



PARAGON  
REAL ESTATE ADVISORS

# LAKE BURIEN TOWNHOMES

OFFERING MEMORANDUM



# PARAGON

REAL ESTATE ADVISORS

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Information within this marketing package 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.

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# OFFERING

Built in 1999, the Lake Burien Townhomes consists of four duplex structures with a total of eight townhouse-style units. Each duplex is three stories of wood-framed construction, with horizontal wood siding and a pitched composition shingle roof. The buildings offer a desirable mix of large two-bedroom and three-bedroom units that all have two-and-a-half bathrooms. All units are well-appointed and include a large private two-car garage, balconies, ample storage and walk-in closets, spacious and modern floorplans and kitchens with full appliance packages and breakfast bars. The finishes are typical of late 90's construction with carpet and laminate flooring, and laminate countertops. The townhomes have energy efficient double-paned vinyl windows and sliding doors, and heating is provided by a forced-air gas furnace system. The buildings are situated on a single 15,000 square foot parcel with two buildings on the east side and two on the west facing inwards towards a central common driveway.

Recent surveys of the Burien rental market show a very low vacancy rate and strong demand for large, modern units with 2+ bedrooms like those in the subject property. The current rent levels at the subject property are far below similar properties and offer an investor immediate upside in income of almost 50% with significant room to increase rents further through a complete renovation and repositioning plan. Additionally, the type of units and flexibility of separate duplex buildings offers the opportunity of condominiumizing or sub-dividing the property as an alternative exit strategy.





D O W N T O W N  
S E A T T L E

W E S T  
S E A T T L E



B U R I E N

LAKE BURIE N TOWNHOMES

S E A T A C

HWY 509



# FINANCIAL SUMMARY

NAME	Lake Burien Townhomes
ADDRESS	620 SW 155th St Burien, WA 98166
PRICE	\$2,325,000
TOTAL UNITS	8
BUILT	1999
SQUARE FEET	11,282 Total Net Rentable
PRICE PER UNIT	\$290,625
PRICE PER FOOT	\$206
CURRENT CAP	4.7%
MARKET CAP	7.1%
LOT SIZE	15,000 Square Feet
ZONING	RM-24 – Opportunity Zone

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# INVESTMENT HIGHLIGHTS

- All Large 2Bd and 3Bd townhouse units with private 2-car garages attached
- Spacious, contemporary floor plans with complete appliance packages and washer/dryers
- Four separate duplex buildings on one tax parcel
- Potential to sub-divide or convert to condos
- Low price per square foot: \$133/Gross Sqft and \$206/Rentable Sqft
- Opportunity to increase income and add value:
  - Immediate upside in base rent and other income of almost 50% compared to market
  - Opportunity to further raise income levels through a refresh and modernization
- Excellent Downtown Burien location close to services, entertainment and amenities:
  - Close to Trader Joe's, PCC, Elliot Bay Brewhouse & Pub, Bakery Nouveau, Smarty Pants Garage, Grand Central Bakery, and many more
  - 95 Walk Score – Walker's Paradise!





PROPERTY DETAILS

# PROPERTY DETAILS

PARCEL NO.	122000-1035
NO. OF BUILDINGS	4
GROSS SQFT	17,418 (Includes garage area)
EXTERIOR	1999
CONSTRUCTION	Wood frame
ROOF	Pitched, composition shingle
WINDOWS	Vinyl framed, double pane
ELECTRICAL	Siemens breaker panels/Copper wiring
PLUMBING	Copper
WATER HEATER	Individual in-unit
HEATING	Gas, forced air
LAUNDRY	In-unit washer/dryer
ELEVATOR	No
STORAGE	Attached garages
PARKING	18 total spaces (8 x 2-car garages and 2 open stalls)





