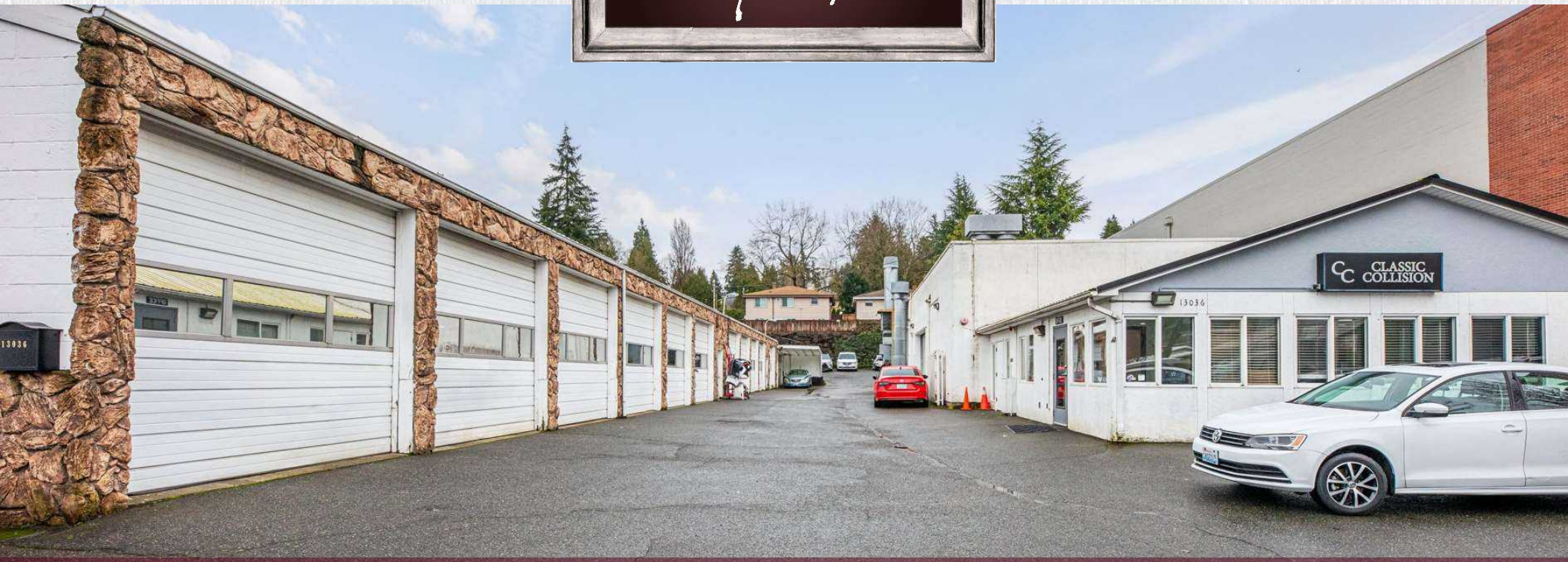
Hudson REAL ESTATE Group



Offering Memorandum:

13036 Lake City Way NE, Seattle WA 98125

- - -

$3,250,000

5.0% Cap Rate | 3% Escalations | Lease Thru 2031+

www.investmentnw.com/13036

Park Your Capital Here. Let It Grow.

Located along Seattle's high-visibility Lake City Way NE corridor, this investment offers an attractive combination of stable in-place income through 2031 and a long-term appreciation upside.

Leased to Classic Collision, a proven operator, through 2031 with (3) 5-year extensions, providing durable tenancy and long-term income security. Site features a well-established layout including a **4,350 SF main shop, 3,500 SF paint building, a 736 SF office, and an additional 525 SF shop**, supporting long-term tenant operations.

Base rent starts at $162,000 with 3% annual escalations creating a built-in growth profile that **drives the cap rate from 5.01% to approx 5.81% by 2031** and continues to compound from there.

Positioned on a major arterial, strong traffic counts and connectivity to I-5, Northgate, the University District, and Downtown Seattle, the property benefits from the commercial corridor, dense surrounding residential neighborhoods, and continued infill development throughout North Seattle.

Zoned NC3-55 (M), the site allows for mixed-use redevelopment up to 55' height restrictions**, providing future flexibility and land value upside.**

Offered at $3.25M (5.01% cap), this is an ideal opportunity for an investor seeking long term, growing cash flow in a supply-constrained Seattle market.

If predictability is what you seek, park your capital here and let it grow.

