

NORTH SEATTLE | 22 UNITS

Prominent North Seattle Value-Add Opportunity

625 NORTH 130TH STREET | SEATTLE, WA



**ARBOR
HEIGHTS**
APARTMENTS

THE OPPORTUNITY

Lee & Associates Northwest is pleased to present Arbor Heights, a 22-unit apartment building centrally located on N 130th Street near local amenities with direct access to I-5.

The building is well maintained, featuring spacious units averaging 728 SF per unit with a unit mix of 15 one-bedroom, 7 two-bedroom units, and 8 covered parking stalls.

Arbor Heights is a handsome opportunity to realize a 129% lift from current below market rents.





PROMINENT NORTH SEATTLE LOCATION

Value-Add Opportunity

Opportunity to realize a 129% lift in revenue from current below market rents.

ADDRESS	625 N 130th Street, Seattle, WA 98133
TOTAL UNITS	22 Units
YEAR BUILT	1969
BUILDING NET RENTABLE / GROSS	17,800 NRSF / 23,956 SF
UNIT SF	16,020 SF
NET OPERATING INCOME	\$219,985 (5% Vacancy)
PRICE	\$4,650,000
PRICE / SF	\$261 / SF
PRICE / UNIT	\$211,364
CURRENT CAP RATE	4.7%
RENOVATED	7.5%
UNIT MIX	(15) 1-Bedroom / (7) 2-Bedroom
AVERAGE UNIT SF	728
LOT SIZE	15,565
ZONING	LR3
APPRAISED VALUE	\$4,749,000

