

# BREMERTON PORTFOLIO

10 PROPERTY PORTFOLIO OR  
INDIVIDUAL INVESTMENT  
OPPORTUNITY

**LAFAYETTE APARTMENTS**  
328 S Lafayette Ave

**COBERLY DUPLEX**  
1212 4th St

**DALTON DUPLEX**  
1208 4th St

**KITSAP BUSINESS CENTER**  
865 6th St

**GAY BUILDING**  
527 4th St

**RENN BUILDING**  
540 4th St

**TOWNE MANOR**  
241 5th St

**ELIZABETH APARTMENTS**  
1548 Elizabeth Ave

**LEWIS BUILDING**  
519 4th St

**YETTA BUILDING**  
523 4th St





# EXECUTIVE SUMMARY

## BREMERTON, WA PORTFOLIO

Cushman & Wakefield Capital Markets (“C&W”), in collaboration with Windermere Real Estate (“WRE”) is pleased to present an exclusive opportunity to purchase one, some, or all pieces of a portfolio of investment properties in central Bremerton. On the market for the first time in decades, the portfolio is comprised of residential, multifamily, mixed-use, office, and retail properties, all within easy access to Downtown Bremerton and Naval Base Puget Sound.

*All properties are available as a portfolio or individually.*



# COBERLY DUPLEX

The Coberly Duplex is a 2,337 square foot multifamily investment in Downtown Bremerton, perfect for an investor or owner-user. Coberly has significant upside through renovations and can be sold in conjunction with the Dalton Duplex, adjacent to the east.



## PROPERTY SUMMARY

ADDRESS	1212 4th Street, Bremerton, WA 98337
PARCEL #	3795-002-027-0008
BUILDINGS	1
PROPERTY TYPE	Duplex
YEAR BUILT	1916
BUILDING SF	2,337 SF
LAND SF	3,920 SF (0.09 acres)

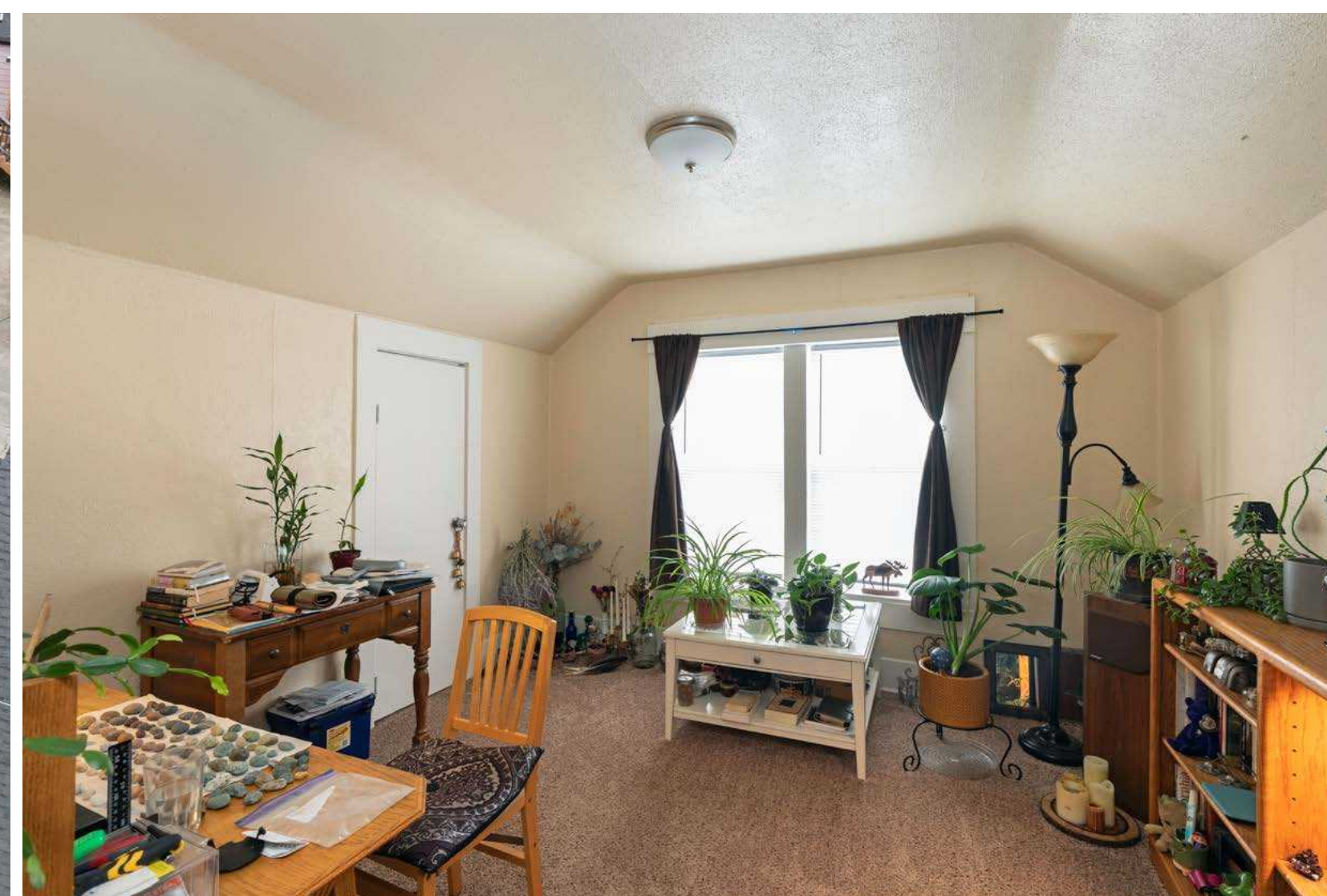
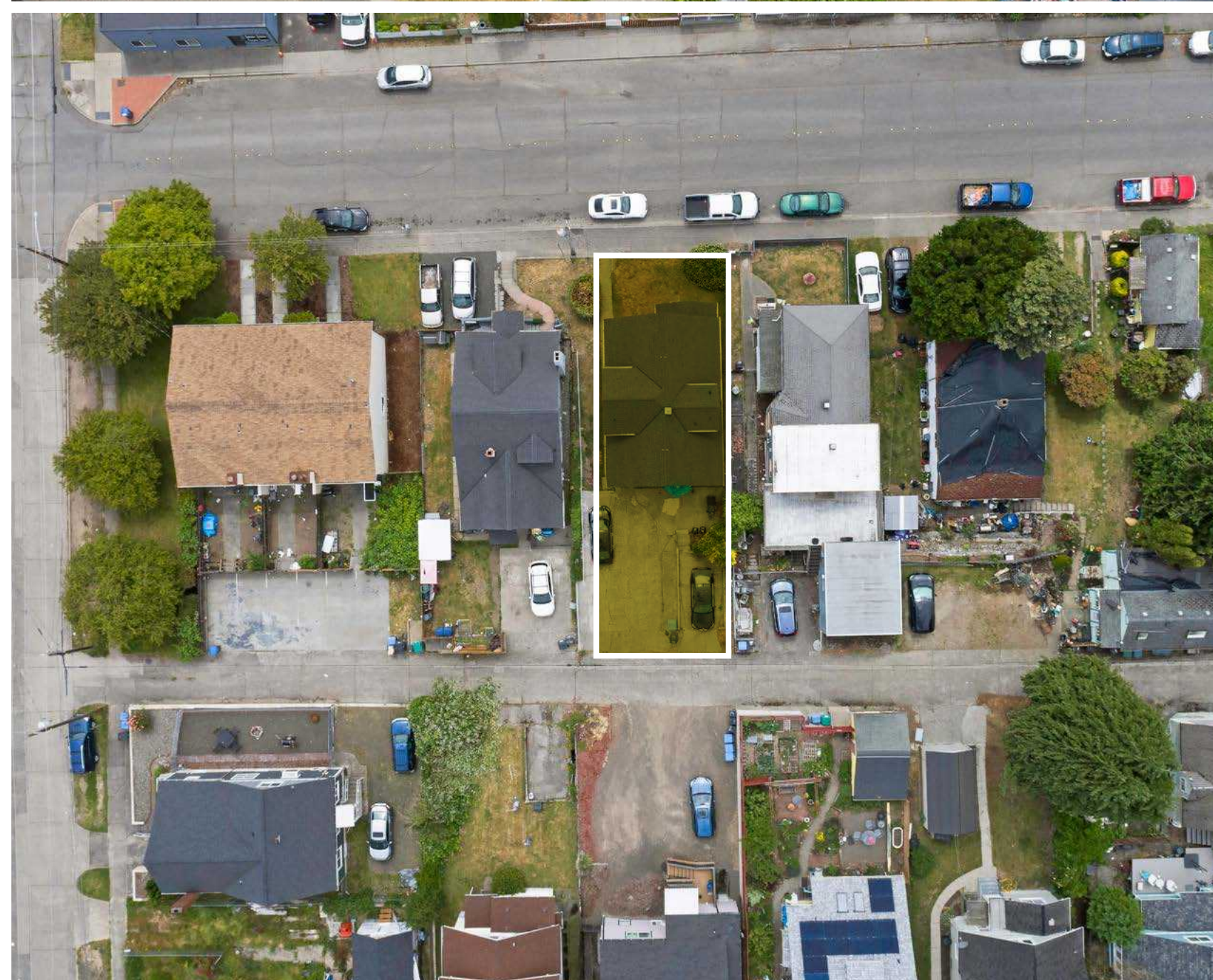
## PRICING METRICS

