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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, quartz 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.





FINANCIAL SUMMARY

NAME	Beacon Hill 7-Unit
ADDRESS	1512 12th Ave S Seattle, WA 98144
PRICE	\$1,900,000
TOTAL UNITS	7
BUILT	2024
SQUARE FEET	3,377 Total Net Rentable
PRICE PER UNIT	\$271,429
PRICE PER FOOT	\$563
CURRENT GRM/CAP	12.4 / 5.2%
LOT SIZE	3,497 Square Feet
ZONING	LR3 (M)

This information 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.





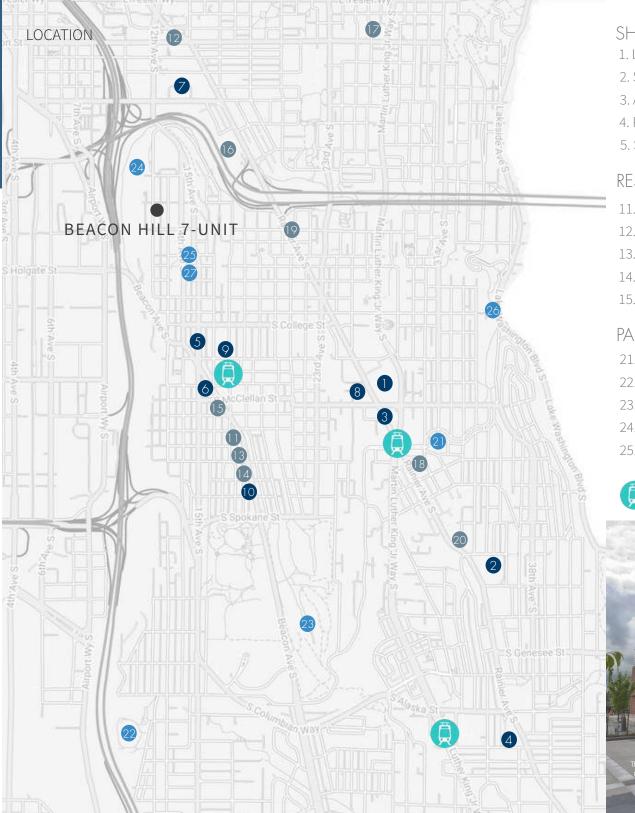


INVESTMENT HIGHLIGHTS

- 2024 construction
- 7 Units 1- 3BD/1BTH, 2- 1BD/1BTH, 4- SEDU units
- 6 out of the 7 units are leased
- 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
- 85 Transit score







SHOPS & SERVICES •

- 1. Lowes Home Improvement
- 2. Safeway
- 3. Arco
- 4. PCC Community Market
- 5. Shell

- 6. Hilltop Red Apple
- 7. Seattle Goodwill
- 8. QFC
- 9. The Station Coffee Shop
- 10. Victrola Coffee Roasters

RESTAURANTS & BARS

- 11. Homer
- 12. Pho Bac Soup Shop
- 13. Bar Del Corso
- 14. El Quetzal
- 15. Milk Drunk

- 16. West Wall Bar & Cafe
- 17. Temple Pastries
- 18. Wingstop
- 19. Toshio's Teriyaki
- 20. Emerald City Fish & Chips