PROPERTY INFORMATION

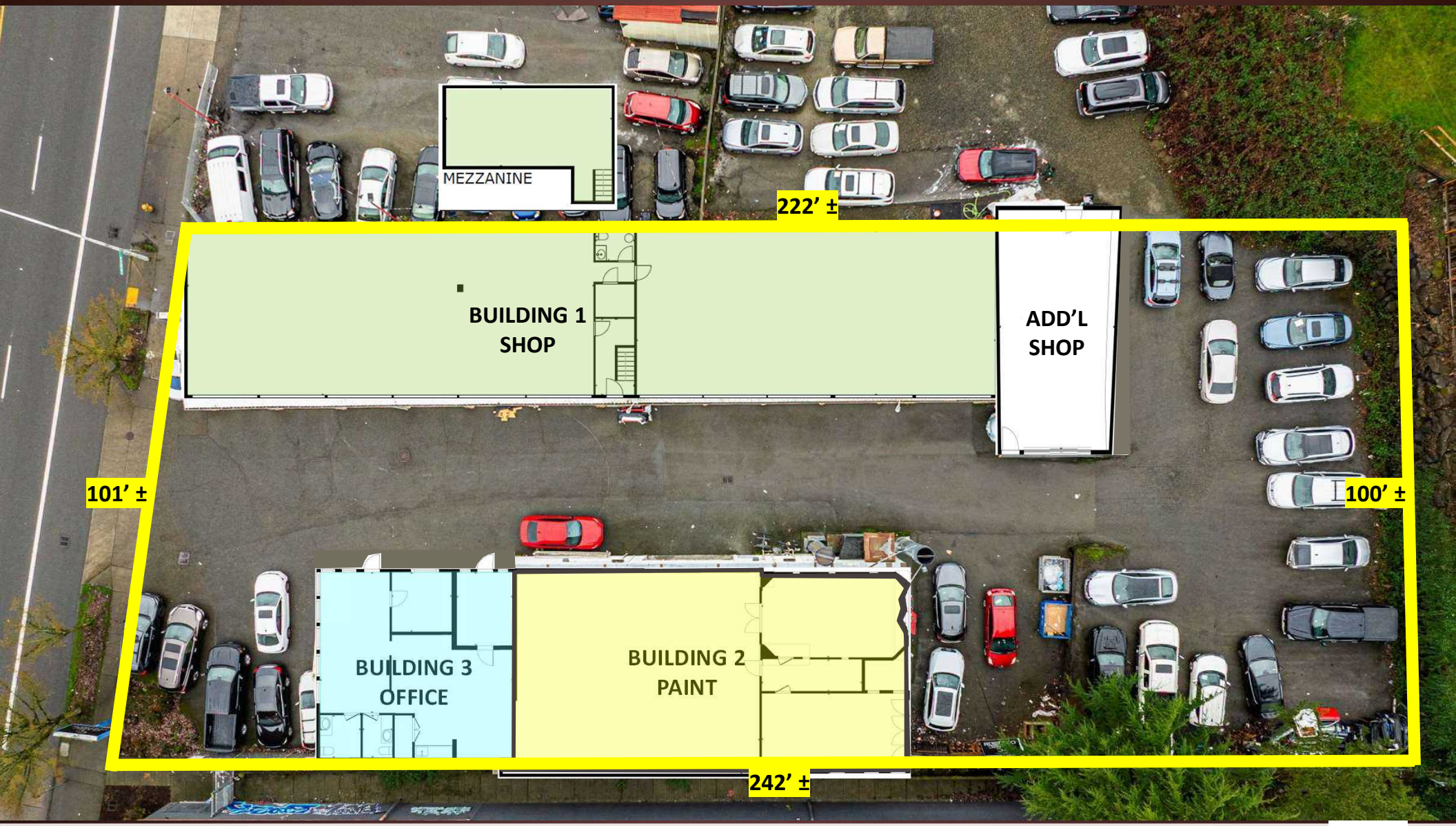
PROPERTY SUMMARY

GBA	8,586 S.F.
# Buildings	3
Lot Size	0.53 Acres
Zoning	NC3-55 (M)
2026 Assessed	$2,759,200

