

New Offering Price: $2,995,000
15 units | 1962/2016 Built/Reno

Capri APARTMENTS

11521 26th Ave NE, Seattle, WA 98125

BLAKE INVESTMENT ADVISORS
MULTIFAMILY ADVISORY & BROKERAGE

» Day One Cash Flow

Current operations at Capri offer a 6.26% going-in cap rate and a 4.66% annual cash-on-cash return.

» Attractive Basis

Offered at $199,667 per unit and $275 per square foot, a new buyer can enter the investment at an attractive basis and capitalize on future rent growth driven by a lack of new supply.

» Clear Path to Upside

A new investor can benefit from the upgraded building systems and deploy renovation capital toward enhancing the amenity package and capturing demonstrable renovation premiums.

» Durable Income Stream

Lake City features a stable, middle-income renter base with strong workforce participation that is less exposed to technology sector layoffs.

CAPRI APARTMENTS

EXCLUSIVE ADVISORY TEAM

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VIEW DOCUMENT VAULT

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THE OPPORTUNITY

Blake Investment Advisors is pleased to announce the exclusive listing of the **Capri Apartments**. This opportunity allows a new investor to capitalize on Seattle's current 15-year low of apartment units under construction (8,043 total units under construction), which is putting upward pressure on rents for the existing apartment stock. Since the rapid rise in interest rates in the spring of 2022, new construction projects have struggled to pencil and permitting applications have sharply declined. When new supply is constrained, landlords regain pricing power—a classic supply and demand dynamic that is already playing out in real time.

Capri features copper plumbing, and the kitchen and bathroom cabinets are constructed with birch wood frames and doors, all of which are in good condition. Over the past 10 years, the property has undergone significant renovations, including LVP flooring throughout all units, stone kitchen countertops in all units, a new PVC roof (2024 installation with a 20-year transferable warranty included), updated electrical panels (2016), double-pane vinyl windows, fresh exterior paint, and a renovated exterior staircase (2024). The electrical heating currently consists of one eight-foot electric baseboard heater (240V) paired with a four-foot baseboard (120V). It is recommended to replace this system with a single 120V electric forced air heater, which would free up 240V capacity per unit to accommodate ventless washer and dryer installations while also improving energy efficiency. Additionally, select units are equipped with 3.4-gallon-per-flush toilet tanks, which can be upgraded to 1-gallon-per-flush low-flow toilets to reduce water consumption.

While current operations at the property are stable and offer 4.66% day-one cash flow, there is an opportunity for a buyer to enter at an attractive basis of $199,667 per unit, $275 per net rentable square foot, and a 6.26% going-in cap rate, positioning themselves at the start of a new expansionary cycle and to capitalize on the next wave of rent growth.

Through strategic interior improvements—including installing all-in-one ventless washer/dryer combo units, adding dishwashers in select units, disposals, stainless steel appliances, and converting the existing common laundry room into a 400-square-foot studio apartment- new ownership can push rents to an average of $1,775 per unit. The estimated cost to implement these upgrades is approximately $30,000 per unit, totaling $450,000 in capital expenditures. Upon stabilization of the renovations, a new owner will operate the property at a 7.25% cap rate and control an asset that is well-positioned to capitalize on the next rent growth cycle in our supply-constrained market.

Additionally, Capri sits on a 19,600 square foot lot zoned LR3 (M), one of Seattle's highest-density low-rise multifamily zones, allowing apartments, townhomes, rowhouses, and stacked flats with building heights typically reaching 40 to 50 feet (roughly 4–5 stories). This provides a new investor with multiple exit strategies, as the site offers strong long-term redevelopment potential.