PHOTOS



INTERIOR PHOTOS



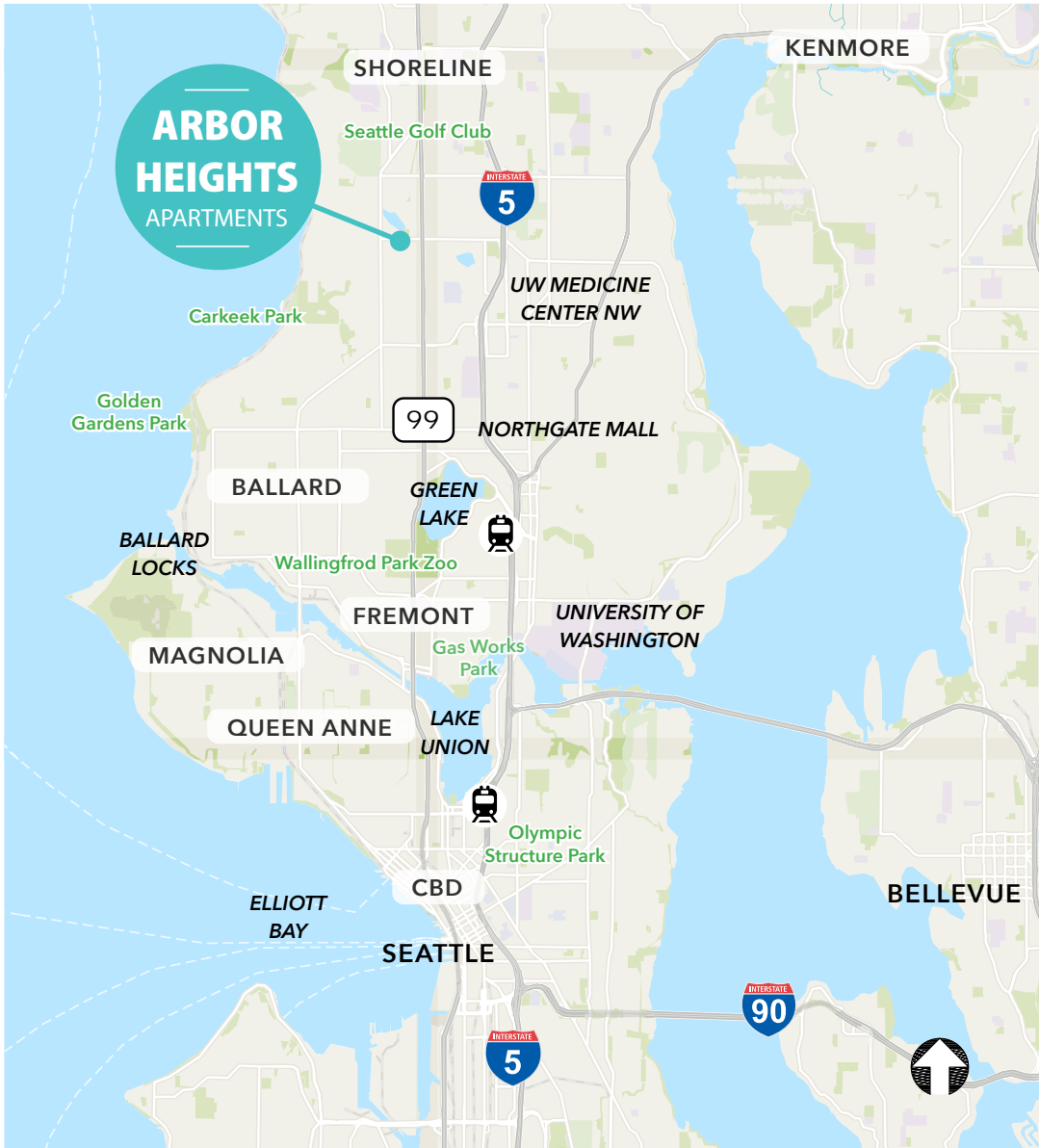
SURROUNDING AREA



LOCATION HIGHLIGHTS



LOCATION MAP



Arbor Heights is located in roughly what is known as the Broadview-Bitter Lake, buffeted by the Puget Sound to the west and Highway 99 to the east. The area extends north from Holman Road to just north of 145th Avenue on the Shoreline city border.

In addition to its access to abundant retail along Highway 99, Arbor Heights is near Carkeek Park, one of Seattle’s most spectacular parks with 220 acres of watershed with miles of hiking trails. Additional hiking trails can be found in the Llandover Woods Greenspace, another area of old-growth trees near 145th and 3rd NW. The neighborhood is a thriving, growing community, home to a diverse array of people and businesses. It is rich with natural beauty, healthcare, schools, parks, library, and community center, which is across the street from Arbor Heights.

DRIVE TIMES

DOWNTOWN SEATTLE	17 Minutes
DOWNTOWN BELLEVUE	33 Minutes
NORTHGATE	10 Minutes
BALLARD	15 Minutes
UNIVERSITY OF WASHINGTON	15 Minutes
SEATAC INTERNATIONAL AIRPORT	15 Minutes



BUILDING DETAILS & IMPROVEMENTS

EXTERIOR	Wood siding and hardy board
ROOF	Asphalt built-up roofing system - 10 years old
WINDOWS	All double pane windows
PLUMBING	Vertical waste water lines are cast iron / horizontal lines have been updated to ABS Water supply lines are copper
ELECTRIC	Square D 125 amps coper brass wiring / 3-prong grounded outlets
HEATING	Electric baseboard
HOT WATER	Individual hot water tanks
FIRE SAFETY	Standard and code compliant fire alarm
PARKING	8 covered stalls
LAUNDRY	Common area, coin operation, 2 washers and 2 dryers
DECKS	All units, inspected & repaired including cleaning and painting

FEATURES & UPGRADES

FLOORING	Carpet & linoleum
KITCHENS	Mostly white appliances, original cabinets & counters
BATHROOMS	Original, with some updates

REPORTS

- » *Critical Building Systems Review*
- » *Roof Report / James King Roofing*
- » *Old Republic Title*

2024 ESTIMATED OP EX / UNIT MIX

OPERATING EXPENSES

Administrative	\$2,600
Professional Fees	\$20,500
Maintenance and Repair	\$29,900
Building Systems	\$7,721
Exterior Maintenance	\$2,500
Real Estate Taxes [^]	\$46,126
Utilities	\$29,924
Insurance*	\$14,654
Leasing Expense	\$1,150

TOTAL OPERATING EXPENSES **\$155,075**

[^] insurance secured 06/01/2024

**Based upon appraised value of \$4,749,000



UNIT MIX

TYPE	%	UNITS	AVG. SF	TOTAL SF	CURRENT		PROFORMA / REHAB	
					AVG. RENT	RENT / SF	AVG. RENT	AVG. SF
1-Bedroom	68%	15	690	10,350	\$1,414	\$2.05	\$1,850	\$2.63
2-Bedroom	32%	7	810	5,670	\$1,414	\$1.75	\$1,950	\$2.41
Total / Average	100%	22	728	16,020	\$1,414	\$1.90	\$1,890	\$2.55

PROFORMA



PROFORMA / REHAB

Annualized Rent		\$496,800
Utility Reimbursement	22 @ \$70	\$18,480.00
Parking	8 @ \$115	\$11,040.00
Storage	11 @ \$70	\$9,240.00
Total Income		\$535,560
Vacancy	5%	\$26,778
		\$508,782
Operating Costs	29.88%	\$160,014
Net Operating Income		\$348,768
Purchase Price		\$4,650,000
Capitalization Rate	7.5%	
Renovation Expenses	\$35,000	\$735,000
# of Units to renovate	21	
Total Renovated Basis		\$5,385,000
Newly Created Property Value	5.00%	\$6,975,360
Net Value Creation		\$1,590,360