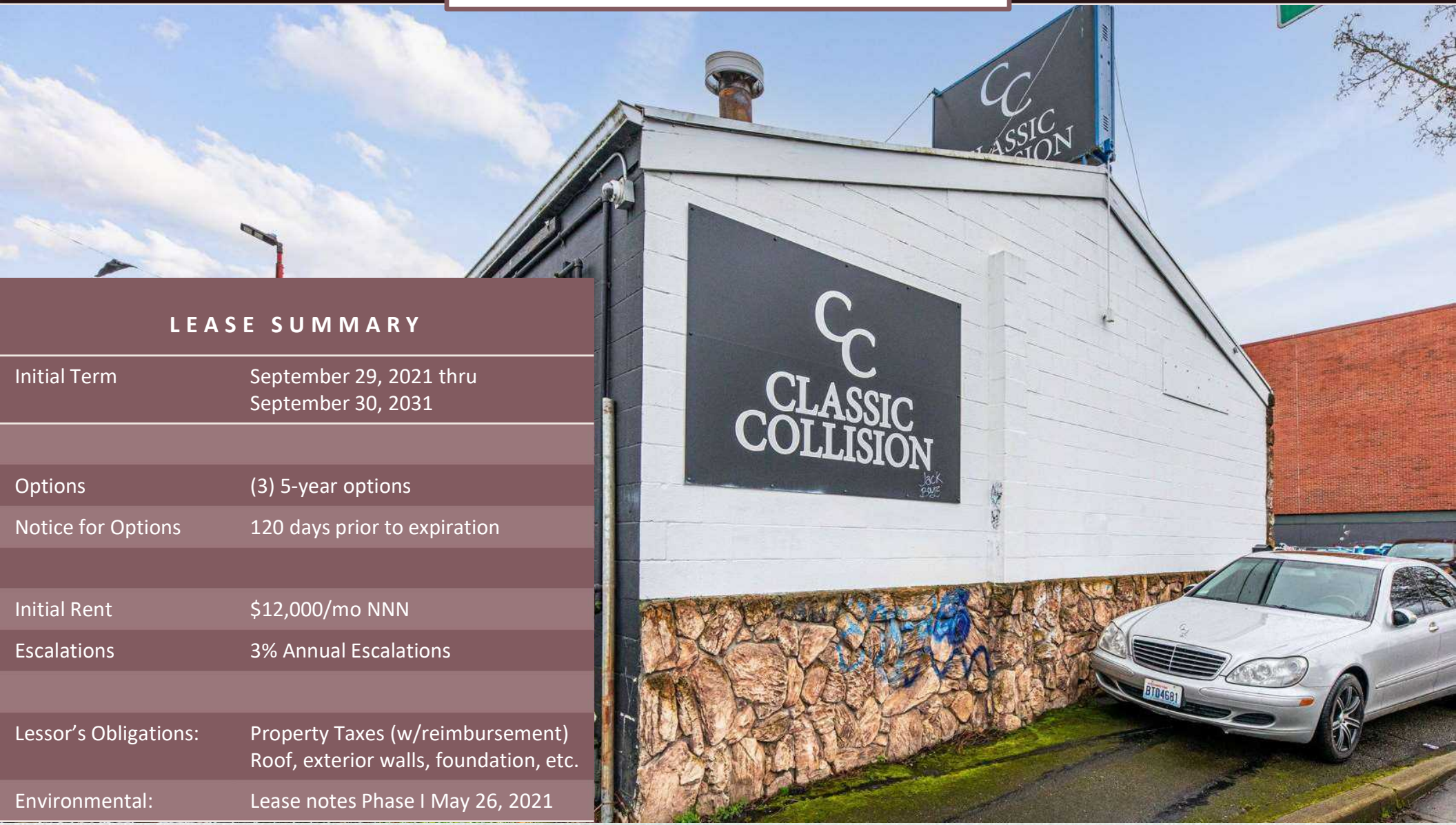
BUILDING SUMMARY

	Building 1	Building 2	Building 3	Building 4
Desc.	Shop	Paint	Office	Shop
GBA	4,350 ±	3,500 ±	736 ±	525 ±
Year	1961	1993	1992	-
Eff Year	1981	1993	1992	-
Construction	Masonry	Wood Frame	Wood Frame	Wood Frame
Height	14’	20’	8’	-