RESIDENTIAL UNIT SUMMARY

TYPE	UNITS	AVG SF	CURRENT RENT	MARKET RENT
1/1	7	650	$1,500	$1,595
2/1	7	650	$1,769	$1,895
FUTURE STUDIO	1	400	$0	$900
TOTAL/AVERAGE				

PROPERTY SUMMARY

ADDRESS	11521 26TH AVE NE
MARKET	LAKE CITY
APN #	344800-1435
UNITS	15
YEAR BUILT/ RENO	1962/2016
ZONING	LR3 (M)
NET RENTABLE SF	10,870
AVERAGE UNIT SIZE	725 SF
CONSTRUCTION	WOOD-FRAME
ROOF	PVC (2024)
HEATING	ELECTRIC BASEBOARD
METERING	SEPARATE ELECTRIC
LAUNDRY	COMMON - 2W/2D
PARKING	16 OFF-STREET STALLS
WINDOWS	DOUBLE-PANE VINYL
ELECTRICAL PANELS	UPDATED 2016
PLUMBING	COPPER

PROPERTY DESCRIPTION

The Capri Apartments is a 15-unit, courtyard-style apartment community situated on a 19,600 square foot lot in the Lake City neighborhood of Seattle. The property was originally constructed in 1962 and substantially renovated on both the interior and exterior in 2016. Capri features copper plumbing, a new PVC roof (2024 installation with 20-year transferable warranty included), updated electrical panels (2016), double-pane vinyl windows, a durable brick facade and stucco exterior combination, and new exterior courtyard stairwells, positioning the asset as both a desirable community for residents and a low-maintenance investment for ownership.

Capri offers an ideal unit mix of six 637 square foot one-bedroom units and nine 783 square foot two-bedroom units. The unit interiors have been well-maintained and include LVP flooring throughout, stone countertops, electric baseboard heating, and dishwashers in select units. Residents benefit from a central courtyard setting with lush greenery, on-site communal laundry (two washers & two dryers), 14 large storage lockers, and 16 off-street parking stalls available on a first-come, first-served basis.



