

OFFERING BROCHURE

THE OREGONIAN

4315 & 4319 SW OREGON ST, SEATTLE, WA 98116

12-UNIT VALUE-ADD INVESTMENT OPPORTUNITY IN WEST SEATTLE

 **CUSHMAN &
WAKEFIELD**
MULTIFAMILY CAPITAL MARKETS

EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present **The Oregonian Apartments**, a 12-unit apartment building in West Seattle. This value-add offering provides significant upside through continued unit renovation and rental rate optimization. Three units have been renovated to date, demonstrating a \$200-\$325/month premium over classic units, with nine classic units remaining.

PROPERTY SUMMARY

Property Address	4315 & 4319 SW Oregon St, Seattle, WA 98116
Submarket	West Seattle
Site Size	5,850 SF (0.14 acres)
Parcel Numbers	338990-0141, 338990-0140
Zoning	NC2-75 (M)
Number of Units	12
Year Built	1927
Average Unit Size	765 SF
Rentable Area	9,000 SF
Unit Mix	12 - 1 Bed / 1 Bath

PRICING SUMMARY

Offering Price	\$3,600,000
Price / Unit	\$300,000
Renovated NOI	\$224,721
In-Place NOI	\$192,879
In-Place Cap Rate	5.36%
Renovated Cap Rate	5.94%





The
OREGONIAN

44TH AVE SW

SW OREGON ST

UNIT MIX & RENTS

Unit Type	Units	Avg SF	In-Place Rent	Pro Forma Rent	Renovated Rents
1BD 1BA - Classic	9	765	\$2,134	\$2,300	\$2,500
1BD 1BA - Reno	3	765	\$2,470	\$2,500	\$2,500
TOTAL / AVERAGE	12	765	\$2,218	\$2,350	\$2,500

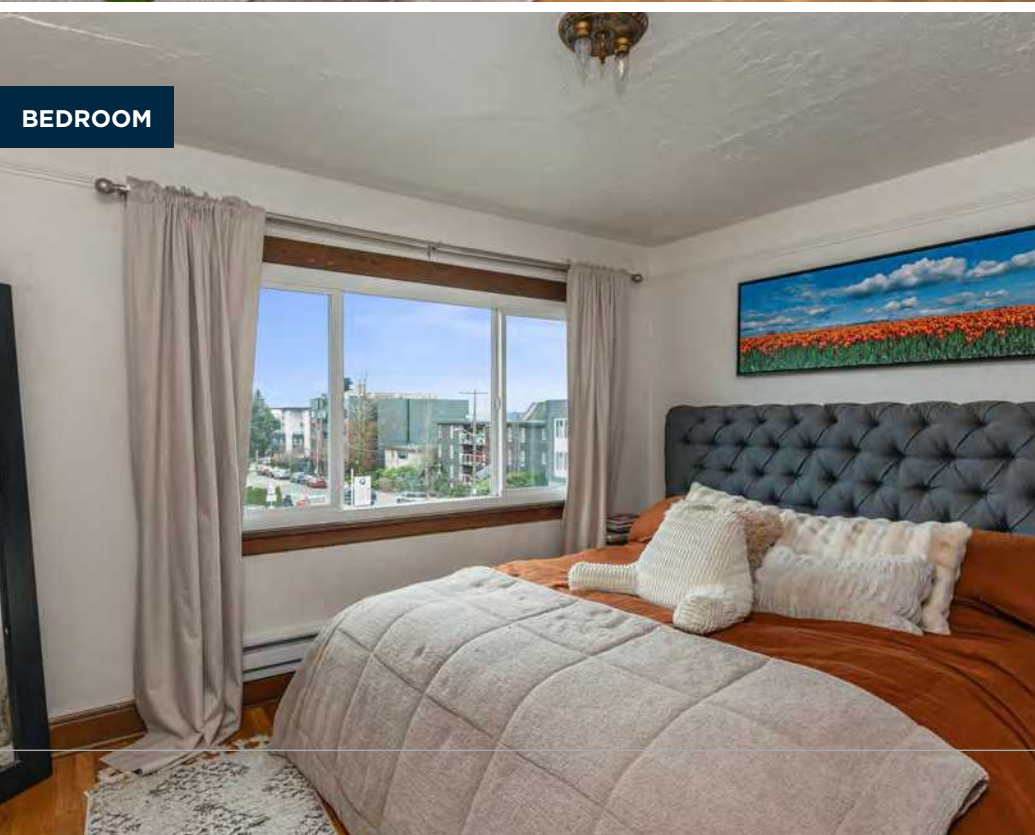




LIVING ROOM



RENOVATED KITCHEN



BEDROOM



WASHER/DRYER



BATHROOM





CALIFORNIA AVESW

The
OREGONIAN

44TH AVESW

SW OREGON ST

FOR SALE

THE OREGONIAN

4315 & 4319 SW OREGON ST, SEATTLE, WA 98116

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