

BOTHELL DEVELOPMENT SITE

OFFERING MEMORANDUM



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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.

EXCLUSIVELY LISTED BY:

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OFFERING

Paragon Real Estate Advisors is pleased to announce the exclusive listing of the Bothell Development Site, located just blocks from downtown Bothell. The property at 10335 NE 189th Street currently features a triplex generating \$4,745 per month in rental income. Situated on a 10,791-square-foot lot recently up-zoned to R-M4, the site offers excellent potential for a townhouse or apartment development.

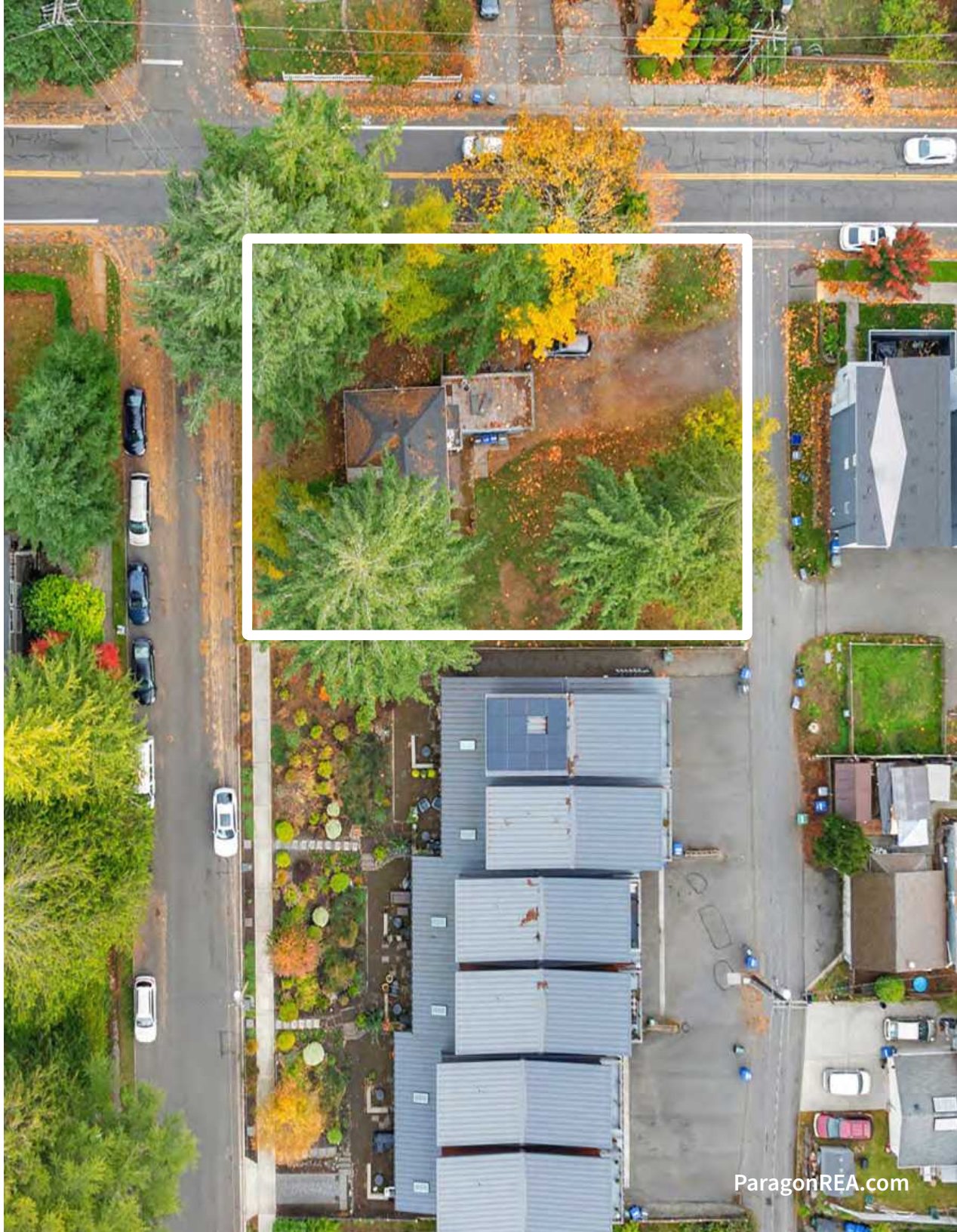
Positioned in the vibrant city of Bothell, Washington, the location presents a compelling opportunity for redevelopment due to several converging factors. The property benefits from strong walkability and transit connectivity, as well as close proximity to an abundance of neighborhood amenities—including restaurants, cafés, retail shops, and the nearby University of Washington Bothell. These attributes make the site highly attractive to students, young professionals, and families, reinforcing its appeal as a prime location for a high-demand residential community.