PHOTOS

EXTERIORS









PHOTOS

EXTERIOR COURTYARD







PHOTOS

INTERIORS - UNIT 2









PHOTOS

INTERIORS - UNIT 11









PHOTOS

INTERIORS - UNIT 1









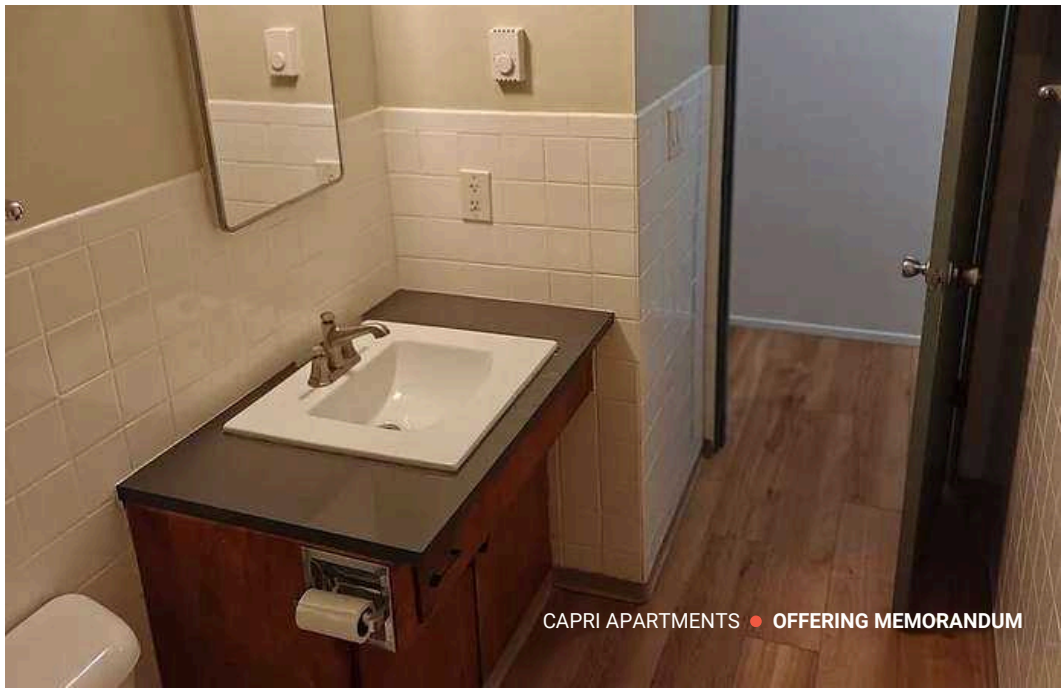
PHOTOS

INTERIORS - UNIT 13









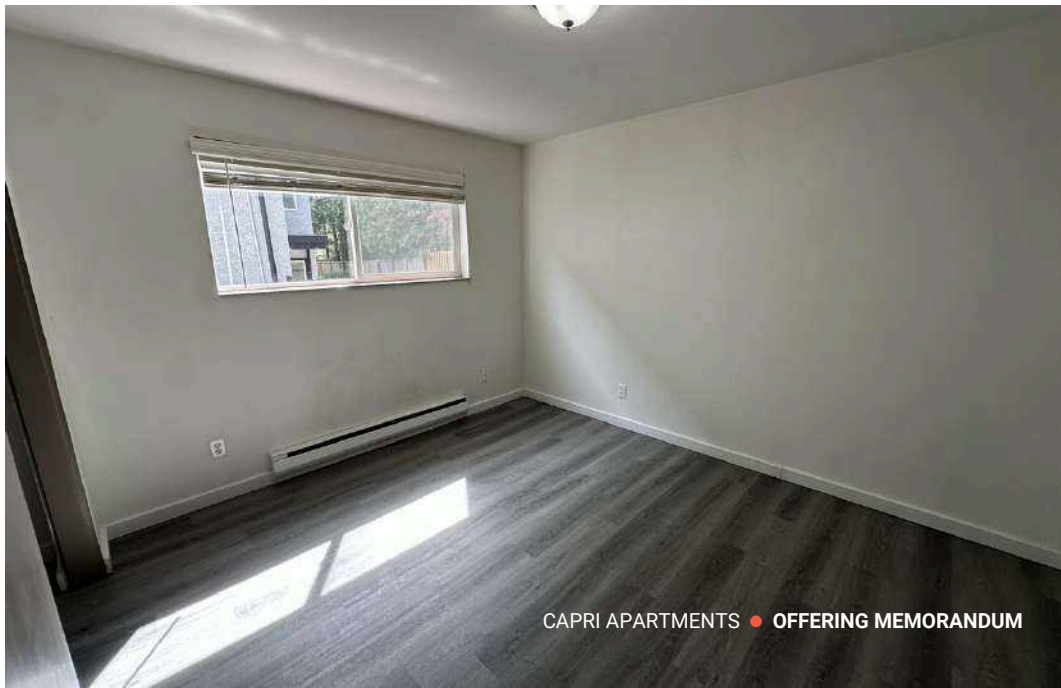
PHOTOS

INTERIORS - UNIT 3









PHOTOS

LAUNDRY ROOM & STORAGE LOCKERS







LAKE CITY SUBMARKET

Capri Apartments is located in Seattle's Lake City neighborhood, a well-established and rapidly improving submarket in North Seattle. Lake City offers a compelling blend of affordability, accessibility, and strong rental demand, making it increasingly attractive to both residents and investors.The asset benefits from excellent connectivity, with convenient access to Lake City Way NE, Interstate 5, and State Route 522, providing direct routes to Downtown Seattle, the University District, and major employment hubs throughout the region. The nearby Northgate area, anchored by Northgate Station and the Northgate Light Rail extension, further enhances regional transit accessibility and has driven significant recent investment and redevelopment. Residents enjoy close proximity to a wide range of neighborhood amenities, including grocery stores, restaurants, and everyday services along the Lake City commercial corridor. Outdoor recreation is abundant, with easy access to parks and open space, including Matthews Beach Park and the Burke-Gilman Trail along Lake Washington. Lake City continues to see steady growth supported by ongoing public and private investment, favorable zoning, and its position as a more attainable alternative to nearby neighborhoods.