FLOORPLANS


MEZZANINE
222' ±
BUILDING 1
SHOP
ADD'L
SHOP
101' ±
100' ±
BUILDING 3
OFFICE
BUILDING 2
PAINT
242' ±

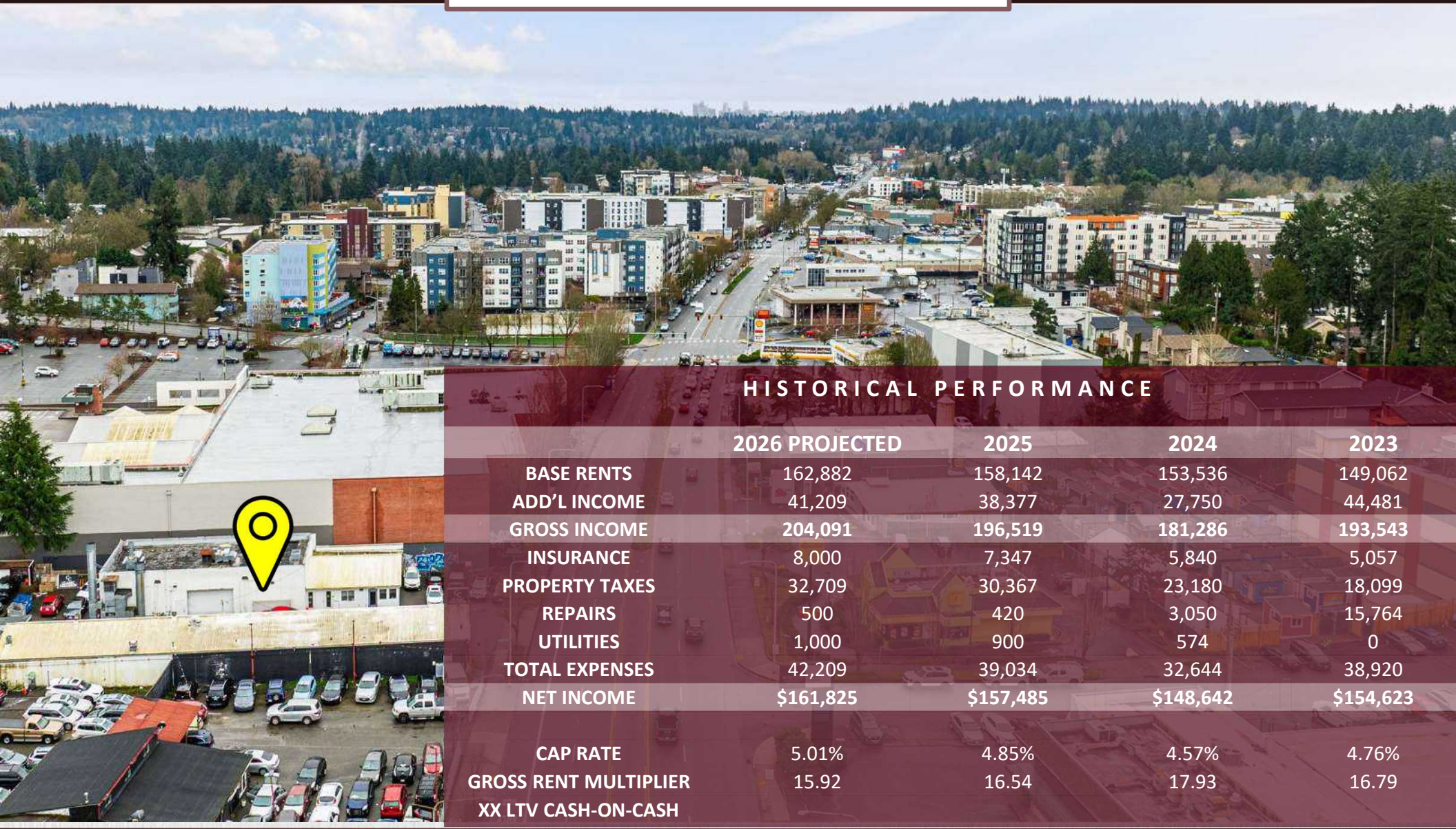
LEASE AGREEMENT



LEASE SUMMARY

Initial Term	September 29, 2021 thru September 30, 2031
Options	(3) 5-year options
Notice for Options	120 days prior to expiration
Initial Rent	$12,000/mo NNN
Escalations	3% Annual Escalations
Lessor's Obligations:	Property Taxes (w/reimbursement) Roof, exterior walls, foundation, etc.
Environmental:	Lease notes Phase I May 26, 2021

FINANCIAL PERFORMANCE



HISTORICAL PERFORMANCE

	2026 PROJECTED	2025	2024	2023
BASE RENTS	162,882	158,142	153,536	149,062
ADD'L INCOME	41,209	38,377	27,750	44,481
GROSS INCOME	**204,091**	**196,519**	**181,286**	**193,543**
INSURANCE	8,000	7,347	5,840	5,057
PROPERTY TAXES	32,709	30,367	23,180	18,099
REPAIRS	500	420	3,050	15,764
UTILITIES	1,000	900	574	0
TOTAL EXPENSES	42,209	39,034	32,644	38,920
NET INCOME	**$161,825**	**$157,485**	**$148,642**	**$154,623**
CAP RATE	5.01%	4.85%	4.57%	4.76%
GROSS RENT MULTIPLIER	15.92	16.54	17.93	16.79
XX LTV CASH-ON-CASH				