FINANCIAL SUMMARY

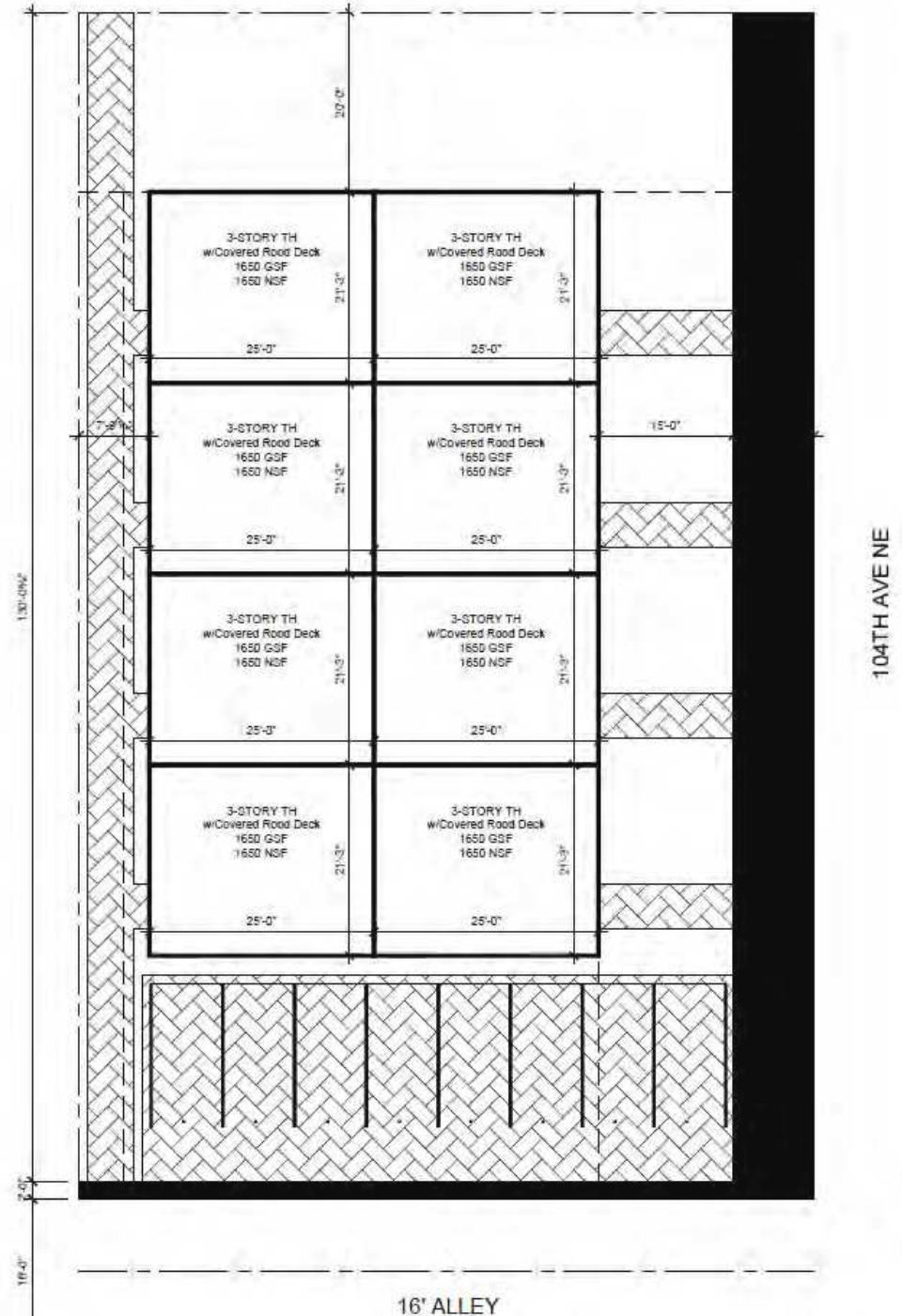
NAME	Bothell Development Site
ADDRESS	10335 NE 189th St Bothell, WA 98011
PARCEL	956780-0210
PRICE	\$1,198,000
PRICE PER SQFT	\$111
EXISTING IMPROVEMENTS	Triplex
LOT SIZE	10,791 Square Feet (0.25 acres)
ZONING	R-M4