PROPERTY DETAILS

# EXTERIORS



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PROPERTY DETAILS

# INTERIORS





PROPERTY DETAILS

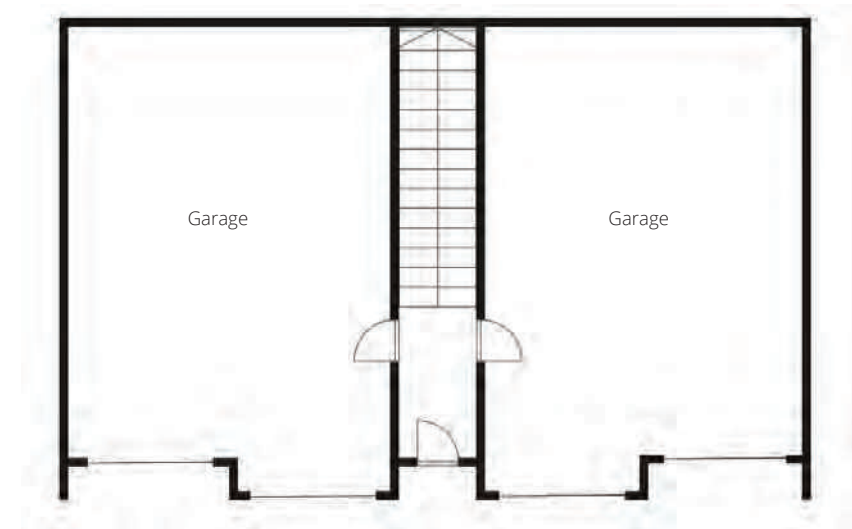
# INTERIORS



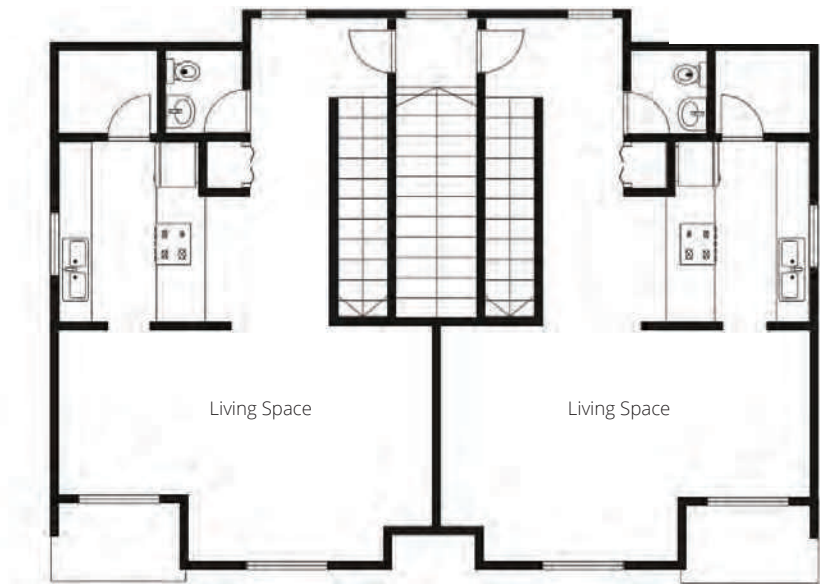


# FLOOR PLANS - TYPICAL 2BD/2.5BTH UNIT

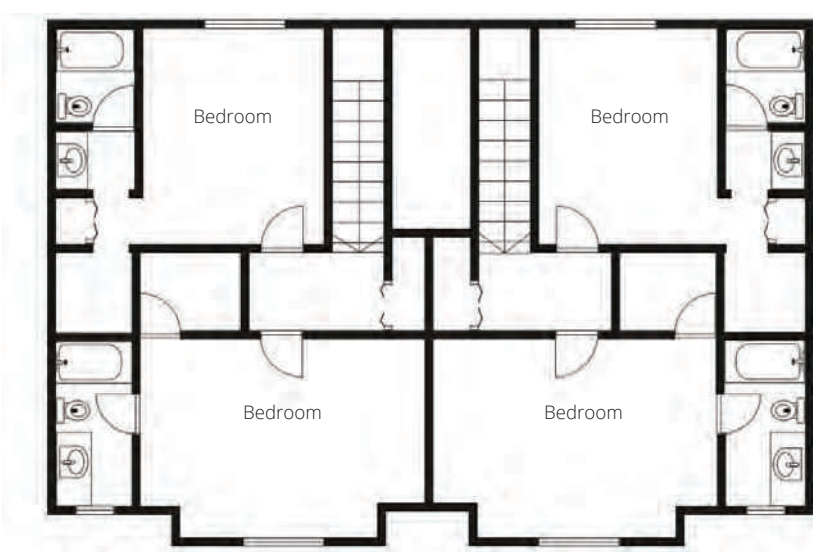
GROUND FLOOR



SECOND FLOOR



THIRD FLOOR





# UNIT BREAKDOWN

UNIT	UNIT TYPE	SIZE (SQFT)*	CURRENT RENT	PER SQFT	MARKET RENT	PER SQFT
1A**	2 BD/2.5 BTH	1,310	\$2,150	\$1.64	\$2,395	\$1.83
1B	2 BD/2.5 BTH	1,310	\$2,150	\$1.64	\$2,395	\$1.83
2A	2 BD/2.5 BTH	1,310	\$1,900	\$1.45	\$2,395	\$1.83
2B	3 BD/2.5 BTH	1,510	\$1,900	\$1.26	\$2,850	\$1.89
3A	3 BD/2.5 BTH	1,510	\$1,926	\$1.28	\$2,850	\$1.89
3B	2 BD/2.5 BTH	1,310	\$1,823	\$1.39	\$2,395	\$1.83
4A	2 BD/2.5 BTH	1,310	\$1,951	\$1.49	\$2,395	\$1.83
4B	3 BD/2.5 BTH	1,510	\$1,848	\$1.22	\$2,850	\$1.89
<b>8</b>	<b>Total/Avg</b>	<b>1,410</b>	<b>\$1,956</b>	<b>\$1.39</b>	<b>\$2,566</b>	<b>\$1.82</b>

\*Each unit has a 600 Sqft attached garage that is not included in the unit sizes listed above.

\*\* Unit 1A is currently vacant.





FINANCIALS

# INCOME & EXPENSES

Units	8	Price	\$2,325,000
Year Built	1999	Per Unit	\$290,625
Rentable Area	11,282 SqFt	Per Sq. Ft.	\$206.08
Down Pmt	\$1,162,500	Current GRM	12.35
