

## INVESTMENT OFFERING & HIGHLIGHTS



1986 YEAR BUILT



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 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.

AVG UNIT SF



**5,174** RENTABLE SF



\$1,850,000 S



\$308,333 PRICE / UNIT



#### **PORTFOLIO OFFERING**



**\$1,529** AVG CRNT RENT



\$2.20

\$1.81

AVG MKT RENT/SF

AVG CRNT RENT/SF

\$1,850



423540-1094

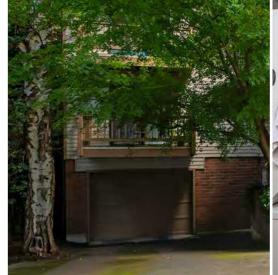


4318 35th Ave W

SEATTLE, WA 98199



- OPPORTUNITY TO INCREASE RENTS
  15-17% ON TURNOVER WITH MINIMAL
  UPDATES
- SECURED ACCESS BUILDING WITH PARKING GARAGE (1:1 PARKING RATIO)
- WASHER/DRYER IN EVERY UNIT
- PRIVATE BALCONIES OUTLOOKING A QUIET RAVINE
- LARGE UNITS AND HIGH QUALITY CONSTRUCTION
- OWNED BY ORIGINAL BUILDER











### INVESTMENT HIGHLIGHTS



#### **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.



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