PARKS & SCHOOLS •

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

- 26. Mount Baker Beach
- 27. Beacon Hill Elementary

() - LINK LIGHT RAIL STATIONS



INTERIORS UNIT 1-3BD/1BTH





INTERIORS UNIT 2 - 1BD/1BTH





INTERIORS UNIT3-1BD/1BTH



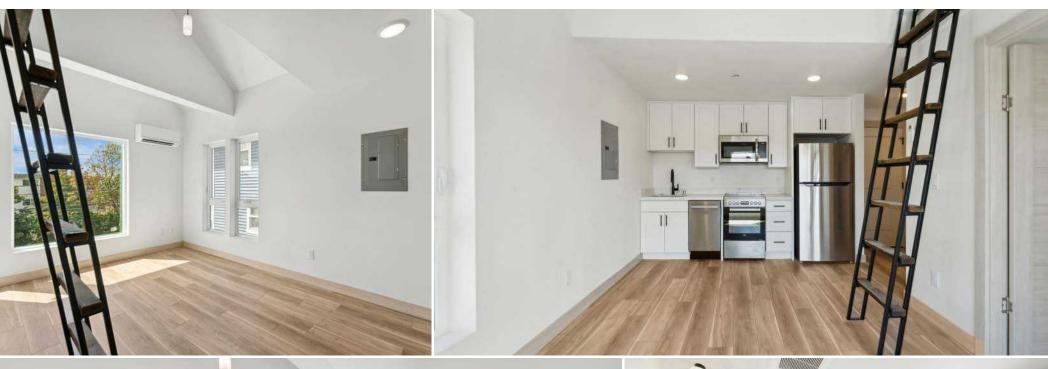








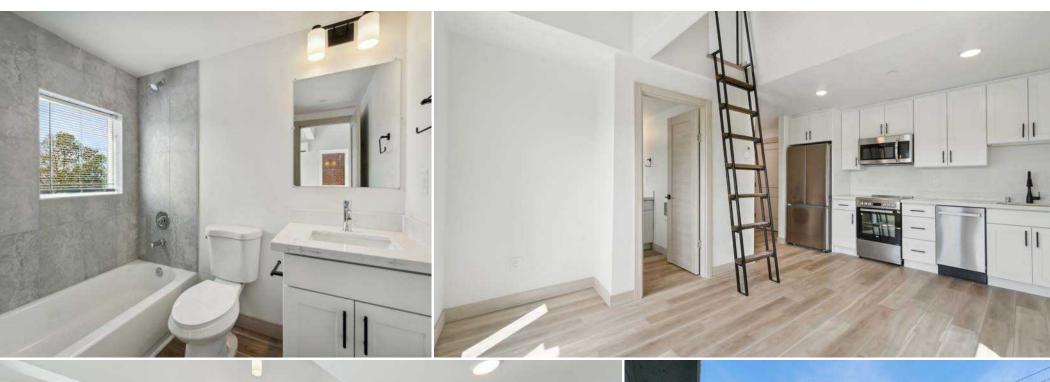
INTERIORS UNIT4-SEDU







INTERIORS UNIT7-SEDU





UNIT Breakdown

UNIT	UNIT TYPE	SIZE	CURRENT RENT	PER SQFT	MARKET RENT	PER SQFT
1*	3 Bd/1 Bth	731 Sq.Ft.	\$2,920	\$3.99	\$2,920	\$3.99
2	1 Bd/1 Bth	578 Sq.Ft.	\$1,850	\$3.20	\$2,020	\$3.49
3	1 Bd/1 Bth	582 Sq.Ft.	\$2,020	\$3.47	\$2,050	\$3.52
4	SEDU	336 Sq.Ft.	\$1,470	\$4.38	\$1,500	\$4.46
5	SEDU	262 Sq.Ft.	\$1,350	\$5.15	\$1,450	\$5.53
6	SEDU	356 Sq.Ft.	\$1,320	\$3.71	\$1,350	\$3.79
7	SEDU	294 Sq.Ft.	\$1,550	\$5.27	\$1,350	\$4.59
	Total/Avg	448 Sq.Ft.	\$12,480	\$3.70	\$12,640	\$3.74

^{*} Unit currently vacant. Proforma rent listed





FINANCIALS

INCOME & EXPENSES

Units	7	Price	\$1,900,000
Year Built	2024	Per Unit	\$271,429
Rentable Area	3,377 SqFt	Per Sq. Ft.	\$562.63
Down Pmt	\$760,000	Current GRM	12.42
Loan Amount	\$1,140,000	Current CAP	5.22%
Interest Rate	6.0%		
Amortization	30 years		

	UNIT		CURRENT
UNITS	TYPE	SQFT	RENT
1*	3 Bd/1 Bth	731	\$2,920
2	1 Bd/1 Bth	578 - 582	\$1,850 - \$2,020
4	SEDU	294 - 356	\$1,320 - \$1,550
7	Total/Avg	448	\$3.70

^{*} Unit currently vacant - Proforma rent listed

MONTHLY INCOME	CURRENT
Monthly Scheduled Rent	\$12,480
Utility Billback	\$0
Garage Parking	\$200
Pet Income	\$0
Miscellaneous Income	\$70
Total Monthly Income	\$12,750

ANNUALIZED OPERATING DATA		CURRENT
Scheduled Gross Income		\$153,000
Less Vacancy	5.00%	\$7,650
Gross Operating Income		\$145,350
Less Expenses		\$46,225
Net Operating Income		\$99,126
Net Operating Income Annual Debt Service		\$99,126 \$82,019
	3.48%	<u>_</u>
Annual Debt Service	3.48%	\$82,019

ANNUALIZED OPERATING EXPENSES		CURRENT
Real Estate Taxes	2024 Actual	\$15,200
Insurance	Proforma	\$5,000
Utilities	Proforma	\$8,750
Maintenance/Repairs	Proforma	\$3,500
Landscaping/Cleaning	Proforma	\$500
Reserves	Proforma	\$2,100
Miscellaneous/Administrative	Proforma	\$1,000
Professional Management	7.0%	\$10,175
Total Expenses		\$46,225

Expense/Unit \$6,604 **CURRENT OPERATIONS** Expense/Foot \$13.69 Percent of EGI 30.21%

PARAGON REAL ESTATE

\$4.1 B Sales Volume

29 Years in Business

20+ Brokers 48 k Units Sold

PARAGON

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ABOUT US

Leading investment firm for multifamily property

Paragon Real Estate Advisors is a leading Seattle real estate investment film for multi-family property sales in Washington State. We are locally owned, client orcused, and highly experienced. When it comes to apartments and investment real estate in the Puper 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.