PRICE	<b>\$400,000</b>
PRICE PER SF	\$171
PRICE PER LAND SF	\$102

## OPERATIONS

CURRENT ANNUAL INCOME	\$33,360
2024 TAXES	\$3,682
CURRENT INSURANCE	\$1,614
CURRENT UTILITIES	\$1,680





**RENT ROLL**

**SQUARE FOOTAGE**

**LEASE EXPIRATION**

**CURRENT RENT**

**OTHER RECURRING CHARGES**

**UNIT 1**

**1,100 SF**

**5/1/2025**

**\$1,425**

**\$105**

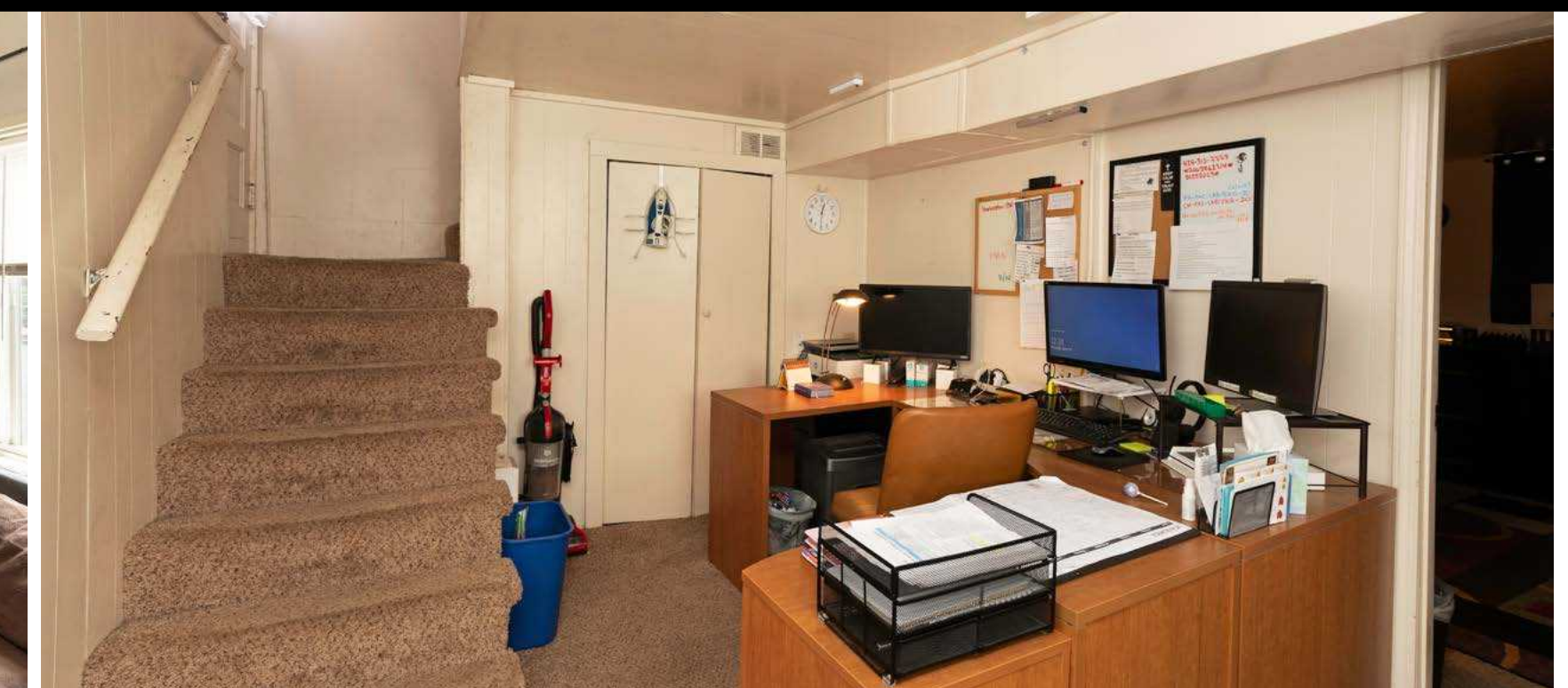
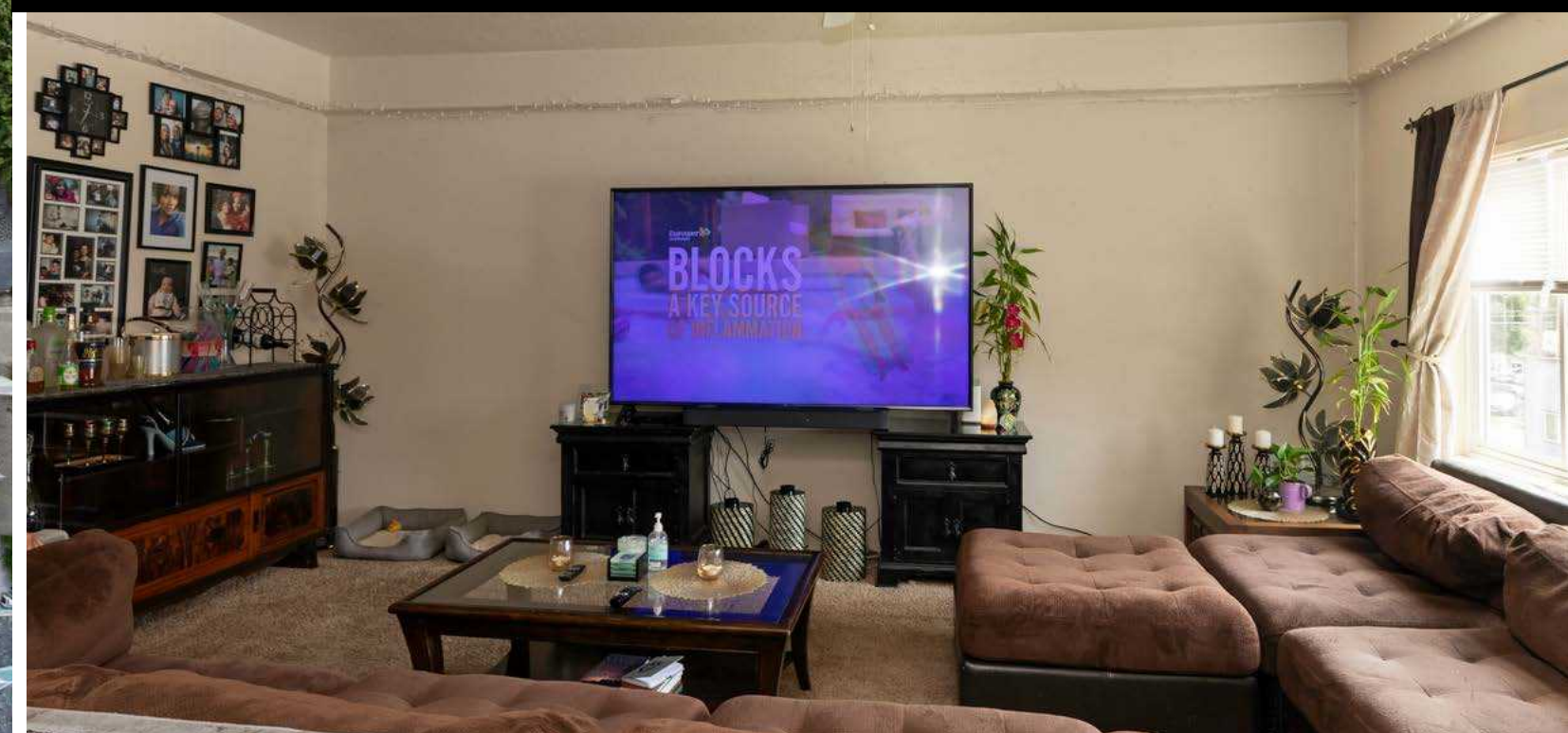
**UNIT 2**

**500 SF**

**2/1/2025**

**\$1,165**

**\$85**





# DALTON DUPLIX

The Dalton Duplex is a 3,152 square foot multifamily investment in Downtown Bremerton, perfect for an investor or owner-user. Dalton has significant upside through renovations and can be sold in conjunction with the Coberly Duplex, adjacent to the west.



## PROPERTY SUMMARY

ADDRESS	1208 4th Street, Bremerton, WA 98337
PARCEL #	3795-002-028-0007
BUILDINGS	1
PROPERTY TYPE	Duplex
YEAR BUILT	1928
BUILDING SF	3,152 SF
LAND SF	3,920 SF (0.09 acres)

## PRICING METRICS

PRICE	<b>\$655,000</b>
PRICE PER SF	\$208
PRICE PER LAND SF	\$167

## OPERATIONS

CURRENT ANNUAL INCOME	\$40,920
2024 TAXES	\$4,604
CURRENT INSURANCE	\$1,593
CURRENT UTILITIES	\$4,855





**RENT ROLL**

**SQUARE FOOTAGE**

**LEASE EXPIRATION**

**CURRENT RENT**

**OTHER RECURRING CHARGES**

**UNIT 1**

**1,900**

**5/1/2025**

**\$1,680**

**\$130**

**UNIT 2**

**720**

**6/30/2024**

**\$1,480**

**\$120**





# ELIZABETH APARTMENTS

Elizabeth Apartments is a 6-unit apartment investment north of Downtown Bremerton, just steps from Olympic College. Elizabeth provides an opportunity for significant income growth through modernization of units and systems.



## PROPERTY SUMMARY

ADDRESS	1548 Elizabeth Avenue, Bremerton, WA 98337
PARCEL #	3802-002-039-0005
BUILDINGS	3
PROPERTY TYPE	6-Unit Apartment
YEAR BUILT	1917/1930
BUILDING SF	3,596 SF
LAND SF	8,712 SF

## PRICING METRICS

PRICE	<b>\$890,000</b>
PRICE PER UNIT	\$148,333
PRICE PER SF	\$247
PRICE PER LAND SF	\$102

## OPERATIONS

CURRENT ANNUAL INCOME	\$85,800
2024 TAXES	\$7,543
CURRENT INSURANCE	\$9,097
CURRENT UTILITIES	\$5,568





**RENT ROLL**

**SQUARE FOOTAGE**

**LEASE EXPIRATION**

**CURRENT RENT**

**OTHER RECURRING CHARGES**

**UNIT 1**

**946**

**11/30/2024**

**\$1,520**

**\$80**

**UNIT 2**

**624**

**11/30/2024**

**\$1,120**

**\$120**

**UNIT 3**

**446**

**2/16/2025**

**\$1,010**

**\$110**

**UNIT 4**

**550**

**VACANT**

**UNIT 5**

**400**

**10/31/2024**

**\$1,029**

**\$71**

**UNIT 6**

**550**

**12/31/2024**

**\$1,999**

**\$91**





# LAFAYETTE APARTMENTS

Lafayette Apartments is a 6-unit, value-add apartment investment just east of the Bremerton core. Lafayette offers an investor an opportunity to increase rent and income through unit renovations.