INCOME AND EXPENSES



INCOME	CURRENT		PROFORMA / REHAB	
		Per Unit		Per Unit
Gross Potential Rent	\$373,920	\$16,969	\$496,800	\$22,582
RUBS	\$15,600	\$660	\$18,480	\$502
Parking	\$5,280	\$440	\$11,040	\$420
Storage	\$0	\$0	\$9,240	\$200
Rental Income	\$394,200	\$17,918	\$535,560	\$24,343
Vacancy	(\$19,740)	(\$897)	(\$26,778)	(\$1,217)
Effective Gross Income	\$375,060	\$17,048	\$508,782	\$25,126
Real Estate Taxes	\$46,126	\$2,096	\$46,126	\$2,096
Insurance	\$14,654	\$666	\$14,654	\$666
Utilities	\$29,924	\$1,360	\$29,924	\$1,360
Property Management Fee	\$20,500	\$932	\$25,439	\$1,156
Building Systems	\$7,721	\$351	\$7,721	\$351
Repairs & Maintenance	\$29,900	\$1,359	\$29,900	\$1,359
Admin & Miscellaneous	\$3,750	\$170	\$3,750	\$170
Exterior Maintenance	\$2,500	\$114	\$2,500	\$114
Total Expenses	\$155,075	\$7,048	\$160,014	\$7,048
Expenses as % of EGI	39.28%		29.88%	
Net Operating Income	\$219,985		\$348,768	

FINANCIAL OVERVIEW

BUILDING SUMMARY

UNIT DETAILS

Total Units	22
Average Unit Size	728 SF
Total Net Rentable	17,300 SF

VALUE

List Price	\$4,650,000
Price Per Unit	\$211,364
Price Per SF	\$261
Current Cap Rate	4.7%
Rehab / Proforma Cap Rate	7.5%

CURRENT INCOME & EXPENSES

INCOME / UNITS

Gross Rents	\$394,200
Vacancy	(\$19,740)
Operating Expenses	\$155,075
NET OPERATING INCOME	\$219,985
Cap Rate	4.7%

REHAB INCOME & EXPENSE

UNIT DETAILS

Gross Income	\$533,560
Vacancy	(\$26,778)
Operating Expenses	\$160,014
NET OPERATING INCOME	\$348,768
Cap Rate	7.5%

RENT ROLL






Unit	BD/BA	SF	2024 Rent	Lease Start	Lease End	Scheduled Increase
100	2/1.00	810	1,375.00	04/16/2011	MTM	1.1.25
101	2/1.00	810	1,550.00	07/02/2015	02/29/2024	11.1.24
102	1/1.00	690	1,495.00	08/01/2023	07/31/2024	8.1.24
103	1/1.00	690	1,340.00	07/01/2022	06/30/2025	7.1.24
104	1/1.00	690	1,850.00	11/01/2024	07/31/2025	12.1.24^
105	1/1.00	690	1,250.00	02/22/2009	MTM	9.1.24
106	2/1.00	810	1,375.00	07/18/2022	06/30/2025	7.1.24
107*	1/1.00	690	1,125.00	01/01/2011	MTM	12.1.24
201*	2/1.00	810	1,300.00	04/01/2009	03/31/2025	12.1.24
202	1/1.00	690	1,425.00	01/22/2024	12/31/2024	1.1.25
203	1/1.00	690	1,445.00	04/01/2024	MTM	-
204	1/1.00	690	1,400.00	04/01/2017	MTM	3.1.25
205	1/1.00	690	1,595.00	08/29/2023	07/31/2025	8.1.24
206	2/1.00	810	1,400.00	02/05/2021	06/30/2025	7.1.25
207	1/1.00	690	1,375.00	03/01/2021	03/31/2025	4.1.25
301	2/1.00	810	1,425.00	03/01/2016	04/30/2025	5.1.25
302	1/1.00	690	1,600.00	10/10/2022	MTM	-
303	1/1.00	690	1,445.00	03/23/2017	12/31/2024	1.1.25
304	1/1.00	690	1,250.00	12/06/2011	MTM	-
305	1/1.00	690	1,450.00	08/01/2021	02/28/2025	-
306	2/1.00	810	1,420.00	12/10/2017	MTM	-
307	1/1.00	690	1,270.00	08/01/2013	05/31/2024	-
22	TOTAL	16,020	31,160.00			
	NET	17,800				

