

# 4324 36TH AVE W

SEATTLE, WA 98199

Value-add 6 Unit  
Apartment in Magnolia

AVAILABLE AS PART OF A 3 PROPERTY, 14 UNIT  
PORTFOLIO OR INDIVIDUAL INVESTMENT OPPORTUNITY

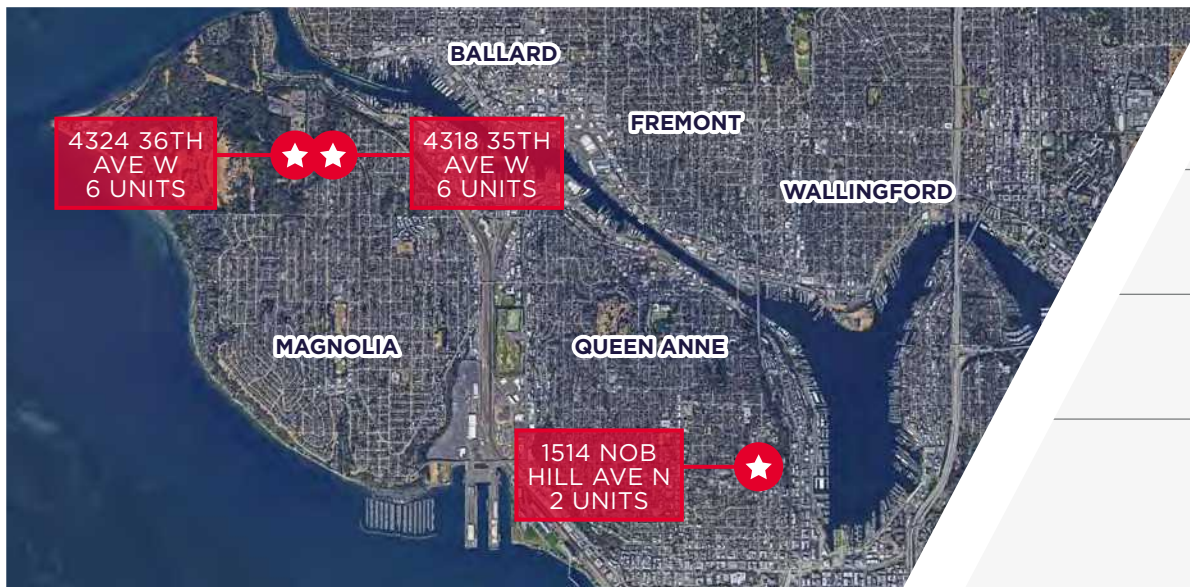


# INVESTMENT OFFERING & HIGHLIGHTS


Cushman & Wakefield Capital Markets (“C&W”) is honored to serve as the exclusive investment advisor for the sale of the Sinclair Estate Apartment Buildings (the “Property”) in Seattle, WA. This highly sought-after, well-located multifamily investment opportunity comprises of three properties in the prestigious Magnolia and Queen Anne neighborhoods of Seattle. The properties include 4318 35th Avenue W, 4324 36th Avenue W, and 1514 Nob Hill Avenue N, each offering unique characteristics and potential for value appreciation. The properties are being offered both jointly and individually.

The Magnolia properties, 4318 35th Avenue W and 4324 36th Avenue W, are situated within blocks of each other, providing an investor the opportunity to manage a concentrated portfolio in one of Seattle’s most desirable residential areas. The Queen Anne property, 1514 Nob Hill Avenue N, further enhances this portfolio by adding a prime location in one of Seattle’s most iconic neighborhoods. These properties benefit from strong local amenities, walkability, and proximity to downtown Seattle, making them highly attractive to potential tenants. All properties are in the ownership of the original builders family and can benefit from a value add approach from a new owner.

## PORTFOLIO OFFERING




6  
UNITS 

1977  
YEAR BUILT 

895  
AVG UNIT SF 

5,750  
RENTABLE SF 

\$1,750,000  
LIST PRICE 

\$291,667  
PRICE / UNIT 

\$326  
PRICE / SF 

\$1.57  
AVG CRNT RENT/SF 

\$1,484  
AVG CRNT RENT 

\$1.87  
AVG MKT RENT/SF 

\$1,780  
AVG MKT RENT 

423540-0485  
PARCEL 

4324 36th Ave W  
SEATTLE, WA 98199 

1

**ABILITY TO INCREASE RENTS 18-20% ON TURN AROUND WITH MINIMAL UPDATES**

2

**WASHER/DRYER IN EACH UNIT**

3

**SECURED ACCESS AND INDIVIDUAL BALCONIES/PATIOS**

4

**COVERED PARKING WITH 1:1 RATIO**

5

**OWNED BY ORIGINAL BUILDER**



# INVESTMENT HIGHLIGHTS

## PROXIMITY TO MAJOR EMPLOYMENT HUBS

The properties are located near downtown Seattle, South Lake Union, and Fremont, home to major employers such as Amazon, Google, and numerous others in the tech and financial industries. This ensures a consistent demand for quality housing.

## HIGHLY DESIRABLE NEIGHBORHOODS

Both Magnolia and Queen Anne are known for their scenic views, quiet residential streets, and high-quality amenities, making them some of Seattle's most coveted living areas.

## PURCHASE OPTIONS

Opportunity to purchase the properties individually or as a 14-unit portfolio.

## STRONG MARKET FUNDAMENTALS

Seattle boasts strong multifamily market fundamentals, including low vacancy rates, consistent rent growth, and a robust job market, all of which contribute to the stability and potential appreciation of these properties.

4318 35TH  
AVE W

4324 36TH  
AVE W

# MAGNOLIA

Magnolia is one of Seattle's largest neighborhoods, known for its family-friendly atmosphere, expansive parks such as Discovery Park, and high-end residential real estate. The neighborhood offers a peaceful retreat with easy access to downtown Seattle, making it ideal for professionals and families alike.



# CUSHMAN & WAKEFIELD PNW MULTIFAMILY CAPITAL MARKETS

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