



OFFERING BROCHURE

Historic, Wood Frame 34-Unit Apartment Community
with Value-Add Potential in North Capitol Hill

ROY VUE

615 Bellevue Ave E, Seattle, WA 98102

EXECUTIVE SUMMARY

Cushman & Wakefield Capital Markets is pleased to present the exclusive opportunity to acquire the **Roy Vue Apartments**, a historic 34-unit community located in the coveted north end of Seattle's Capitol Hill neighborhood.

Originally constructed in 1924 by noted architect Charles L. Haynes, the Roy Vue is recognized as a true Seattle landmark. The property has been carefully maintained and features modernized building systems while preserving its timeless architectural character.

Current rents are well below market, providing a new operator with immediate upside. Also, with an average unit size of more than 1,000 square feet, the community is comprised primarily of spacious one-bedroom layouts that offer straightforward conversion potential to two-bedroom units — creating an attractive value-add opportunity in a supply-constrained submarket.

This rare asset blends historic charm with meaningful upside, presenting a compelling investment in one of Seattle's most desirable neighborhoods.





INVESTMENT HIGHLIGHTS



ICONIC HISTORIC ASSET

Designed by renowned architect Charles L. Haynes and built in 1924, the Roy Vue is a rare and beautifully preserved example of early 20th-century architecture in one of Seattle's most desirable neighborhoods.



BELOW MARKET RENTS

Current rents are approximately 15% below market, offering a new owner the opportunity to immediately increase rents to market levels without requiring any capital improvements.



EXCEPTIONAL UNIT SIZES WITH CONVERSION POTENTIAL

With an average unit size over 1,000 square feet, the property features spacious one-bedroom layouts that offer a straightforward path to two-bedroom conversions, providing significant value-add potential.



PRIME CAPITOL HILL LOCATION

Situated on the north end of Capitol Hill, the Roy Vue benefits from strong tenant demand, walkability, and proximity to major employment centers, transit, dining, and retail.



UPDATED BUILDING SYSTEMS

The property has undergone key system upgrades—including electrical, plumbing, and heating—reducing near-term capital expenditure risk and supporting long-term operational efficiency.



WALK SCORE

88

Very Walkable



TRANSIT SCORE

84

Excellent Transit



BIKE SCORE

83

Very Bikeable

PROPERTY SUMMARY



Purchase Price TBD by Market



Property Name Roy Vue Apartments



Address 615 Bellevue Ave E, Seattle, WA 98102



Site Area 23,255 SF (0.53 acres)



Neighborhood Capitol Hill



Parcel 684820-0030



Construction Class Wood Frame



NRSF 34,059



Zoning LR3 (M)