*Section 8 Tenants

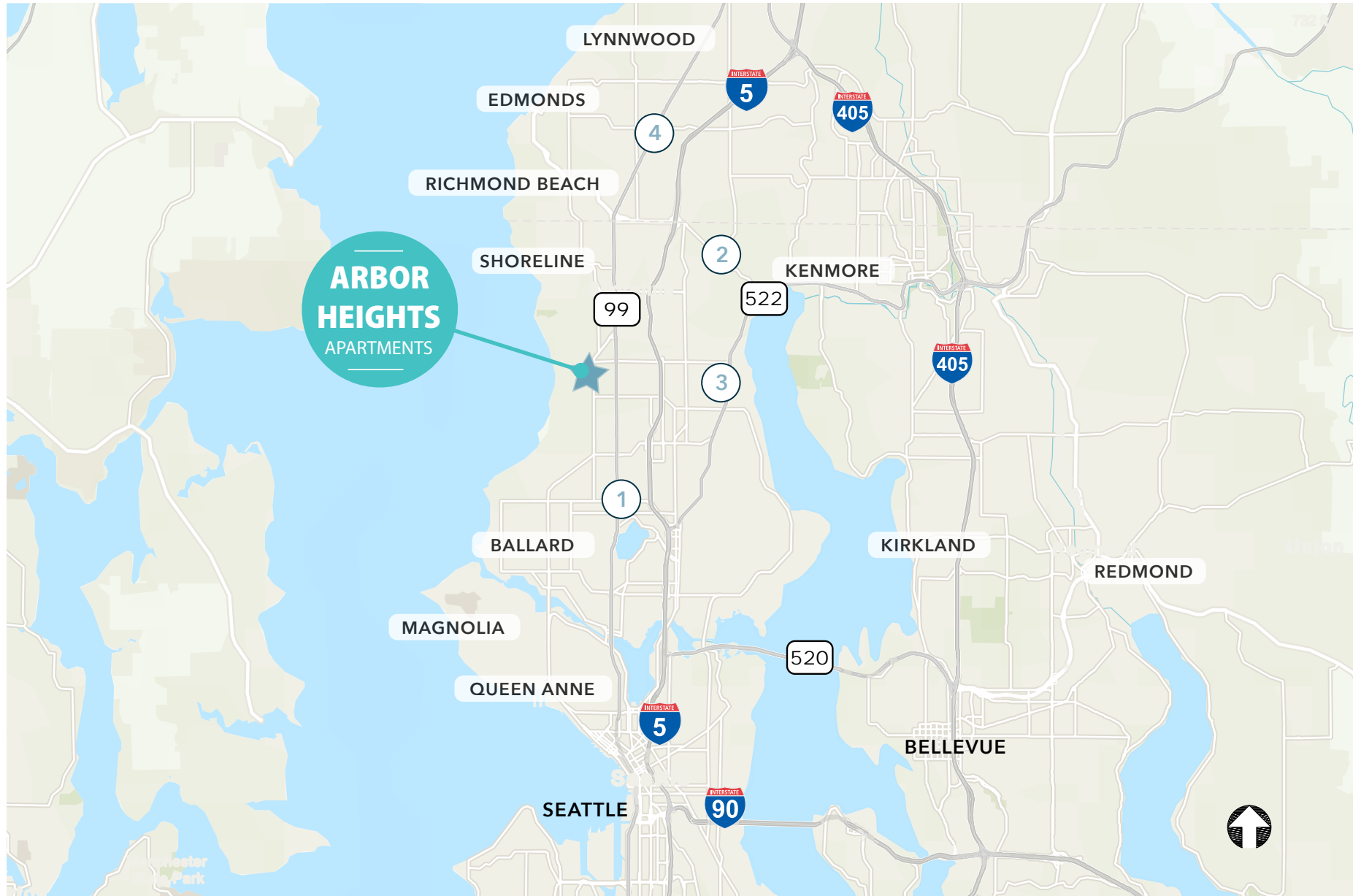
^Projected Rent



COMPARABLE SALES

	Property	Price \$/ SF	Units \$ / Unit	SF	Avg. Unit SF	Cap	Sold
★	 <p>Arbor Heights 625 N 130th St</p>	\$4,650,000 \$261	22 \$211,364	17,300	728	4.7%	On Market
1	 <p>Carolyn Court 9512 Interlake Ave</p>	\$4,545,000 \$301	21 \$216,429	15,080	741	5.25%	Aug-2023
2	 <p>North Forrest Apartment 18117 24th Ave NE</p>	\$4,800,000 \$309	20 \$240,000	15,566	770	4.07%	Aug-2023
3	 <p>Urban North 3032 NE 140th St</p>	\$5,275,000 \$284	27 \$195,370	18,592	691	4.90%	Feb-2023
4	 <p>Steven's Court 21521 73rd Pl W</p>	\$4,572,429 \$395	18 \$254,024	11,568 SF	612	4.7%	Jan-2023
AVERAGE		\$322	22 \$226,456	15,201	704	4.73%	

COMPARABLE SALES MAP





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COMMERCIAL REAL ESTATE SERVICES
CAPITAL MARKETS

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