RENT SCHEDULE

INITIAL TERM

YR	PERIOD ENDING	MONTHLY BASE RENT	ANNUAL BASE RENT
1	Nov 1, 2021 – Oct 31, 2022	$12,000	$144,000
2	- Oct 31, 2023	$12,360	$148,320
3	- Oct 31, 2024	$12,731	$152,770
4	- Oct 31, 2025	$13,113	$157,353
5	- Oct 31, 2026	$13,506	$162,073
6	- Oct 31, 2027	$13,911	$166,935
7	- Oct 31, 2028	$14,329	$171,944
8	- Oct 31, 2029	$14,758	$177,102
9	- Oct 31, 2030	$15,201	$182,415
10	- Oct 31, 2031	$15,657	$187,887

OPTION 1

11	- Oct 31, 2032	$16,127	$193,524
12	- Oct 31, 2033	$16,611	$199,330
13	- Oct 31, 2034	$17,109	$205,310
14	- Oct 31, 2035	$17,622	$211,469
15	- Oct 31, 2036	$18,151	$217,813

OPTION 2

16	- Oct 31, 2037	$18,696	$224,347
17	- Oct 31, 2038	$19,256	$231,078
18	- Oct 31, 2039	$19,834	$238,010
19	- Oct 31, 2040	$20,429	$245,150
20	- Oct 31, 2041	$21,042	$252,505

OPTION 3

21	- Oct 31, 2042	$21,673	$260,080
22	- Oct 31, 2043	$22,324	$267,882
23	- Oct 31, 2044	$22,993	$275,919
24	- Oct 31, 2045	$23,683	$284,196
25	- Oct 31, 2046	$24,394	$292,722

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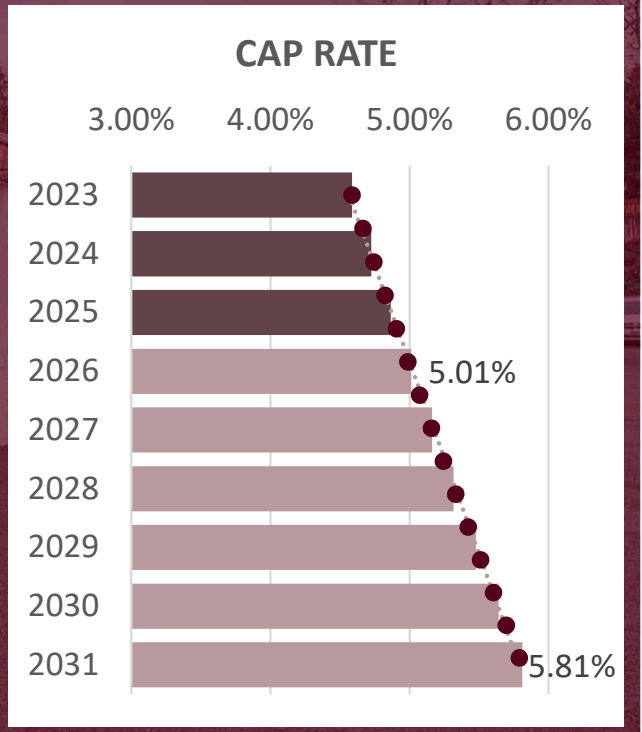
FINANCIAL PROJECTIONS