## PROPERTY SUMMARY

ADDRESS	328 S Lafayette Avenue, Bremerton, WA 98337
PARCEL #	3732-014-012-0006
BUILDINGS	2
PROPERTY TYPE	6-Unit Apartment
YEAR BUILT	1902/1941
BUILDING SF	3,108 SF
LAND SF	6,098 SF

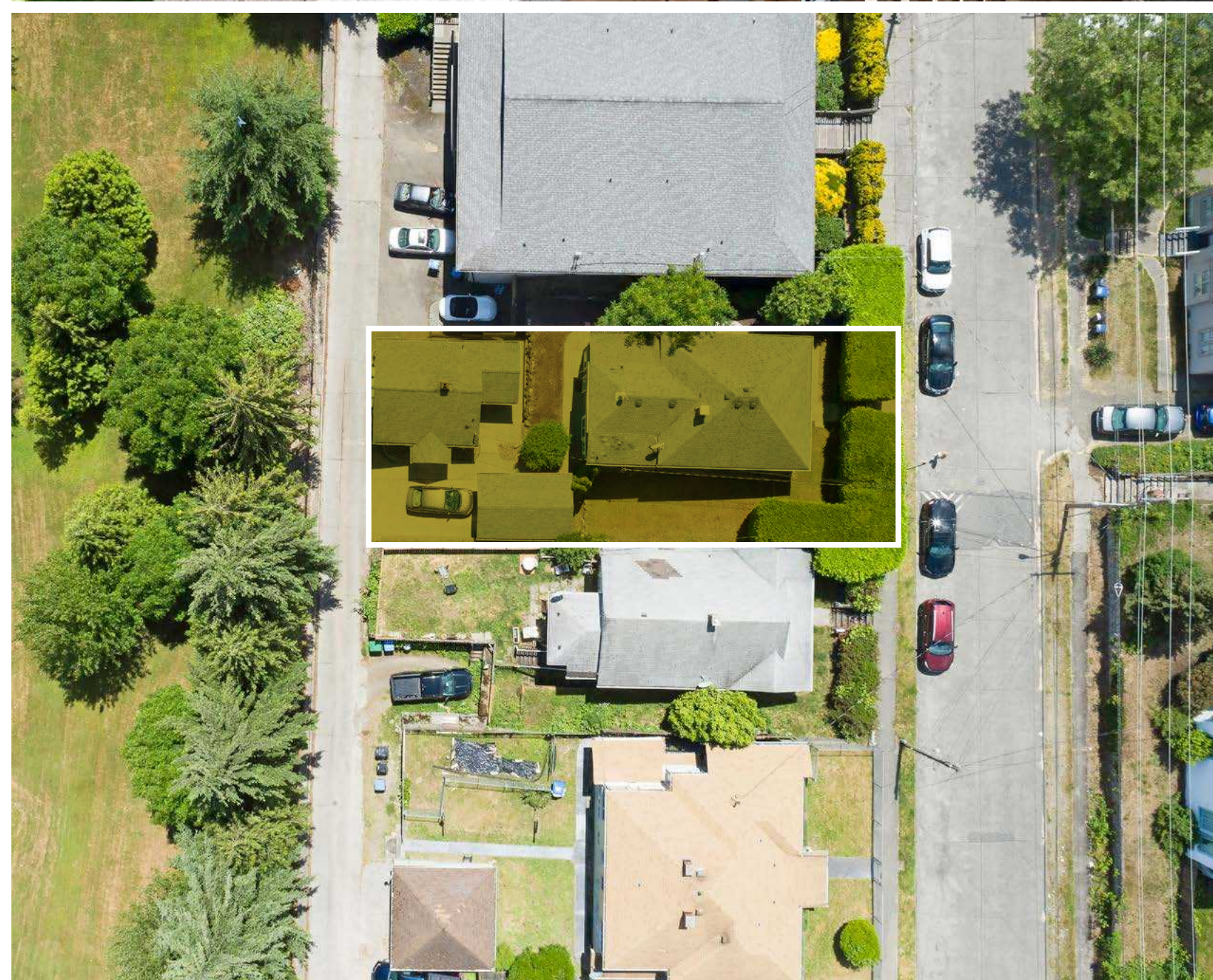
## PRICING METRICS

PRICE	<b>\$730,000</b>
PRICE PER UNIT	\$121,667
PRICE PER SF	\$235
PRICE PER LAND SF	\$120

## OPERATIONS

CURRENT ANNUAL INCOME	\$72,142
2024 TAXES	\$7,698
CURRENT INSURANCE	\$5,578
CURRENT UTILITIES	\$8,720





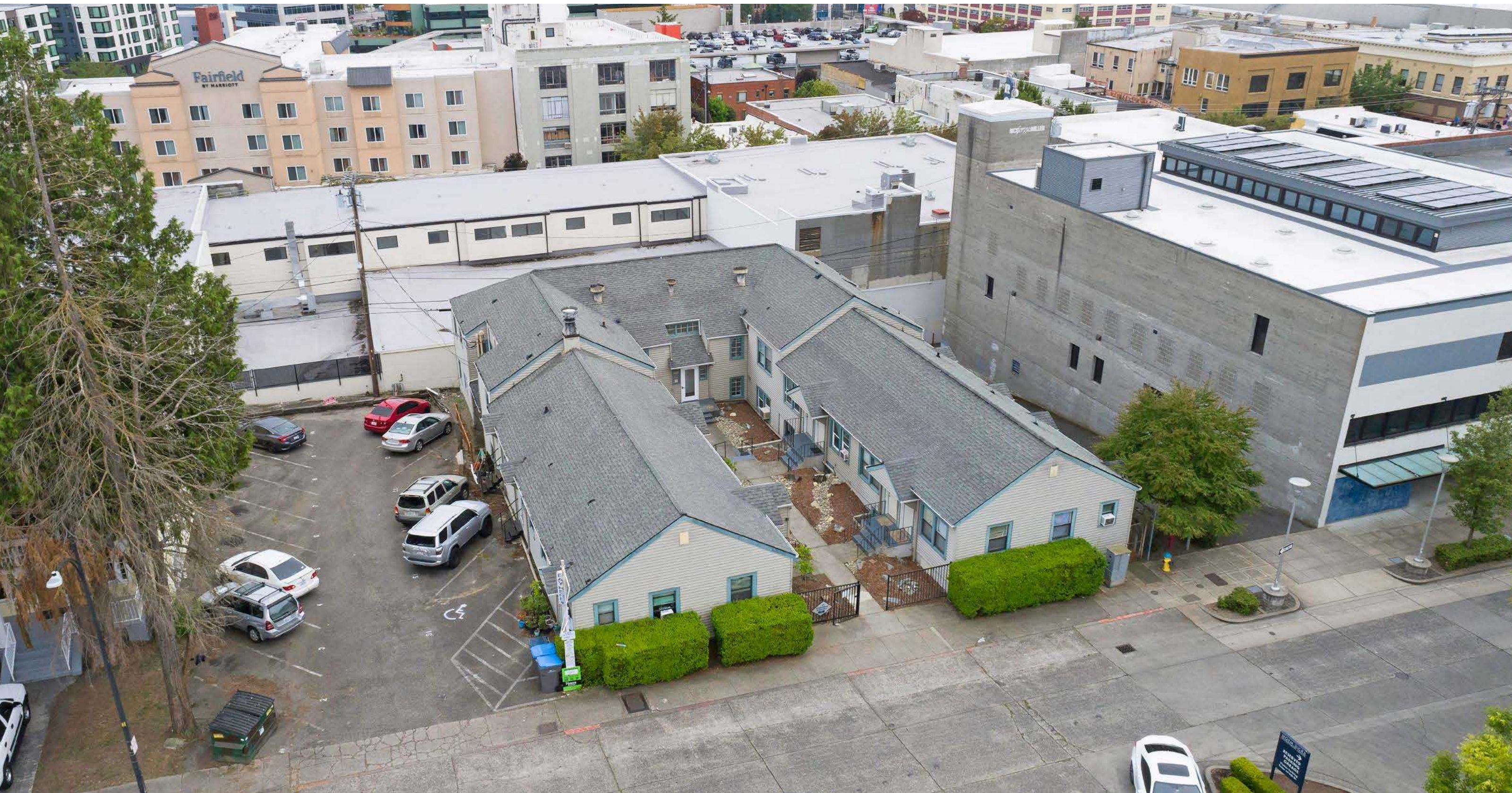
<b>RENT ROLL</b>	<b>SQUARE FOOTAGE</b>	<b>LEASE EXPIRATION</b>	<b>CURRENT RENT</b>	<b>OTHER RECURRING CHARGES</b>
<b>UNIT 1</b>	<b>1,000</b>	<b>VACANT</b>		
<b>UNIT 2</b>	<b>478</b>	<b>5/31/2025</b>	<b>\$1,142</b>	<b>\$128</b>
<b>UNIT 3</b>	<b>478</b>	<b>4/1/2025</b>	<b>\$1,142</b>	<b>\$108</b>
<b>UNIT 4</b>	<b>306</b>	<b>4/1/2025</b>	<b>\$942</b>	<b>\$128</b>
<b>UNIT 5</b>	<b>306</b>	<b>7/31/2024</b>	<b>\$1,002</b>	<b>\$98</b>
<b>UNIT 6</b>	<b>350</b>	<b>5/1/2025</b>	<b>\$1,142</b>	<b>\$108</b>





# TOWN MANOR

Town Manor is an exceptional, 25-unit apartment investment in Downtown Bremerton. The value-add opportunity provides great walkability and a large parking lot.



## PROPERTY SUMMARY

ADDRESS	241 5th Street, Bremerton, WA 98337
PARCEL #	3718-006-029-0001
BUILDINGS	1
PROPERTY TYPE	25-Unit Apartment
YEAR BUILT	1937
BUILDING SF	10,825 SF
LAND SF	12,197 SF (0.28 acres)

## PRICING METRICS

PRICE	<b>\$2,600,000</b>
PRICE PER UNIT	\$104,000
PRICE PER SF	\$240
PRICE PER LAND SF	\$213

## OPERATIONS

CURRENT ANNUAL INCOME	\$275,460
2024 TAXES	\$26,012
CURRENT INSURANCE	\$5,979
CURRENT UTILITIES	\$38,542





<b>RENT ROLL</b>	<b>SQUARE FOOTAGE</b>	<b>LEASE EXPIRATION</b>	<b>CURRENT RENT</b>	<b>OTHER RECURRING CHARGES</b>
UNIT 1	750	1/1/2025	\$1,444	\$106
UNIT 2	400	9/1/2024	\$994	\$106
UNIT 3	375	10/31/2024	\$1,004	\$96
UNIT 4	350	6/30/2024	\$951	\$104
UNIT 5	350	6/30/2025	\$996	\$104
UNIT 6	350	6/30/2025	\$1,054	\$136
UNIT 8	350	1/17/2025	\$994	\$106
UNIT 9	475	VACANT		
UNIT 10	500	VACANT		
UNIT 11	500	8/31/2024	\$1,204	\$116
UNIT 12	375	VACANT		
UNIT 14	375	10/1/2024	\$1,044	\$106
UNIT 15	375	2/9/2025	\$994	\$106
UNIT 21	500	6/30/2024	\$1,121	\$124
UNIT 22	500	6/30/2024	\$1,121	\$104
UNIT 23	375	VACANT		
UNIT 24	375	9/30/2024	\$1,046	\$124
UNIT 25	500	6/30/2025	\$1,046	\$124
UNIT 26	375	7/31/2024	\$1,046	\$124
UNIT 31	375	5/31/2025	\$1,196	\$144
UNIT 32	500	5/31/2025	\$1,204	\$96
UNIT 33	375	VACANT		
UNIT 34	375	VACANT		
UNIT 35	500	N/A	\$1,154	\$116
UNIT 36	550	1/25/2025	\$1,204	\$96



# LEWIS BUILDING

The Lewis Diamond Building is a 1,545 square foot retail investment in the heart of Downtown Bremerton. Lewis is currently the home to Local Boys Taproom, a popular watering hole serving craft beer and ciders.