Lake City is also set to benefit from the upcoming Pinehurst Link Light Rail Station at NE 130th Street, scheduled to open in 2026, which will provide direct connectivity to Downtown Seattle in approximately 15 minutes. While the station is located just west of the neighborhood, the City of Seattle is actively investing in transit, pedestrian, and bike infrastructure to improve connectivity between Lake City and the station. This added accessibility will further enhance tenant demand and position the submarket for continued rent growth as transit-oriented demand expands across North Seattle. This combination of strong fundamentals, improving infrastructure, and continued neighborhood evolution positions the property to benefit from long-term rental demand and value appreciation.

SEATTLE MARKET OVERVIEW



Seattle is the largest city in the Pacific Northwest and the economic center of the Puget Sound region. Located between Puget Sound and Lake Washington, the city offers a unique natural setting with views of the Olympic Mountains and Cascade Range. Seattle is home to approximately 820,000 residents, while the greater metropolitan area exceeds 4 million people. Seattle is a global hub for technology, aerospace, life sciences, and international trade. Major employers, including Amazon, Microsoft, Boeing, and Starbucks, anchor a highly educated workforce and support sustained economic growth. Institutions such as the University of Washington further contribute to innovation and talent development. The region also benefits from major infrastructure, including the Port of Seattle and Seattle-Tacoma International Airport, which connect Seattle to global markets. Supported by strong job growth, high incomes, and exceptional quality of life, Seattle remains one of the most desirable and resilient multifamily investment markets on the West Coast.

FORTUNE 500 **EMPLOYERS** SEATTLE **MSA**

The Seattle MSA's thriving tech industry and strong economy **attract top companies such as Amazon, Microsoft, and Google, making it a hub for innovative businesses.** With a highly educated and diverse workforce and its location on the west coast, Seattle is a desirable location for companies looking for top talent and access to key markets. Additionally, many Seattle-based businesses have a strong commitment to sustainability, social responsibility, and diversity, which has earned the city a reputation for being home to some of the best employers in the country.

amazon

87,000+ EMPLOYEES

RANKED #2 FORTUNE 500

Google

7,200+ EMPLOYEES

RANKED #8 FORTUNE 500

Microsoft

55,000+ EMPLOYEES

RANKED #13 FORTUNE 500

BOEING

65,000+ EMPLOYEES

RANKED #60 FORTUNE 500

COSTCO WHOLESALE

21,000+ EMPLOYEES

RANKED #11 FORTUNE 500

Alaska

11,400+ EMPLOYEES

RANKED #385 FORTUNE 500

CAPRI **APARTMENTS**
RENT **ROLL**

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			CURRENT			RENOVATED		
UNIT	UNIT TYPE	UNIT SF	RENT	RENT/SF	ANNUAL RENT	RENT	RENT/SF	ANNUAL RENT
0	Future Studio	400	$0	$0	$0	$900	$2.25	$10,800
1	2/1	800	$1,795	$2.24	$21,540	$1,895	$2.37	$22,740
2	1/1	650	$1,495	$2.30	$17,940	$1,595	$2.45	$19,140
3	2/1	800	$1,775	$2.22	$21,300	$1,895	$2.37	$22,740
4	1/1	650	$1,495	$2.30	$17,940	$1,595	$2.45	$19,140
5	2/1	750	$1,725	$2.30	$20,700	$1,895	$2.53	$22,740
6	1/1	610	$1,495	$2.45	$17,940	$1,595	$2.61	$19,140
7	2/1	750	$1,795	$2.39	$21,540	$1,895	$2.53	$22,740
8	2/1	800	$1,795	$2.24	$21,540	$1,895	$2.37	$22,740
9	1/1	650	$1,525	$2.35	$18,300	$1,595	$2.45	$19,140
10	2/1	800	$1,775	$2.22	$21,300	$1,895	$2.37	$22,740
11	1/1	650	$1,495	$2.30	$17,940	$1,595	$2.45	$19,140
12	2/1	800	$1,745	$2.18	$20,940	$1,895	$2.37	$22,740
13	2/1	750	$1,725	$2.30	$20,700	$1,895	$2.53	$22,740
14	1/1	610	$1,495	$2.45	$17,940	$1,595	$2.61	$19,140
15	2/1	800	$1,795	$2.24	$21,540	$1,895	$2.37	$22,740
TOTAL/AVG		**725 SF**	**$24,925**	**$2.30**	**$299,100**	**$27,525**	**$2.44**	**$330,300**