FINANCIAL GROWTH



DOCUMENTS

DOCUMENTS AFTER MUTUAL ACCEPTANCE

Lease Agreement

SEPA Phase I - May 26, 2021

2023 Tax Return & PNL

2024 Tax Return & PNL

2025 Tax Return & PNL

2026 YTD PNL

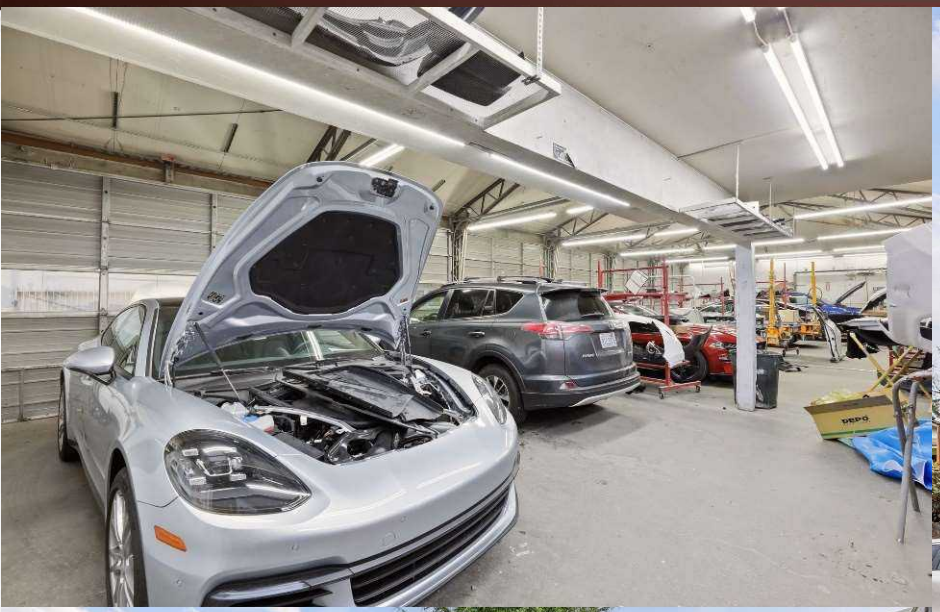
Tenant Estoppel Certificate

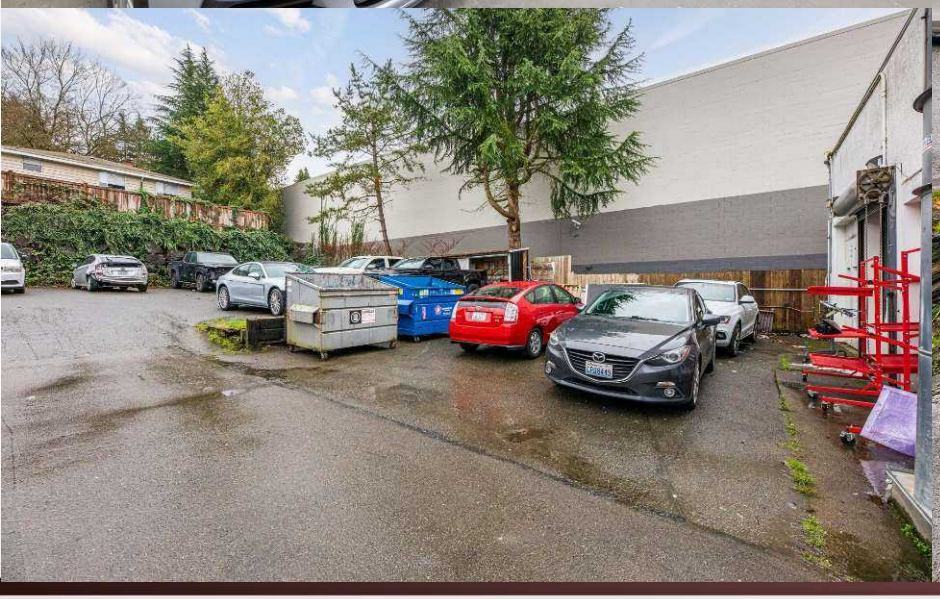
SEATTLE PERMITS

CITY OF SEATTLE PERMIT RECORDS

DATE	RECORD #	RECORD TYPE	STATUS	DESC.	EXP.
9/3/2025	EQP-BP-28671	Boiler Equipment Certification	Active	AIR TANK	
7/21/2025	7097313-BP	Boiler/Pressure Vessel Permit	Completed	Remove old compressor and install new compressor.	2/18/2027
6/19/2025	SUUMP0001191	Utility Major Permit	In Process	TIE IN AT EXITSTING VAULT ON N NE 113RD ST TO TRENCH APPROX 278' TO PLACE 1-4" CONDUIT AND CABLE TO TARGET LOCATIONS ON E SIDE NE 133RD ST AND E SIDE LAKE CITY WAY NE. PARKING, TRAVEL LANES, AND SIDEWALK CLOSED FOR TRUCK STAGING, INSTALLATION, AND RESOTRATION.	
1/25/2022	6879309-ME	Mechanical Permit	Completed	Replacement of failed rooftop duct furnace with like-for-like duct furnace	8/15/2023
6/29/2017	6605592-EL	Electrical Permit: Over the Counter	Completed	INSTALL THREE WELDER RECEPTACLES. POWER SUPPLY AND 1ST RECEPTACLE PROVIDED BY OTHER ELECTRICAL COMPANY ON SEPARATE PERMIT.	6/29/2018
6/20/2017	6603739-EL	Electrical Permit: Over the Counter	Completed	DISCONNECT PHASE CONVERTOR & RE-INSTALL	6/20/2018
6/22/2010	6252664-SS	Side Sewer Permit	Completed	INSTALL SMALL CAR WASH PAD W/ GRINDER PUMP AND FORCED MAIN TYING INTO NEW SEWER CB W/ 4" GRAVITY DRAIN DISCHARGE TO EXISTING ON-SITE 6" SS PER CORRECTION ORDER.	12/22/2011
7/26/2006	003579-06CP	Code Compliance Complaint	Completed	7/19/06 JS talked to contractor supervisor. He said he will not work past 10:00 pm	
11/8/2004	6046265-EL	Electrical Permit: Over the Counter	Completed	REPAIR/REPLACE CT CAN & SWITCHBOARD CABINET FOR 400 AMP SERVICE DAMAGED BY VEHICLE. NO NEW ADDED LOADS, APPROVED PER VANCE HARTZELL.	11/8/2005
2/6/1991	EQP-BP-05021	Boiler Equipment Certification	Permanently Out of Service		
9/3/2025	EQP-BP-28671	Boiler Equipment Certification	Active	AIR TANK	