## PROPERTY SUMMARY

ADDRESS	519 4th Street, Bremerton, WA 98337
PARCEL #	3718-014-030-0002
BUILDINGS	1
PROPERTY TYPE	Retail
YEAR BUILT	1918
BUILDING SF	1,545 SF
LAND SF	1,742 SF

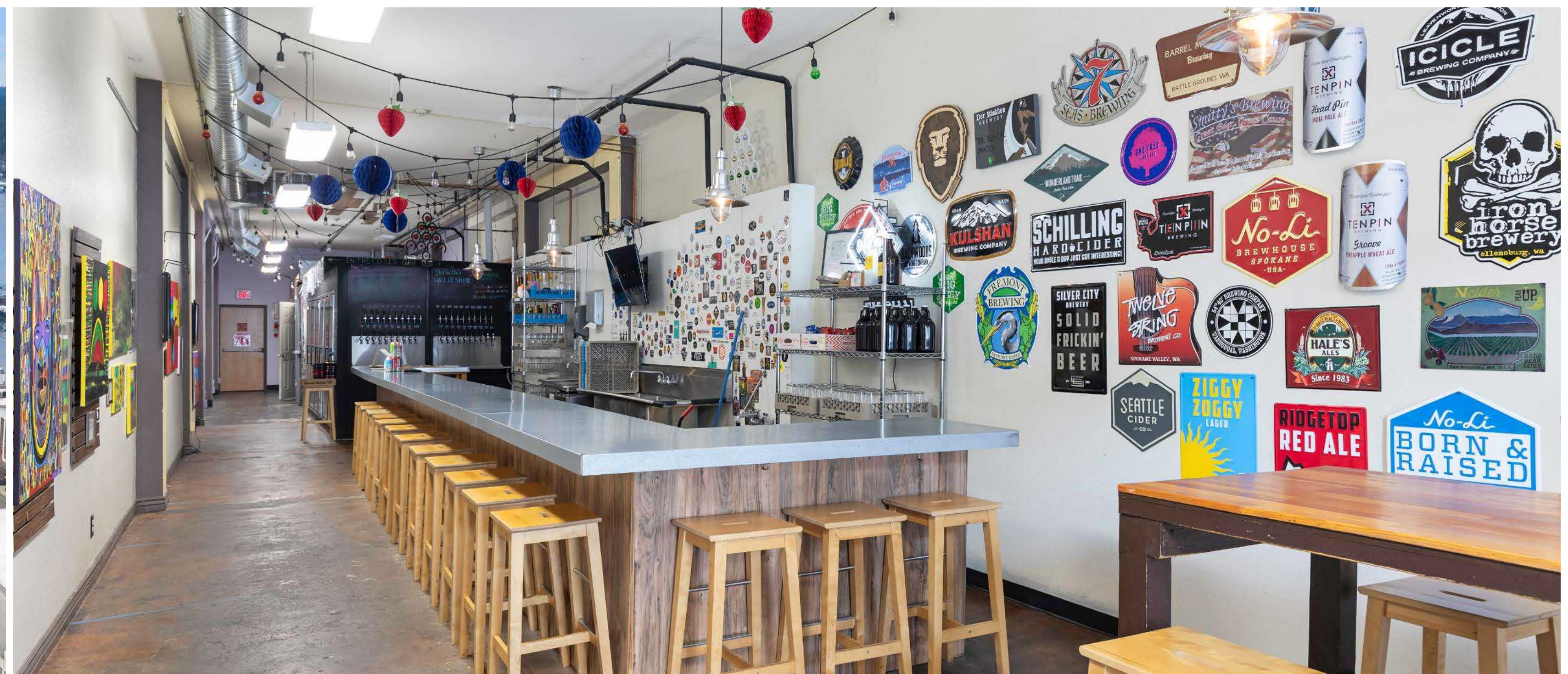
## PRICING METRICS

PRICE	\$210,000
PRICE PER SF	\$135
PRICE PER LAND SF	\$121

## OPERATIONS

CURRENT ANNUAL INCOME	\$27,300
2024 TAXES	\$910
CURRENT INSURANCE	\$4,558
CURRENT UTILITIES	N/A



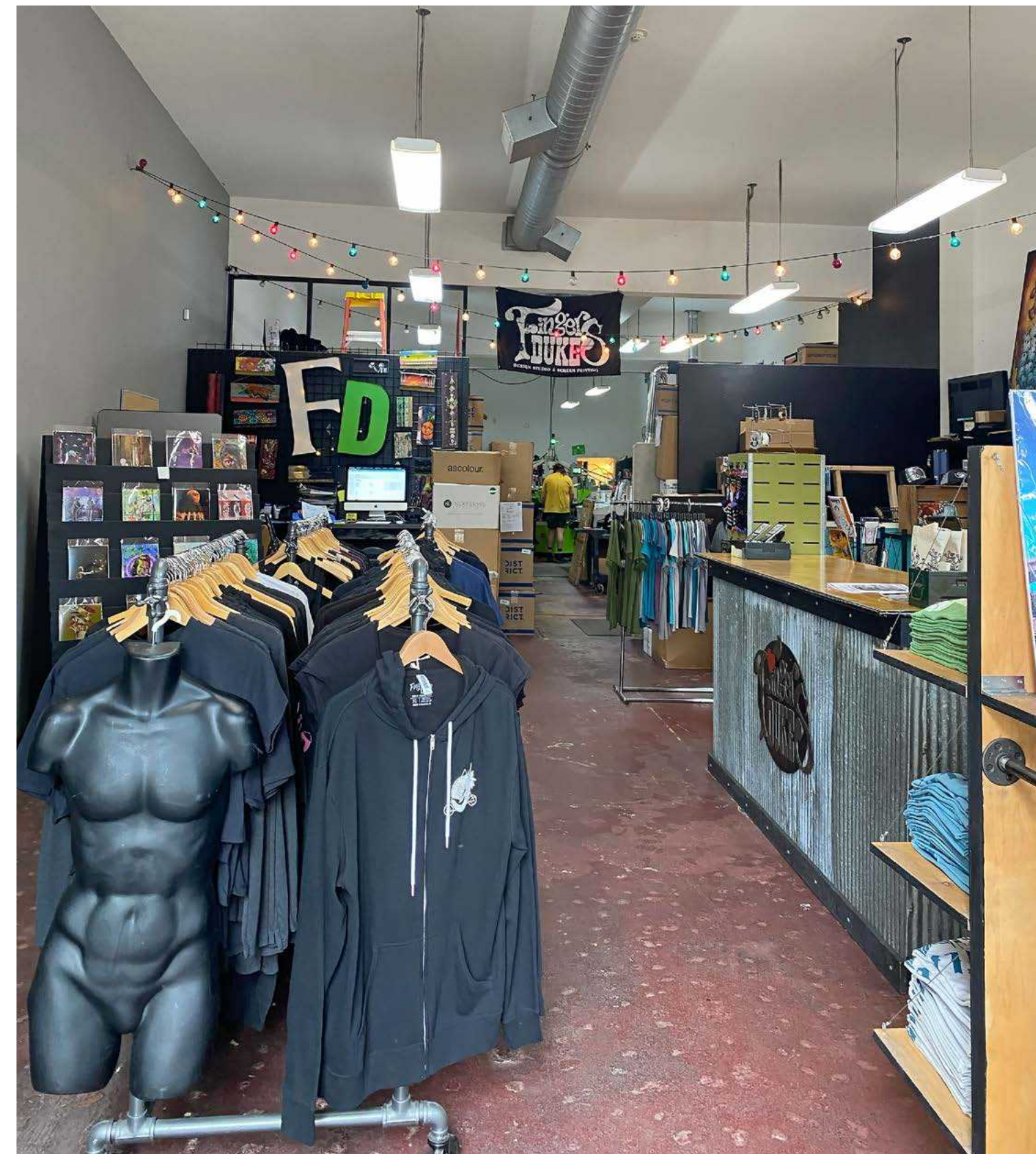


<b>RENT ROLL</b>	<b>SQUARE FOOTAGE</b>	<b>LEASE EXPIRATION</b>	<b>CURRENT RENT</b>	<b>OTHER RECURRING CHARGES</b>
<b>RETAIL - LOCAL BOYS TAP ROOM</b>	<b>1,545</b>	<b>6/30/2026</b>	<b>\$1,474</b>	<b>\$801</b>



# YETTA BUILDING

The Yetta Diamond Building is a 4,635 square foot retail investment in the heart of Downtown Bremerton. Yetta is currently the home to Fingers Duke, a graphic design and screen printing shop, plus a t-shirt shop with a local following.



## PROPERTY SUMMARY

ADDRESS	523 4th Street, Bremerton, WA 98337
PARCEL #	3718-014-030-0101
BUILDINGS	1
PROPERTY TYPE	Retail
YEAR BUILT	1918
BUILDING SF	4,635 SF
LAND SF	4,792 SF