Loan Amount	\$1,162,500	Current CAP	4.70%
Interest Rate	5.75%	Market GRM	8.86
Amortization	30	Market CAP	7.14%

UNITS	UNIT TYPE	SQFT	CURRENT RENT	MARKET RENT
5	2 Bd/2.5 Bth	1,310	\$1,823 - \$2,150	\$2,395
3	3 Bd/2.5 Bth	1,510	\$1,848 - \$1,926	\$2,850
8	Total/Avg	1,410	\$1.39	\$1.82

MONTHLY INCOME	CURRENT	MARKET
Monthly Scheduled Rent	\$15,648	\$20,525
Utility Bill-back	\$0	\$1,200
Fees/Deposits/Misc. Income	\$40	\$150
Total Monthly Income	\$15,688	\$21,875

ANNUALIZED OPERATING DATA		CURRENT		MARKET
Scheduled Gross Income		\$188,256		\$262,500
Less Vacancy	2.50%	\$4,706	5.00%	\$13,125
Gross Operating Income		\$183,550		\$249,375
Less Expenses		\$74,339		\$83,380
Net Operating Income		\$109,211		\$165,995
Annual Debt Service	(\$6,784/mo)	\$81,408		\$81,408
Cash Flow Before Tax	2.39%	\$27,802	7.28%	\$84,587
Principal Reduction		\$14,955		\$14,955
Total Return Before Tax	3.68%	\$42,757	8.56%	\$99,542

ANNUALIZED OPERATING EXPENSES		CURRENT	MARKET
Real Estate Taxes	2025	\$27,461	\$27,461
Insurance	New Estimate	\$11,200	\$11,200
Utilities	2024	\$18,278	\$18,278
Property Management	2024	\$4,981	\$12,469
Maintenance & Repairs	2024	\$5,810	\$8,000
Landscaping	2024	\$2,772	\$2,772
Administration/Misc.	2024	\$1,837	\$1,200
Reserves	Proforma	\$2,000	\$2,000
Total Expenses		\$74,339	\$83,380