Year Built 1924



Units 34



Avg Unit SF 1,002 SF



Unit Ceiling Height 9 Feet



Parking 19 individual parking garages



Current Unit Mix
30 – 1 Bed / 1 Bath
4 – 2 Bed / 1 Bath

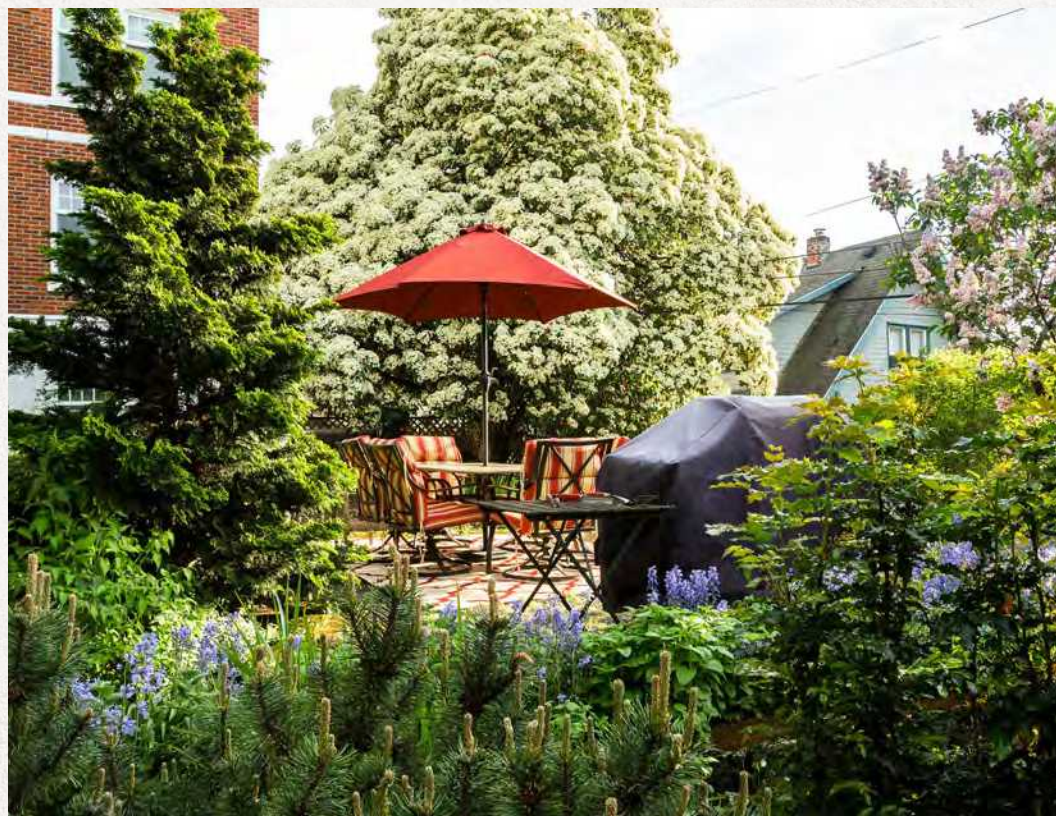
ROY
VUE



6

ROY VUE











SEATTLE CENTRAL COLLEGE
4,500 students

Cal Anderson Park



BROADWAY

PIKE/PINE RETAIL CORRIDOR



ROY VUE

HARRY'S
Fine Foods

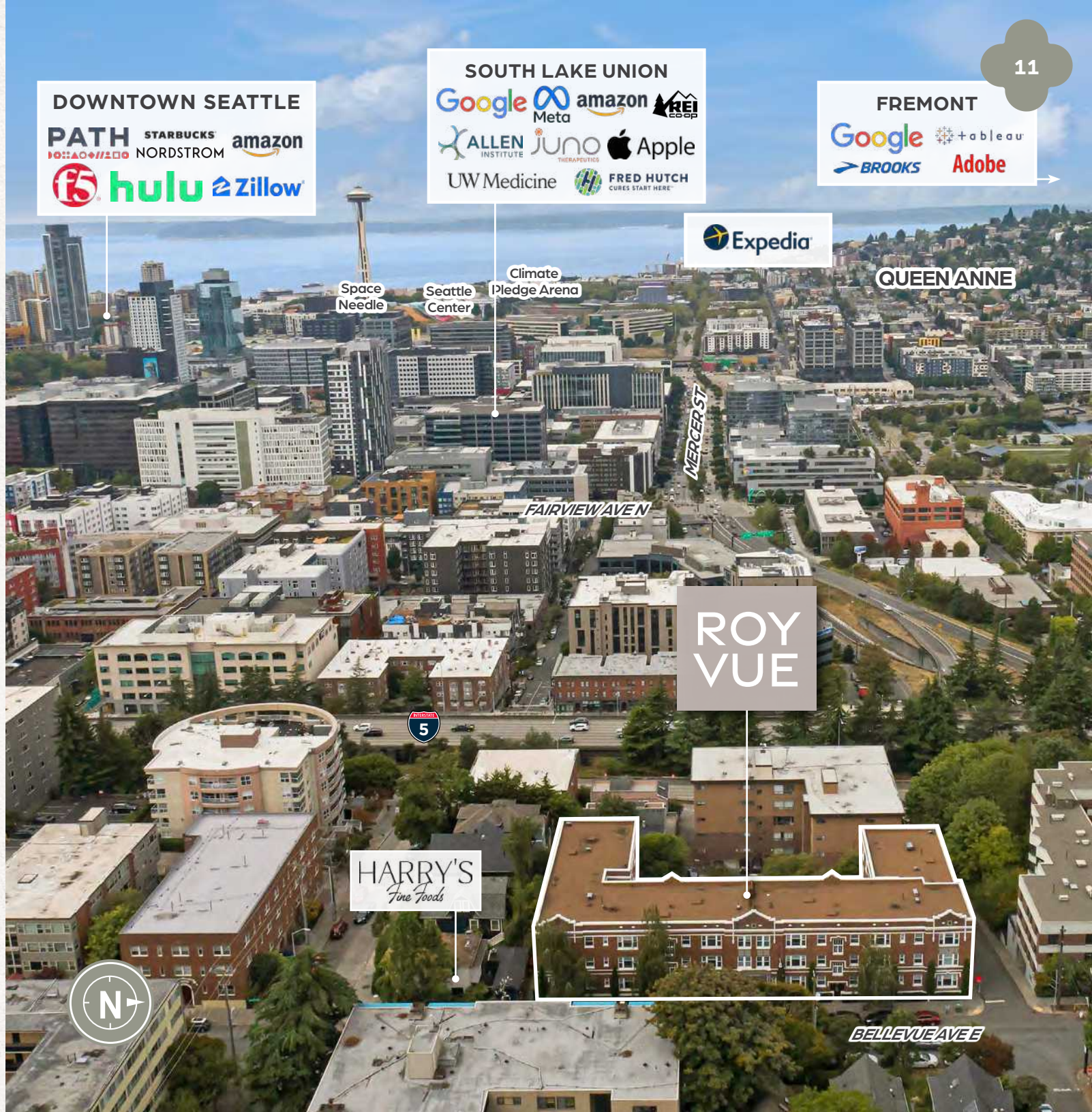


BELLEVUE AVE





Seattle
Convention
Center



DOWNTOWN SEATTLE

PATH STARBUCKS amazon
NORDSTROM
f5 hulu Zillow

SOUTH LAKE UNION

Google Meta amazon REI CO-OP
ALLEN juno Apple
INSTITUTE THERAPEUTICS
UW Medicine FRED HUTCH
CURES START HERE

FREMONT

Google +tableau
BROOKS Adobe

11

Space
Needle

Seattle
Center

Climate
Pledge Arena

Expedia

QUEEN ANNE

FAIRVIEW AVEN

ROY
VUE

HARRY'S
Fine Foods

BELLEVUE AVE



ROY VUE

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