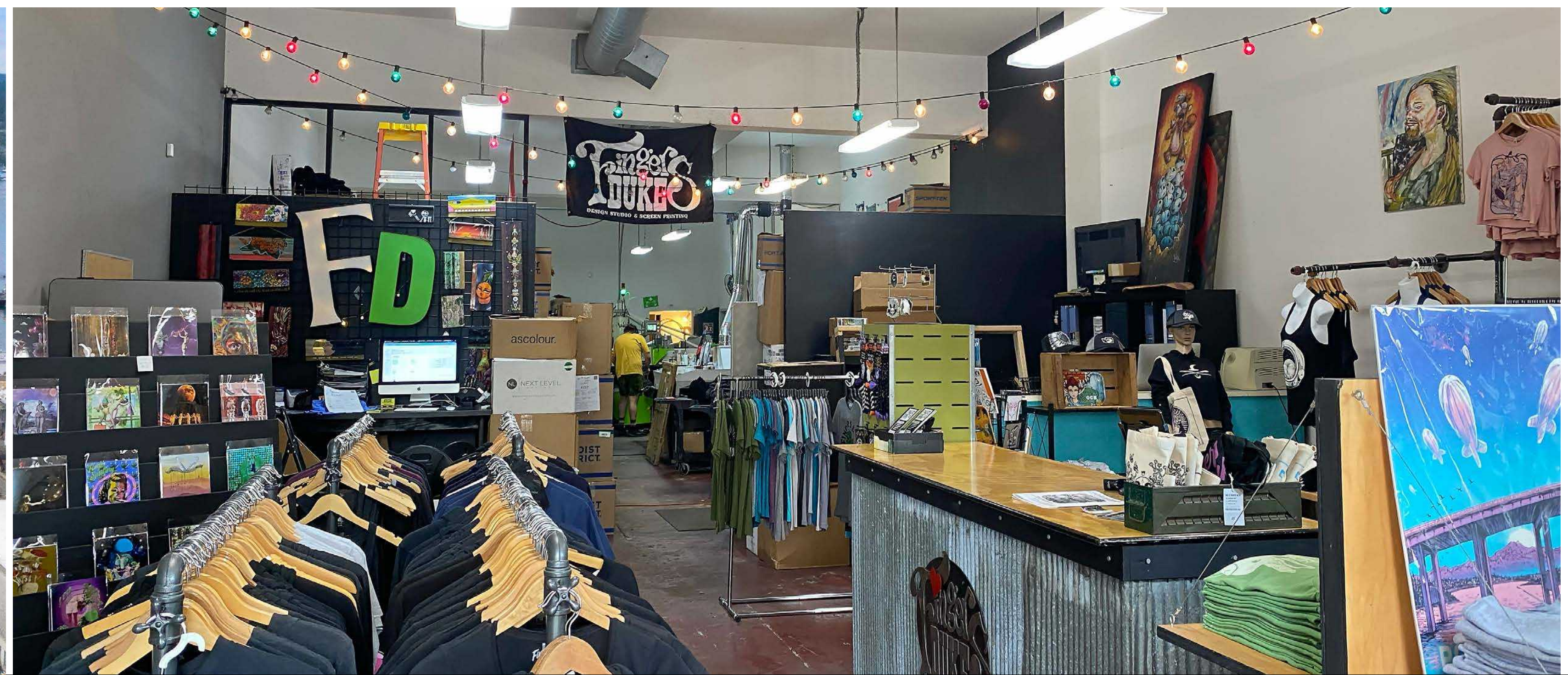
## PRICING METRICS

PRICE	<b>\$380,000</b>
PRICE PER SF	\$82
PRICE PER LAND SF	\$79

## OPERATIONS

CURRENT ANNUAL INCOME	\$66,672
2024 TAXES	\$3,267
CURRENT INSURANCE	\$3,521
CURRENT UTILITIES	N/A





<b>RENT ROLL</b>	<b>SQUARE FOOTAGE</b>	<b>LEASE EXPIRATION</b>	<b>CURRENT RENT</b>	<b>INCREASE DATE</b>	<b>BASE RATE INCREASE</b>	<b>OTHER RECURRING CHARGES</b>
<b>01-523</b>	<b>4,653</b>	<b>3/31/2026</b>	<b>\$3,090</b>	<b>\$3,090</b>	<b>\$3,090</b>	<b>\$866</b>
<b>UNIT 2</b>	<b>720</b>	<b>6/30/2024</b>	<b>\$1,480</b>	<b>\$1,480</b>	<b>\$1,480</b>	<b>\$120</b>



# GAY BUILDING

The Gay Building is a 3,990 square foot retail investment in the heart of Downtown Bremerton. Gay is the former home of an appliance showroom, but currently offers an incredible value-add opportunity for an investor.



## PROPERTY SUMMARY

ADDRESS	527 4th Street, Bremerton, WA 98337
PARCEL #	3718-014-032-0000
BUILDINGS	1
PROPERTY TYPE	Retail
YEAR BUILT	1920
BUILDING SF	3,990 SF
LAND SF	3,049 SF

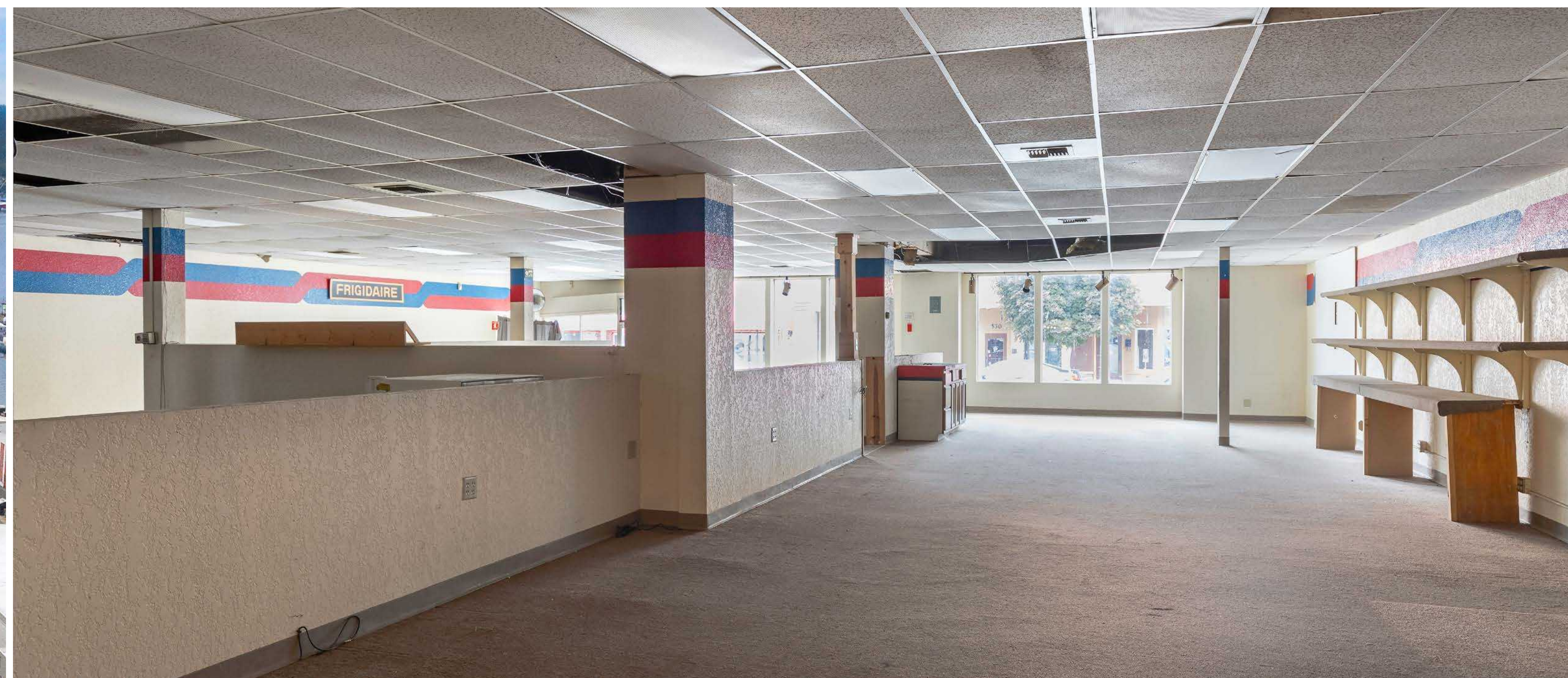
## PRICING METRICS

PRICE	\$320,000
PRICE PER SF	\$80
PRICE PER LAND SF	\$105

## OPERATIONS

CURRENT ANNUAL INCOME	Currently Vacant
2024 TAXES	\$2,429
CURRENT INSURANCE	\$3,202
CURRENT UTILITIES	\$961





**RENT  
ROLL**

**SQUARE  
FOOTAGE**

**LEASE  
EXPIRATION**

**CURRENT  
RENT**

**OTHER RECURRING  
CHARGES**

**UNIT 1**

**3,390**

**VACANT**



# RENN BUILDING

The Renn Building is a 6,660 square foot, mixed-use investment in the heart of Downtown Bremerton. Renn is comprised of 7 apartment homes over a flower and gift shop. Ample upside is available through modernization of the apartment units.



## PROPERTY SUMMARY

ADDRESS	540 4th Street, Bremerton, WA 98337
PARCEL #	3718-015-017-0006
BUILDINGS	1
PROPERTY TYPE	Retail
YEAR BUILT	1921
BUILDING SF	6,660 SF
LAND SF	3,049 SF (0.07 acres)

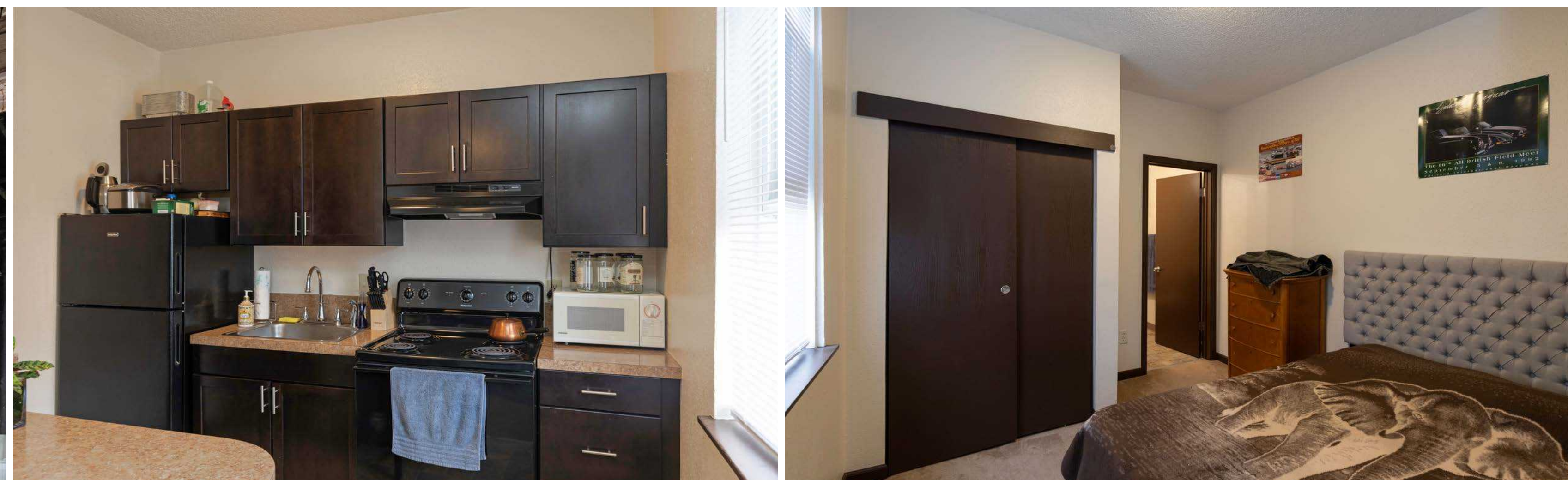
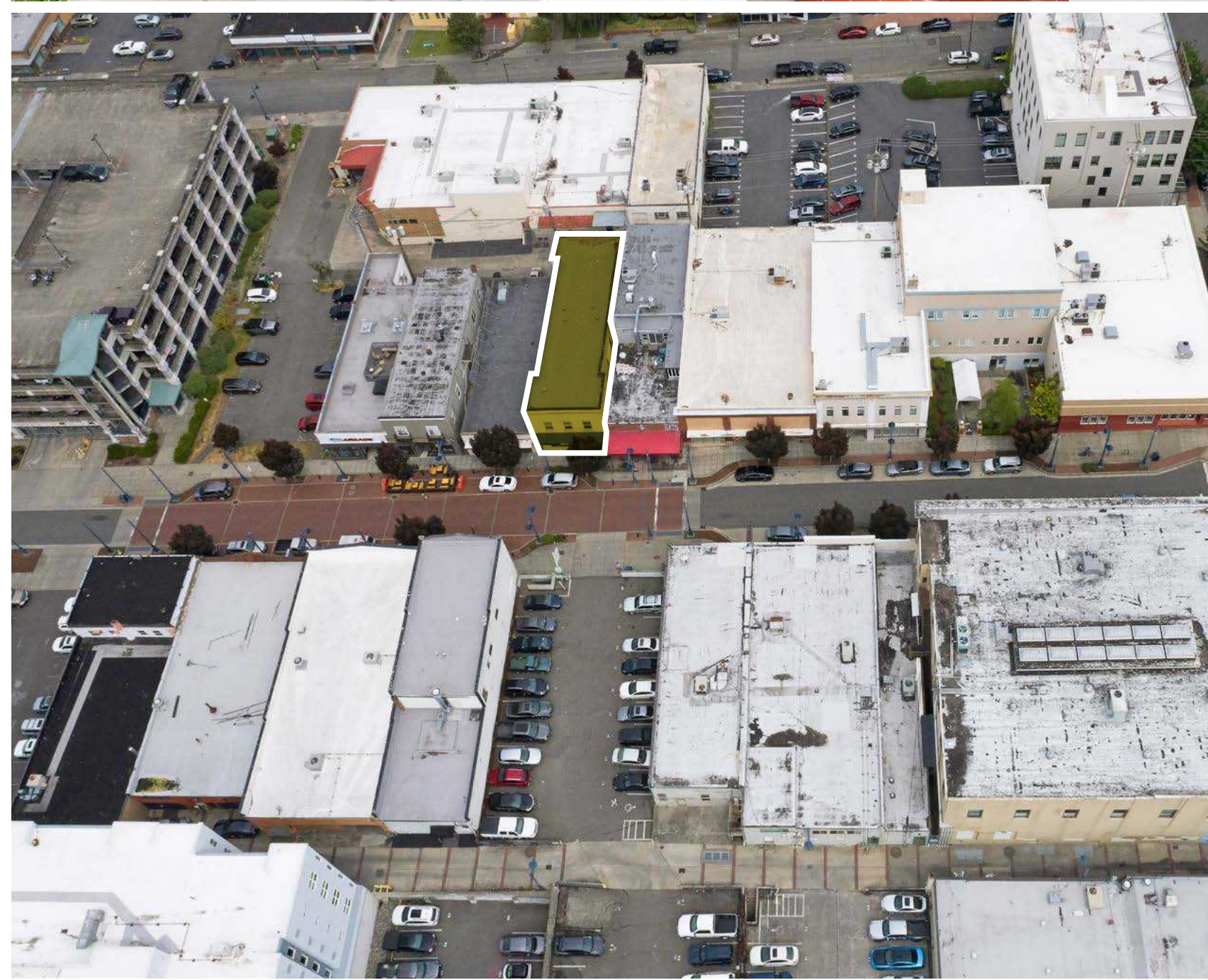
## PRICING METRICS