CURRENT OPERATIONS	Expense/Unit	\$9,292	MARKET OPERATIONS	Expense/Unit	\$10,422
	Expense/Foot	\$6.59		Expense/Foot	\$7.39
	Percent of EGI	40.50%		Percent of EGI	33.44%



# SALES COMPARABLES



## Lake Burien Townhomes

620 SW 155th St, Burien, WA 98166

Year Built	1999
Units	8
Price	\$2,325,000
Price/Unit	\$290,625
Price/Foot	\$206
CAP Rate	4.7%
Market CAP Rate	7.1%



## South Hill Townhomes

13603 91st Ave Ct E, Puyallup, WA 98373

Year Built	2017
Units	8
Sales Price	\$3,125,000
Price/Unit	\$390,625
Price/Foot	\$216
CAP Rate	5.7%
Sale Date	07.31.2025



## The Jenny Marie Apts.

429 SW 155th St, Burien, WA 98166

Year Built	1978
Units	8
Sales Price	\$1,688,800
Price/Unit	\$211,100
Price/Foot	\$299
CAP Rate	3.5%
Sale Date	01.04.2025



## 978 Sunset Park

978 Edmonds Ave NE, Renton, WA 98166

Year Built	2011
Units	6
Sales Price	\$3,009,000
Price/Unit	\$501,500
Price/Foot	\$329
CAP Rate	4.7%
Sale Date	11.25.2024



## Landmarc I Apts.

416 SW 155th St, Burien, WA 98166

Year Built	1973
Units	8
Sales Price	\$1,750,000
Price/Unit	\$218,750
Price/Foot	\$295
CAP Rate	4.6%
Sale Date	11.27.2024



## Clover Crest Townhomes

5115 Solberg Dr SW, Lakewood, WA 98499

Year Built	2017
Units	7
Sales Price	\$2,050,000
Price/Unit	\$292,857
Price/Foot	\$226
CAP Rate	5.0%
Sale Date	11.18.2024





## Stratford Court

12732 13th Ln SW, Burien, WA 98146

Year Built	1988
Units	32
Sales Price	\$7,285,000
Price/Unit	\$227,656
Price/Foot	\$241
CAP Rate	4.7%
Sale Date	02.15.2024



