D/18TH



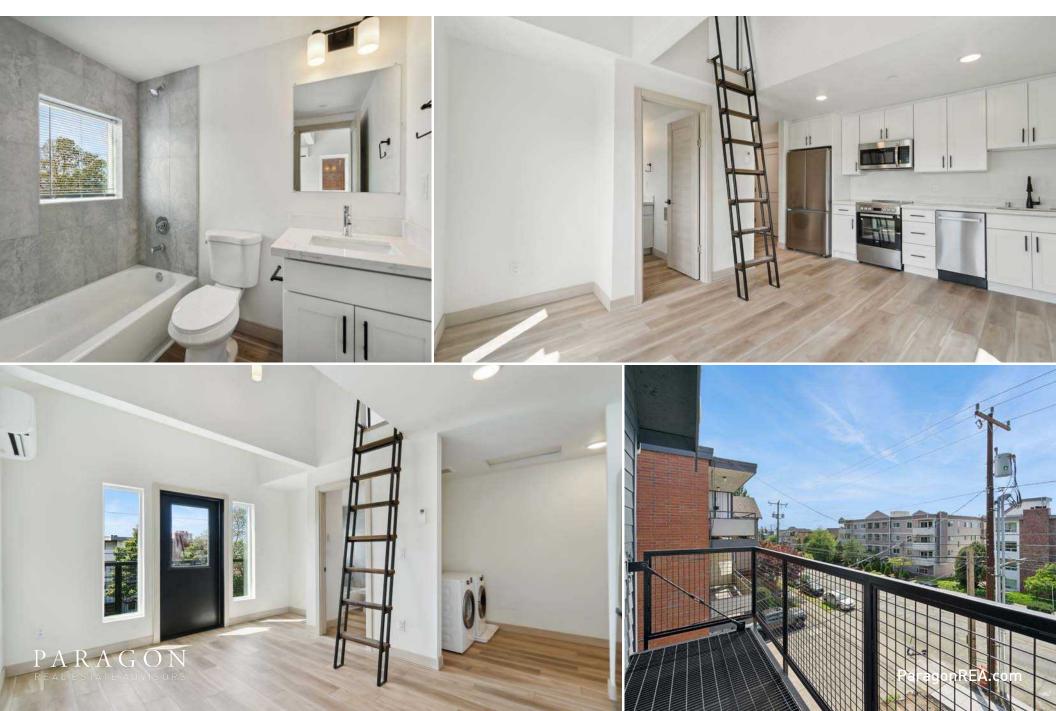


INTERIORS UNIT 4 - SEDU



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INTERIORS UNIT 7 - SEDU



FINANCIALS INCOME & EXPENSES

Units	7	Price	\$2,095,000
Year Built	2024	Per Unit	\$299,286
Rentable Area	3,377 SqFt	Per Sq. Ft.	\$620.37
Down Pmt	\$1,197,500	Market GRM	13.08
Loan Amount	\$1,197,500	Market CAP	5.96%
Interest Rate	6.500%		
Amortization	30 years		

ANNUALIZED OPERATING DATA		MARKET
Scheduled Gross Income		\$160,140
Less Vacancy	5.00%	\$8,007
Gross Operating Income		\$152,133
Less Expenses		\$27,304
Net Operating Income		\$124,829
Annual Debt Service		\$90,828
Cash Flow Before Tax	2.84%	\$34,001
Principal Reduction		\$13,385

ANNUALIZED OPERATING EXPENSES		MARKET
Real Estate Taxes	2024 Actual	\$8,204
Insurance	Proforma	\$5,000
Utilities	Proforma	\$7,000
Maintenance/Repairs	Proforma	\$3,500
Landscaping/Cleaning	Proforma	\$500
Reserves	Proforma	\$2,100
Miscellaneous/Administrative	Proforma	\$1,000
Total Expenses		\$27,304

MARKET	Expense/Unit	\$3,901
OPERATIONS	Expense/Foot	\$8.09
	Percent of EGI	17.05%

UNIT MARKET TYPE SQFT RENT UNITS 3 Bd/1 Bth 837 \$2,795 1 1 Bd/1 Bth 582 \$1,895-\$1,900 2 4 SEDU 356-370 \$1,425 Total/Avg \$3.64 7 490

MONTHLY INCOME	MARKET
Monthly Scheduled Rent	\$12,290
Utility Billback	\$840
Garage Parking	\$200
Pet Income	\$0
Miscellaneous Income	\$15
Total Monthly Income	\$13,345

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Leading investment firm for multifamily property

Paragon Reol Estate Advisors is a leading Seattle real estate investment firm for multi family property sales in Washington State. We are locally owned, client locued, and lighly experienced. When it comes to apartments and investment real estate in the Puget Sound region, we are the smart choice to partner with.



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The Top Local Multi-Family Brokerage in 2021

in the Seattle market according to 🛟 CoStar-

PARAGON REAL ESTATE ADVISORS

In 1995 our founders saw an opportunity to form a new kind of brokerage, one that focused on sharing information between brokers and truly partnering with its clients. Paragon Real Estate Advisors quickly established itself as a leading Seattle real estate investment firm.

Paragon Real Estate Advisors is the leading Seattle real estate investment firm for multi-family property sales in Washington State. We have accrued over \$4.1 billion in sales and have closed over 1,800 successful real estate transactions. We are locally owned, client-focused, and highly experienced.

At Paragon, we build long-term partnerships that help our clients reach their long- and short-term real estate investment goals while maintaining maximum profitability for them. Our brokers have an in-depth knowledge of the Washington state real estate market, particularly in the greater Seattle area and the I-5 corridor, that comes from more than 20 years' experience in the industry. Paragon's unique focus on sharing knowledge, teamwork and collaboration within the brokerage industry leverages our collective intellect for all our clients. Our brokers provide superior customer representation through our innovative and effective marketing campaigns, co-brokerage, skilled negotiations, and ongoing partnerships.

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