PRICE	<b>\$700,000</b>
PRICE PER SF	\$105
PRICE PER LAND SF	\$230

## OPERATIONS

CURRENT ANNUAL INCOME	\$111,912
2024 TAXES	\$6,633
CURRENT INSURANCE	N/A
CURRENT UTILITIES	N/A





<b>RENT ROLL</b>	<b>SQUARE FOOTAGE</b>	<b>LEASE EXPIRATION</b>	<b>CURRENT RENT</b>	<b>OTHER RECURRING CHARGES</b>
<b>FLOWERS D'AMOUR</b>	<b>1,400</b>	<b>1/31/2025</b>	<b>\$886</b>	<b>\$0</b>
<b>UNIT 1</b>	<b>375</b>	<b>4/30/2025</b>	<b>\$1,113</b>	<b>\$107</b>
<b>UNIT 2</b>	<b>375</b>	<b>3/15/2025</b>	<b>\$1,123</b>	<b>\$87</b>
<b>UNIT 3</b>	<b>375</b>	<b>6/30/2025</b>	<b>\$1,163</b>	<b>\$87</b>
<b>UNIT 4</b>	<b>375</b>	<b>9/30/2024</b>	<b>\$1,073</b>	<b>\$77</b>
<b>UNIT 5</b>	<b>375</b>	<b>4/1/2025</b>	<b>\$1,113</b>	<b>\$87</b>
<b>UNIT 6</b>	<b>375</b>	<b>5/31/2025</b>	<b>\$1,123</b>	<b>\$87</b>
<b>UNIT 7</b>	<b>575</b>	<b>4/22/2025</b>	<b>\$1,113</b>	<b>\$87</b>





# KITSAP BUSINESS CENTER

Kitsap Business Center is a 9,946 square foot office investment in Downtown Bremerton. Currently 22% of the office space is vacant, offering an investor the opportunity to finish leasing space and push cash flow in excess of 10%.



## PROPERTY SUMMARY

ADDRESS	865 6th Street, Bremerton, WA 98337
PARCEL #	3718-017-008-0102
BUILDINGS	1
PROPERTY TYPE	Office Building
YEAR BUILT	1955
BUILDING SF	9,946 SF
LAND SF	26,572 SF (0.61 acres)