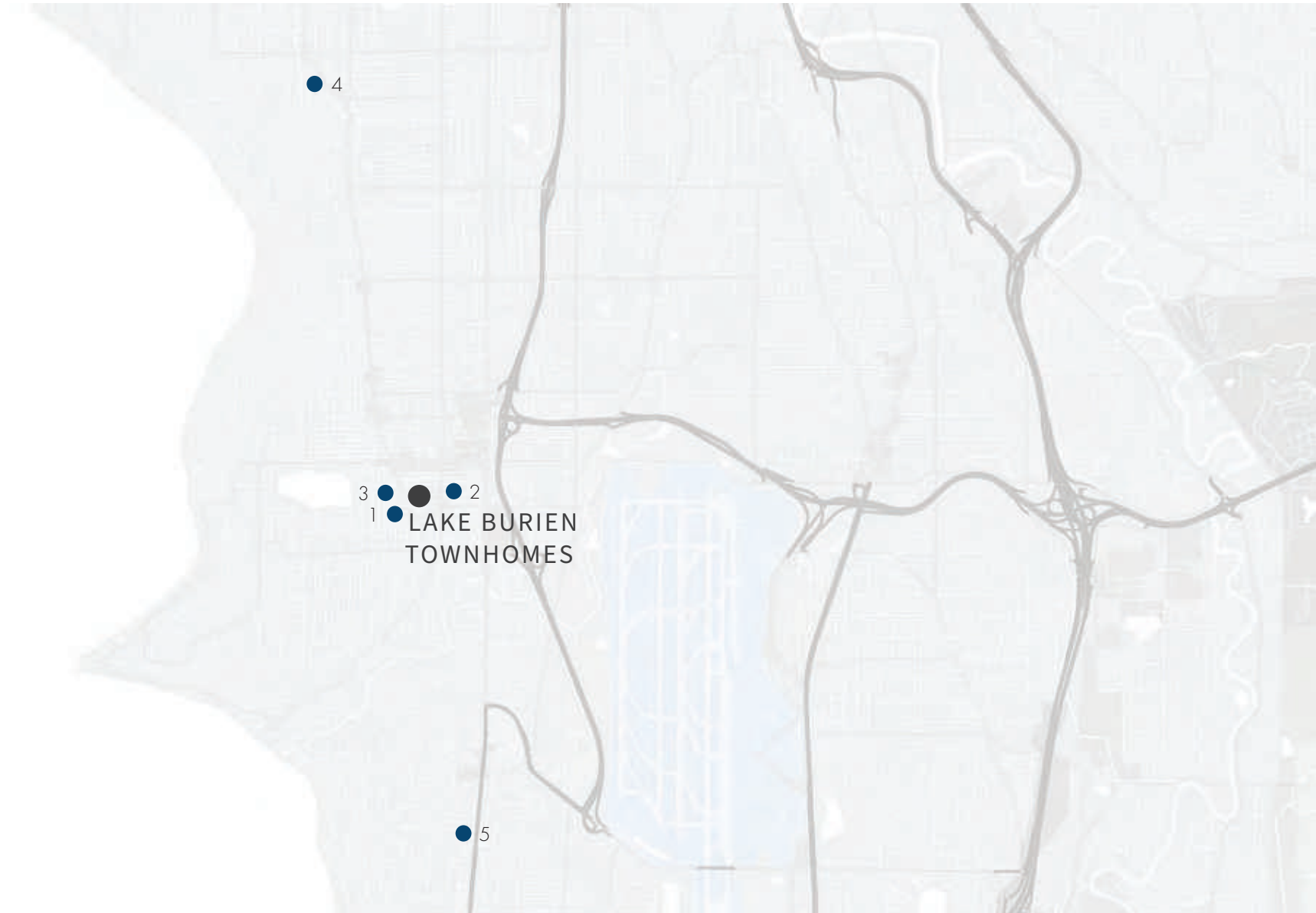
# RENT COMPARABLES

	ADDRESS	BUILT	UNITS	UNIT TYPE	UNIT SIZE (SQFT)	RENT	RENT/SF
	<b>Lake Burien Townhomes</b> 620 SW 155th St, Burien, WA 98166	1999	8	2BD/2.5BTH 3BD/2.5BTH	1,310 1,510	\$1,823 - \$2,150 \$1,848 - \$1,926	\$1.39
	<b>Modern Burien Townhomes</b> 15612 8th Ave SW, Burien, WA 98166	2021	23	3BD/2.5BTH	1,640	\$3,295	\$2.01
	<b>The Parkwood</b> 233 SW 154th St, Burien, WA 98166	1979	32	2BD/1.5BTH	1,020	\$2,350	\$2.30
	<b>Artesia Townhomes</b> 800 SW 156th St, Burien, WA 98166	1979	10	2BD/1.5BTH	1,100	\$2,395	\$2.18
	<b>City's Edge Apts</b> 11801 Ambaum Blvd SW, Burien, WA 98146	1994	45	2BD/2BTH	1,080	\$2,300	\$2.13
	<b>Belleme at Normandy Park</b> 145 SW 185th Ln, Normandy Park, WA 98166	2018	19	2BD/2.5BTH	1,325	\$2,800	\$2.11



# RENT COMPARABLES

1. **MODERN BURIEEN TOWNHOMES** - Burien, WA 98166
2. **THE PARKWOOD** - Burien, WA 98166
3. **ARTESIA TOWNHOMES** - Burien, WA 98166
4. **CITY'S EDGE APTS** - Burien, WA 98146
5. **BELLEME AT NORMANDY PARK** - Normandy Park, WA 98166





# PARAGON REAL ESTATE

\$4.5 B  
Sales Volume

30  
Years in  
Business

20+  
Brokers

48 k  
Units Sold

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#### ABOUT US

##### Leading investment firm for multi-family property

Paragon Real Estate Advisors is a leading Seattle real estate investment firm for multi-family property sales in Washington State. We are locally owned, client focused, and highly experienced. When it comes to apartments and investment real estate in the Puget Sound region, we are the smart choice to partner with.



## Puget Sound's Premiere Commercial Real Estate Brokerage

### 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 \$4.5 billion in sales and have closed over 2,000 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 30 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.

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