PARKING



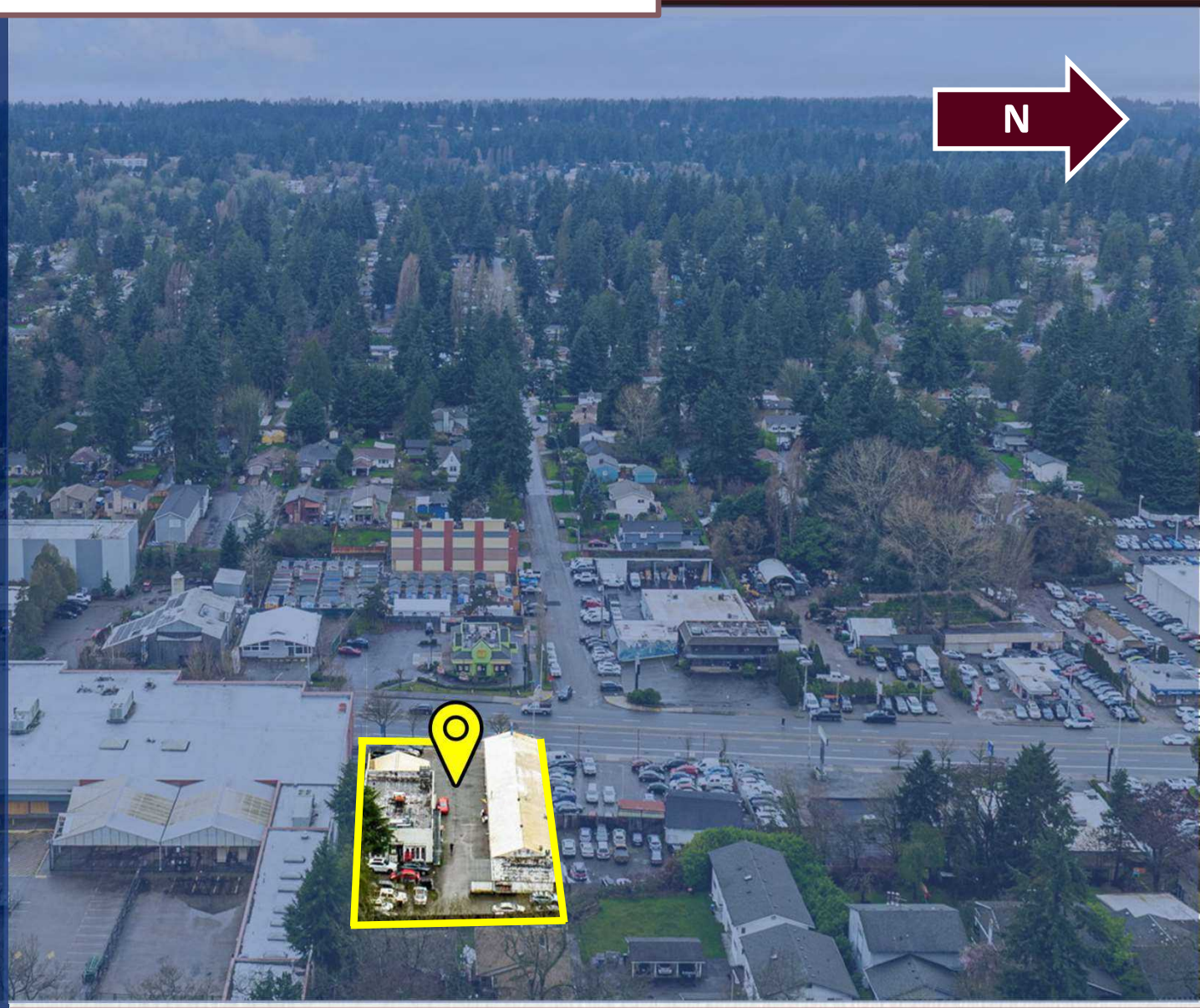


AERIAL VIEW

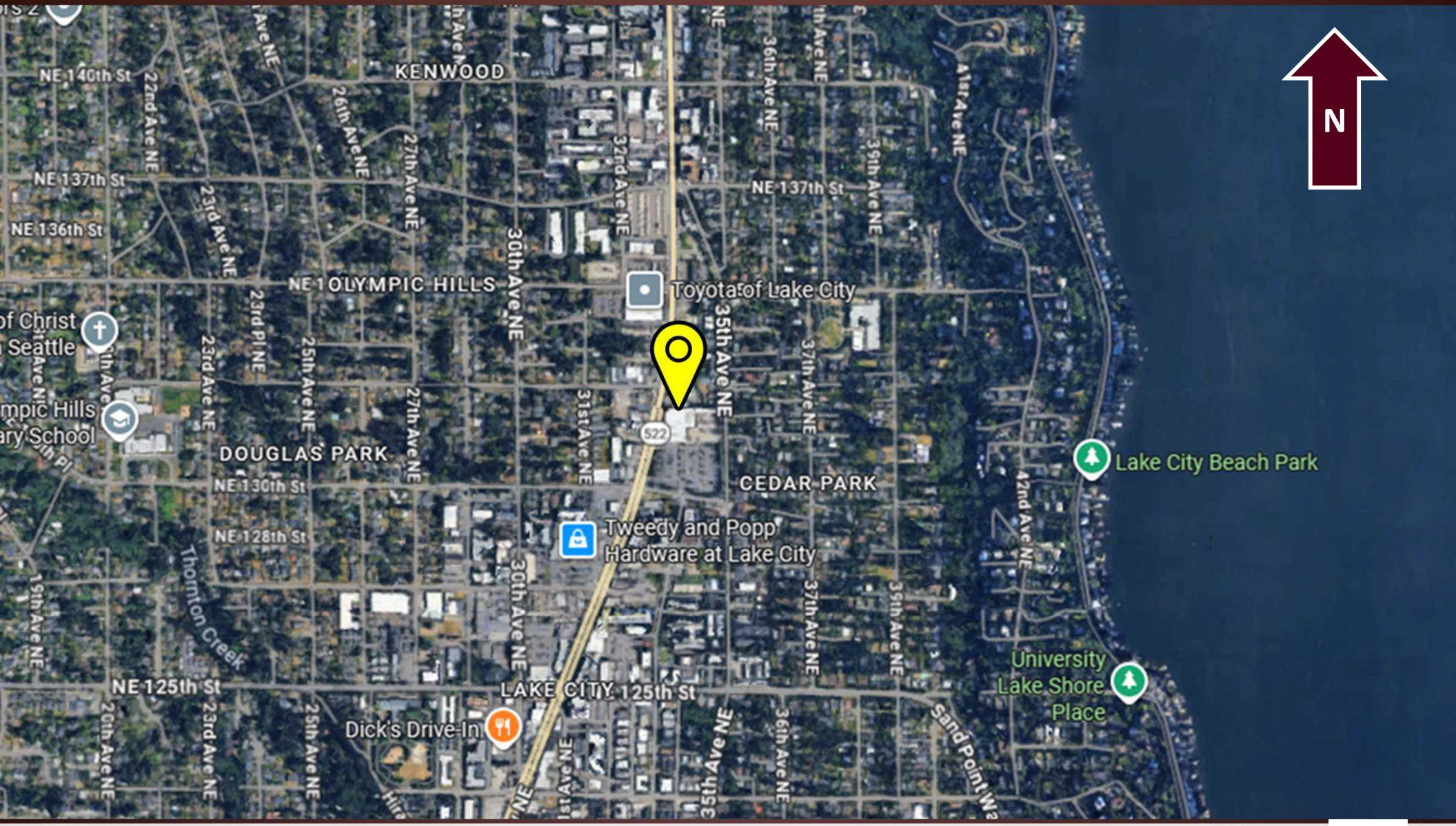
HIGHLIGHTS

13036 Lake City Way NE, Seattle

- Major arterial
- Strong traffic
- High visibility
- Dense North Seattle housing
- Growing population
- Infill development underway
- Close to Northgate, Greenlake, University District, Downtown Seattle, & I-5
- NC3-55 (M) zoning
- 55’ height potential
- Mixed-use flexibility
- Commercial + residential



LOCATION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KENWOOD
NE 140th St
NE 137th St
NE 136th St
NE 130th St
NE 128th St
NE 125th St
LAKE CITY 125th St
OLYMPIC HILLS
DOUGLAS PARK
CEDAR PARK
Toyota of Lake City
Tweedy and Popp Hardware at Lake City
Dick's Drive-In
Lake City Beach Park
University Lake Shore Place
Thornton Creek
Sand Point Wa
22nd Ave NE
23rd Ave NE
23rd Pl NE
25th Ave NE
26th Ave NE
27th Ave NE
30th Ave NE
31st Ave NE
32nd Ave NE
35th Ave NE
36th Ave NE
37th Ave NE
39th Ave NE
41st Ave NE
42nd Ave NE
19th Ave NE
20th Ave NE
522

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