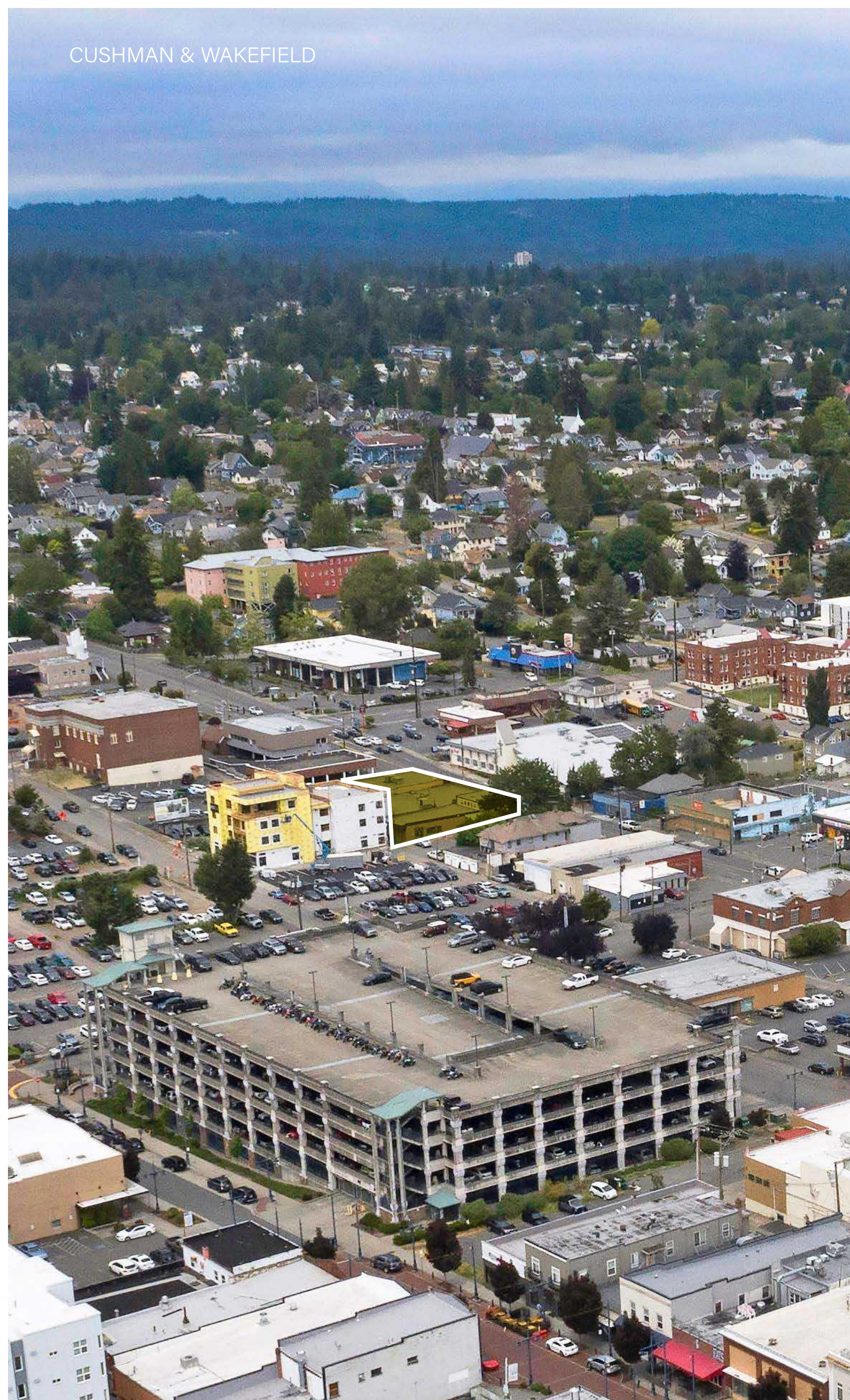
## PRICING METRICS

PRICE	\$500,000
PRICE PER SF	\$50

## OPERATIONS

CURRENT ANNUAL INCOME	\$151,910
2024 TAXES	\$12,083
CURRENT INSURANCE	\$6,788
CURRENT UTILITIES	\$35,007





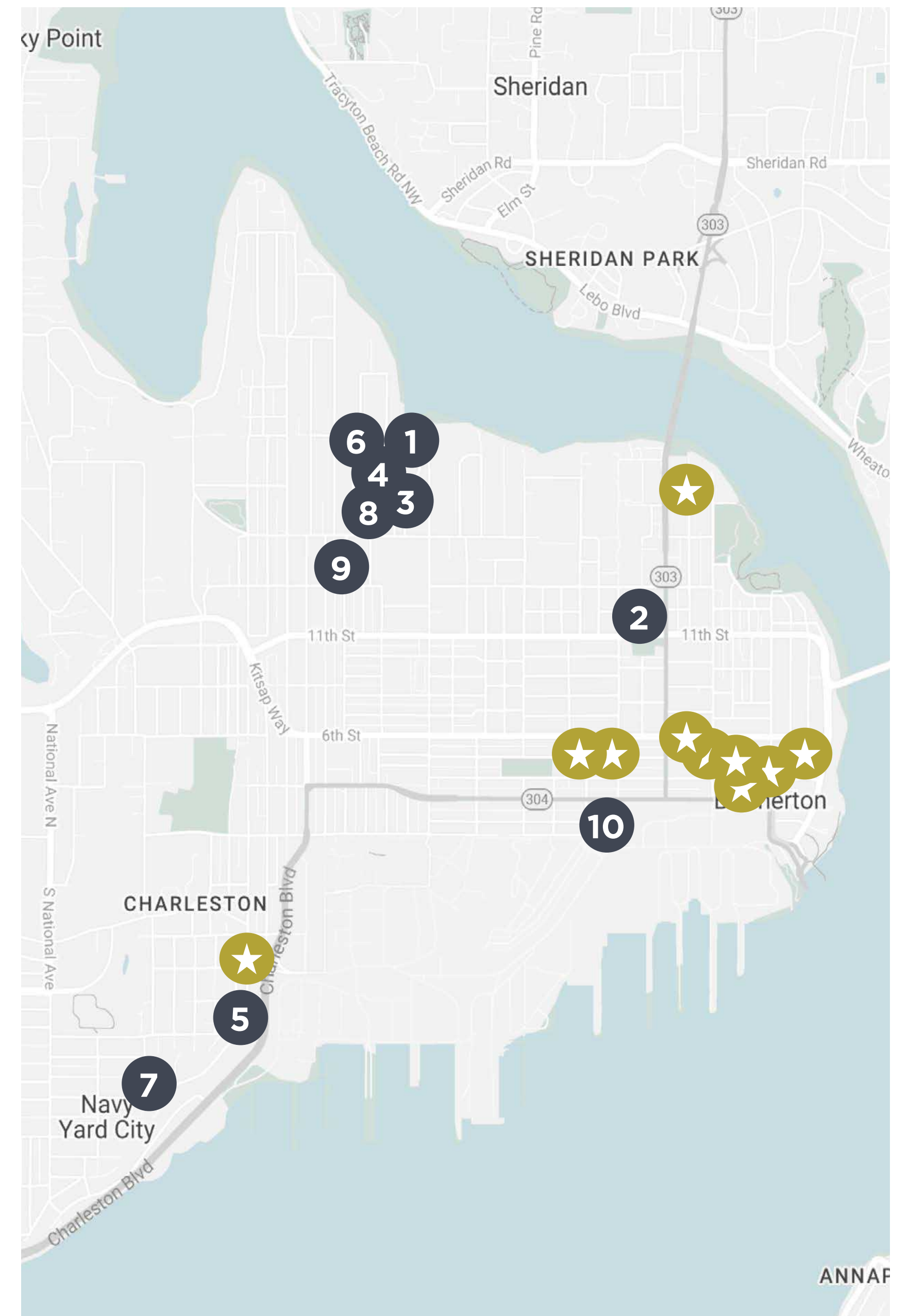
## RENT ROLL

	SQUARE FOOTAGE	LEASE EXPIRATION	CURRENT RENT	CURRENT RENT / SF
DAPHNE DOLAND DBA PRACTICAL SEWING LLC	136	10/31/2024	\$450	\$3.31
VACANT	138	VACANT	\$0	\$0.00
KITSAP HYPNOSIS CENTER LLC	180	02/28/2025	\$250	\$1.39
VACANT	144	VACANT	\$0	\$0.00
NORTHWEST RESTORATION & EMERGENCY SVCS	301	12/31/2024	\$200	\$0.66
ROBERT BAGLIO DBA BJC GROUP	160	08/31/2024	\$398	\$2.49
VACANT	223	VACANT	\$0	\$0.00
DANA CHAN	150	05/31/2025	\$250	\$1.67
TYLER CRISOSTOMO DBA TYLER URIAN LLC	222	10/31/2024	\$199	\$0.90
MARIO WHITE	168	03/31/2025	\$125	\$0.74
MICHAEL RODRIGUEZ	153	10/31/2024	\$349	\$2.28
VACANT	138	VACANT	\$0	\$0.00
NORTHWEST RESTORATION & EMERGENCY SVCS	391	12/31/2024	\$440	\$1.13
SURVIVING CHANGE	147	12/31/2024	\$200	\$1.36
VACANT	0	VACANT	\$0	\$0.00
KARLA KUNKEL DBA PEACHY STUDIOZ	225	05/31/2024	\$500	\$2.22
CHRISTIE MERRILL DBA SOUND BEATS CPR, LLC	182	07/31/2024	\$199	\$1.09
VACANT	225	VACANT	\$0	\$0.00
VACANT	195	VACANT	\$0	\$0.00
NIYA SERVICES LLC	140	06/30/2024	\$313	\$2.23
HYPER EFFECTS	188	07/31/2025	\$110	\$0.59
VACANT	147	VACANT	\$0	\$0.00
VACANT	213	VACANT	\$0	\$0.00
KAYS THERAPUTIC & RELAXATION MASSAGE	463	03/31/2025	\$475	\$1.03
VACANT	224	VACANT	\$0	\$0.00
WEST & WHEELER	214	12/31/2024	\$215	\$1.00
VACANT	148	VACANT	\$0	\$0.00
DIAMOND RP BREMERTON OFFICE	600	05/31/1998	\$566	\$0.94
JOSH & REGINA INC	1,410	12/31/2026	\$1,287	\$0.91
ERIC FARMER DBA FARMDOGG ENT PROD	173	07/31/2024	\$199	\$1.15
PENINSULA VOCATIONAL SERVICES	148	06/30/2024	\$356	\$2.41
MEGHAN BORNE DBA BARE COMPLEXION	168	01/31/2025	\$250	\$1.49
IMA EVALUATIONS WEST, PLLC	148	12/31/2024	\$250	\$1.69
SABAIDEE LLC	1,700	12/31/2024	\$1,720	\$1.01
VACANT	0	VACANT	\$0	\$0.00
VIACOM-BILLBOARD	0	02/28/2025	\$63	\$0.00



# SALE COMPARABLES

	ADDRESS	PRICE	\$/UNIT	UNITS	LOT SF	BUILT	SOLD
	1 1713 BLOOMINGTON AVE	\$409,900	\$204,950	2	8,276	1952	6/28/2024
	2 1219 BROADWAY AVE	\$409,900	\$204,950	2	7,841	1947	6/26/2024
	3 1544-1546 BLOOMINGTON AVE	\$449,000	\$224,500	2	6,098	1952	6/21/2024
	4 1701 BLOOMINGTON AVE	\$399,950	\$199,975	2	8,276	1952	6/5/2024
	5 2915 PORTER ST	\$550,000	\$137,500	4	5,227	1912	6/1/2024
	6 1722 HOUSTON AVE	\$360,000	\$180,000	2	6,534	1952	5/31/2024
	7 810 S MARION AVE	\$420,000	\$210,000	2	5,227	1942	5/14/2024
	8 1539 BLOOMINGTON AVE	\$400,000	\$200,000	2	6,534	1952	4/19/2024
	9 1349 WHITNEY AVE #A&B	\$495,000	\$247,500	2	5,227	1981	4/12/2024
	10 1215 GREGORY WAY	\$1,575,000	\$131,250	12	8,712	1959	3/29/2024
<b>AVERAGES</b>		<b>\$546,875</b>	<b>\$194,063</b>	<b>3</b>	<b>6,795</b>		





## BREMERTON, WA



Welcome to Bremerton, Washington, a city located on the Kitsap Peninsula in the Pacific Northwest. Nestled along the shores of Puget Sound, Bremerton provides beautiful views of the Olympic Mountains to the west and the Cascade Range to the east. Its convenient location, directly across the water from Seattle, is enhanced by a reliable ferry service, making travel between the two cities straightforward.

Bremerton's history is closely tied to the U.S. Navy, with the Puget Sound Naval Shipyard established here in 1891. This naval base has been central to the city's development and continues to be a significant part of the local economy. The city's economy is diverse, including sectors like healthcare, education, and various small businesses.

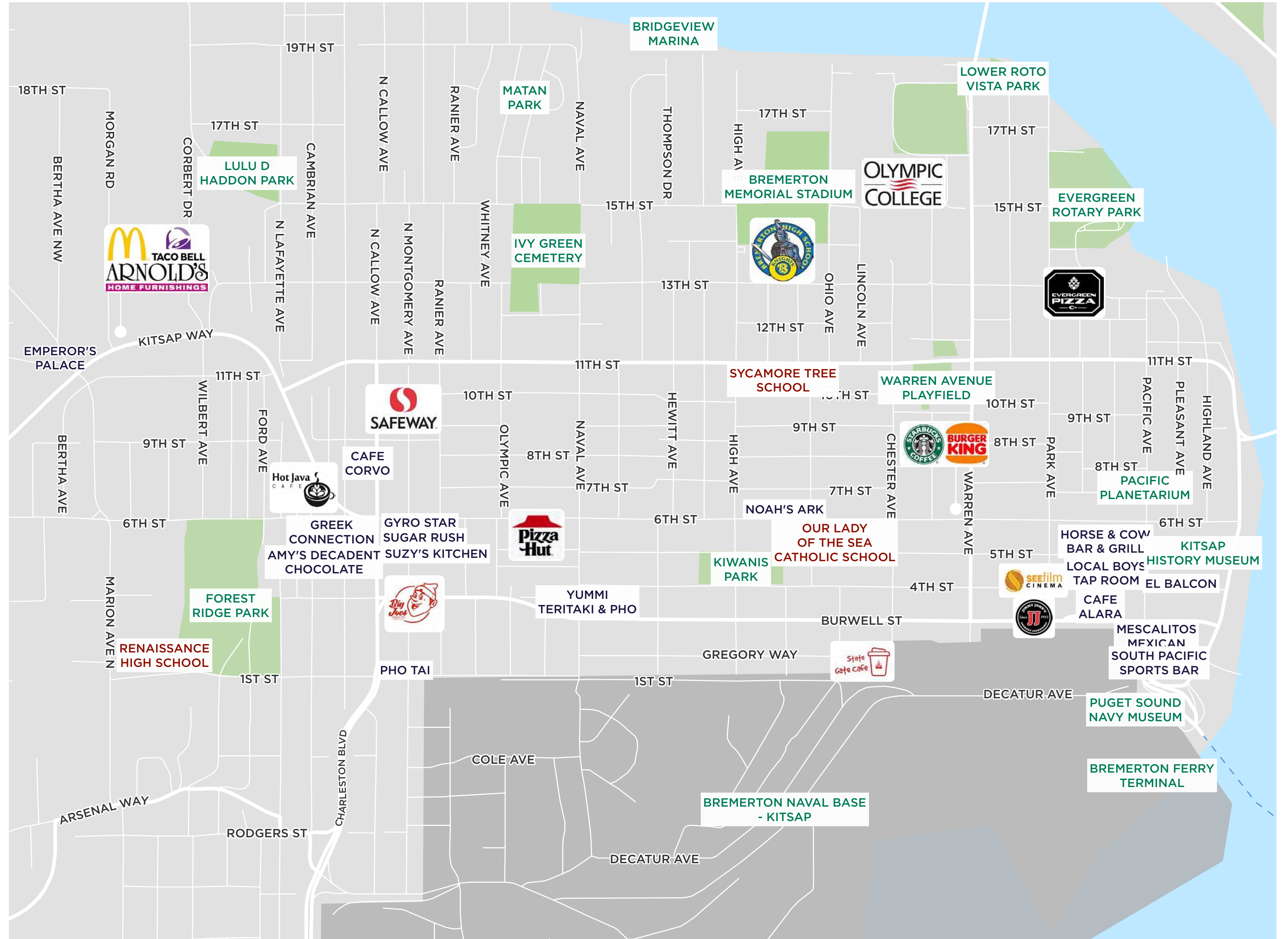
The city offers a range of attractions and amenities. Highlights include the historic Puget Sound Naval Shipyard, the USS Turner Joy naval destroyer museum, and the Bremerton Boardwalk, which features shops and restaurants. The Kitsap Historical Society & Museum and Harborside Fountain Park add to the city's appeal, as does the Arts District with its galleries and theaters.