Notes:

- Unit 0 is currently configured as a common laundry room. Renovated assumptions reflect a buyer converting this space into a studio apartment and installing in-unit all-in-one washer/dryer combinations in each apartment.

INCOME & EXPENSE **ANALYSIS**

CAPRI APARTMENTS

PROPERTY DETAILS

Units	**15**
Year Built	**1962**
NRSF	**11,100**
Average Unit Size	**740 SF**
Vacancy	**5%**
Price	**$2,995,000**
Price/Unit	**$199,667**
Price/Foot	**$275**
In-Place Cap Rate	**6.26%**
Reno Cap Rate	**7.25%**

PROPOSED LOAN

*Down Payment	**$1,522,240**
*Loan Amount	**$1,962,000**
Down Payment Percentage	**33%**
Ammortization	**IO - 1 YR**
Interest Rate	**5.94%**
Monthly Debt Service	**$9,712**
Annual Debt Service	**$116,543**

**Loan quote provided by Crux Commercial as of April 3 2026. Contact listing agent for refferal.*

**Down Payment includes a $450K renovation budget. A smaller down payment of $1,100,000 can meet DSCR requirements and close the loan.*

INCOME	CURRENT OPERATIONS	RENOVATED OPERATIONS
Scheduled Market Rent	**$299,100**	**$330,300**
Less: Vacancy	($14,955)	($16,515)
Net Rental Income	$284,145	$313,785
Plus: Utility Fee Income	$18,792	$18,792
Plus: Parking Income	$0	$9,600
Plus: Storage Income	$0	$8,400
Plus: Miscellaneous Income	$2,736	$2,736
Total Operating Income (EGI)	**$305,673**	**$353,313**
EXPENSES		
Administration	$1,189	$1,189
Advertising & Promotion	$1,350	$1,350
Payroll	$7,895	$7,895
Repair & Maintenance	$16,610	$16,610
Utilities	$25,561	$25,561
Management Fees	$0	$17,666
Contracted Services	$6,316	$6,316
Insurance	$11,668	$11,668
Real Estate Taxes	$32,031	$32,031
Replacement Reserves	$3,750	$4,000
Unit Turn	$11,830	$11,830
Total Expenses	**$118,200**	**$136,116**
Expenses per Unit	**$7,880**	**$9,074**
NET OPERATING INCOME	**$187,473**	**$217,197**
Less: Debt Service	($116,543)	($116,543)
Projected Net Cash Flow	**$70,930**	**$100,655**
Cash-on-Cash Return	**4.66%**	**6.61%**
Debt Service Coverage Ratio	1.61	1.86
Capitalization Rate	**6.26%**	**7.25%**

NOTES TO PROFORMA - **CURRENT INCOME & EXPENSES**

CAPRI APARTMENTS

INCOME	
Scheduled Market Rent	This scenario represents a year of operations with the current in-place leases
Less: Vacancy	5.00% of scheduled market rent
Plus: Utility Fee Income	2025 total
Plus: Parking Income	Current ownership does not charge for parking
Plus: Storage Income	Current ownership does not charge for storage lockers
Plus: Miscellaneous Income	2025 total for kept security deposits
Total Operating Income (EGI)	Net rental income plus all other income