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INVESTMENT HIGHLIGHTS

- 10,791 SqFt lot zoned R-M4
- Potential to develop Townhomes or an Apartment building (Buyer to Verify)
- Located Just blocks from downtown Bothell
- 83 walk score
- Seamless access to I-405 and SR-522
- Minutes from the University of Washington Bothell Campus
- Located in the highly ranked Northshore School District
- Bothel median household income: \$132,232
- Current Triplex brings in \$4,745/month



TRIPLEX FINANCIAL SUMMARY

RENT ROLL	UNIT TYPE	SIZE (SQFT)	CURRENT RENT
1	1BD/1BTH	500	\$1,130
2	2BD/1BTH	800	\$2,135
3	1BD/1BTH	500	\$1,480
3	Total/Avg.	600	\$2.64

ANNUALIZED OPERATING DATA		CURRENT
Scheduled Gross Income		\$56,940
Less Vacancy	5.00%	\$2,847
Gross Operating Income		\$54,093
Less Expenses		\$14,629
Net Operating Income		\$39,464

ANNUALIZED OPERATING EXPENSES		CURRENT
Real Estate Taxes		\$7,652
Insurance		\$1,126
Utilities		\$5,851
Total Expenses		\$14,629



SITE PHOTOS



TOWNHOUSE SALES COMPARABLES

	ADDRESS	SQFT	\$/SQFT	BEDS/BATHS	PRICE	SALE DATE
1.	8904 NE 173rd Place #B, Bothell, WA	2,147	\$408	3/2.5	\$874,950	10/17/2025
2.	8904 NE 173rd Place #C, Bothell, WA	2,147	\$419	3/2.5	\$899,950	10/28/2025
3.	8826 NE 173rd Place #B, Bothell, WA	2,147	\$429	3/2.5	\$920,000	7/25/2025
4.	8834 NE 173rd Place #B, Bothell, WA	2,147	\$440	3/2.5	\$945,000	4/24/2025
5.	8834 NE 173rd Place #D, Bothell, WA	2,147	\$449	3/2.5	\$965,000	6/2/2025
6.	18922 NE 99th Ct NE #B, Bothell, WA	1,871	\$569	3/3	\$1,064,900	7/9/2025
7.	18922 NE 99th Ct NE #C, Bothell, WA	1,871	\$572	3/3	\$1,069,900	7/31/2025
8.	18917 99th Ct NE #B, Bothell, WA	1,823	\$601	3/2	\$1,094,900	8/27/2025
9.	9919 NE 189th Lane #C, Bothell, WA	1,871	\$587	3/3	\$1,097,900	6/23/2025
10.	18814 99th Ct NE #C, Bothell, WA	1,871	\$589	4/2	\$1,101,770	9/25/2025
11.	18917 99th Ct NE #C, Bothell, WA	1,823	\$608	3/2.5	\$1,109,141	9/8/2025
12.	18814 99th Ct NE #D, Bothell, WA	1,866	\$624	3/2.5	\$1,164,900	9/18/2025
13.	18922 NE 99th Ct NE #D, Bothell, WA	1,866	\$626	3/2	\$1,167,900	7/10/2025
14.	18917 99th Ct NE #D, Bothell, WA	1,922	\$624	4/2	\$1,199,900	8/12/2025
15.	18811 99th Ct NE #A, Bothell, WA	1,922	\$634	4/2	\$1,218,900	10/9/2025
16.	18917 99th Ct NE #A, Bothell, WA	1,922	\$636	4/2	\$1,221,900	7/18/2025
17.	18922 99th Ct NE #A, Bothell, WA	2,202	\$576	4/2	\$1,267,900	7/8/2025
		1,975	\$552		\$1,081,459	

PARAGON REAL ESTATE

\$4.5 B
Sales Volume

30
Years in
Business

20+
Brokers

48 k
Units Sold

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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.



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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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