Transportation in Bremerton is efficient, with a ferry service providing a 60-minute ride to Seattle. Kitsap Transit offers comprehensive bus services throughout the city and surrounding areas. Educational institutions like Olympic College provide various degree and certification programs, supported by a robust public school system.

Community life in Bremerton is marked by numerous events and festivals, including the annual Armed Forces Day Parade. The city's cultural scene includes performing arts, music, and local crafts, reflecting its diverse and creative community. Bremerton blends its naval history with modern amenities and natural beauty, offering a welcoming environment for residents and visitors alike.



# BREMERTON AMENITIES





# BREMERTON DEMOGRAPHICS

## TOTAL RESIDENT POPULATION

1 Mile **13,226**  
3 Miles **63,816**  
5 Miles **125,313**

## BACHELORS DEGREE OR HIGHER

1 Mile **27.5%**  
3 Miles **28.5%**  
5 Miles **29.7%**

## MEDIAN AGE

1 Mile **30.7**  
3 Miles **36**  
5 Miles **36.8**

## AVG HOUSEHOLD INCOME

1 Mile **\$91,597**  
3 Miles **\$99,514**  
5 Miles **\$108,389**

## RENTER OCCUPIED HOUSING

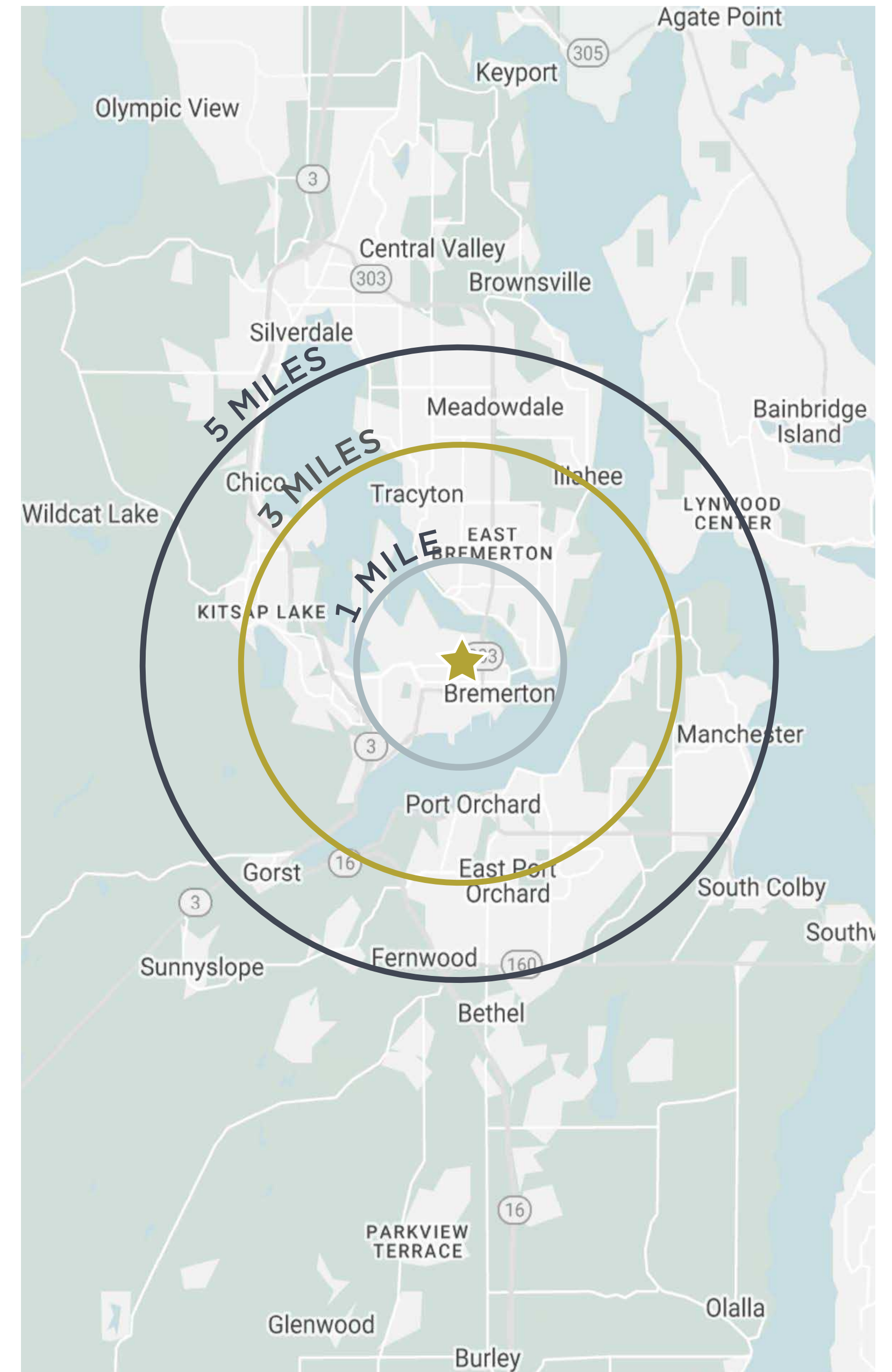
1 Mile **48.1%**  
3 Miles **40.0%**  
5 Miles **34.2%**

## BUSINESSES

1 Mile **584**  
3 Miles **2,155**  
5 Miles **3,300**

## EMPLOYEES

1 Mile **6,448**  
3 Miles **23,211**  
5 Miles **35,899**







# KITSAP COUNTY LOCATION HIGHLIGHTS



Kitsap County wages growing at the 2nd fastest rate in US and **1ST IN WASHINGTON STATE**



Highly skilled workforce with access to numerous **HIGH PAYING EMPLOYERS**



Relative **LOW COST OF LIVING** makes it an ideal city for remote workers



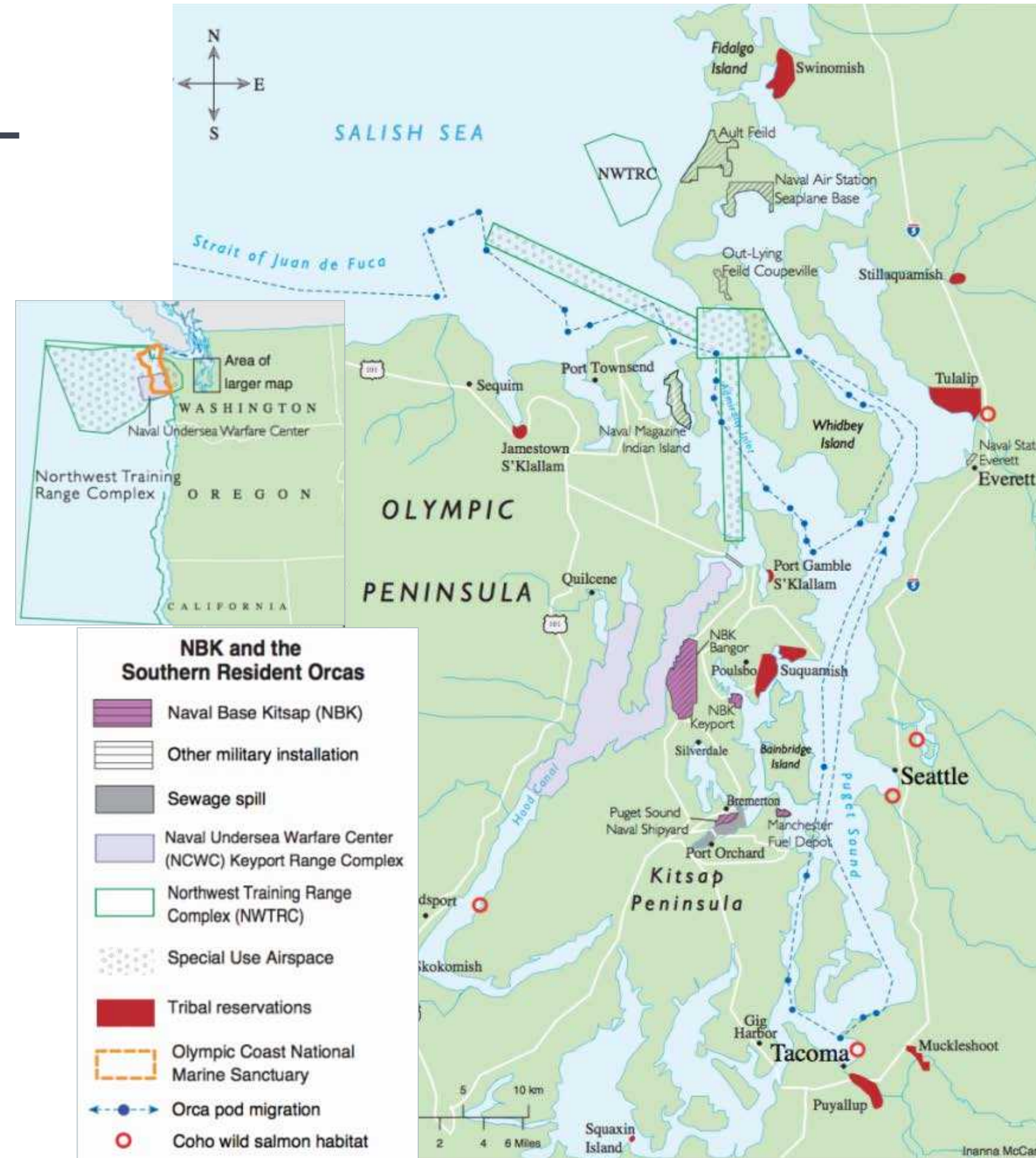
Extremely **FAVORABLE TAX ENVIRONMENT** for business and citizens



# KITSAP'S LARGEST EMPLOYER NAVAL BASE KITSAP

Kitsap County's largest employer is the federal government through Naval Base Kitsap, which employs thousands of military and civilian personnel.

The strong demand for workers drove Washington's average annual wage up by 7.5% in 2021 to \$82,508, the state's second-highest increase in more than two decades.





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