EXPENES	
Administration	2025 total
Advertising & Promotion	2025 total
Payroll	2025 total for on-site manager in unit 7
Repair & Maintenance	2025 total
Utilities	2025 total
Management Fee	Current ownership self-manages the property
Contracted Services	2025 total for landscaping
Insurance	2025 annual premium
Real Estate Taxes	2025 tax assessment
Replacement Reserves	$250 per unit
Unit Turn	2025 total

NOTES TO PROFORMA - **RENOVATED INCOME & EXPENSES**

CAPRI APARTMENTS

INCOME	
Scheduled Market Rent	This scenario represents a year of operations after renovations are complete and market rents are achieved. See The Opportunity for more.
Less: Vacancy	5.00% of scheduled market rent
Plus: Utility Fee Income	2025 total
Plus: Parking Income	Proforma - $50 per month, per stall (16 total stalls)
Plus: Storage Income	Proforma - $50 per month, per storage locker (14 lockers)
Plus: Miscellaneous Income	2025 total for kept security deposits
Total Operating Income (EGI)	Net rental income plus all other income

EXPENES	
Administration	2025 total
Advertising & Promotion	2025 total
Payroll	2025 total for on-site manager in unit 7
Repair & Maintenance	2025 total
Utilities	2025 total
Management Fee	Proforma - 5.00% of total operating income
Contracted Services	2025 total for landscaping
Insurance	2025 annual premium
Real Estate Taxes	2025 tax assessment
Replacement Reserves	$250 per unit
Unit Turn	2025 total

5-YEAR DISCOUNTED CASH FLOW ASSUMPTIONS	
End of Year 1 Income	The End of Year 1 gross income assumes that 33% of the gross market renovated income has been achieved
End of Year 2 Income	The End of Year 2 gross income assumes that 66% of the gross market renovated income has been achieved
End of Year 3 Income	The End of Year 3 gross income assumes that all renovations are complete and all market-renovated gross income has been achieved
Rent Escalations	Rent escalation on gross income does not start until market rents have been achieved after renovation at the end of year 3. 3.5% rent growth is applied to the gross income starting in year 4. A 2.5% escalator has been applied to the expenses and starts at the beginning of year 1.

EXECUTIVE **SUMMARY**

CAPRI APARTMENTS

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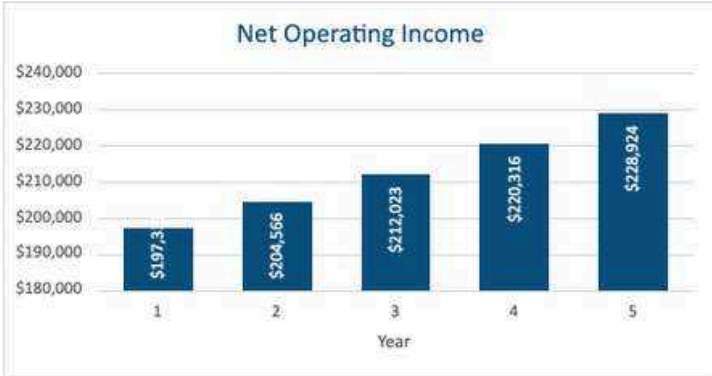
PROPERTY INFORMATION

Number of Units	15
Rentable Square Feet	10,870
Average Square Feet per Unit	725
Vacancy	5.00%
Year Built	1962
Year Renovated	2016
Average Current Rent	$1,662
Average Market Rent	$1,775
Laundry	Common
Parking	16 Stalls

DISPOSITION & RETURN METRICS

Offering Price	$2,995,000
Price per Unit	$199,667
Price Per Square Foot	$275
GRM	9.07
Current Capitalization Rate	6.26%
Reno Capitalization Rate	7.25%
Leveraged 5-year IRR	13.53%
Day 1 Cash-on-Cash Return	4.66%
Target Exit Year	5





LOAN INFORMATION

Proposed Loan Amount	$1,962,000
*Proposed Down Payment	$1,522,240
Down Payment Percentage	33%
Proposed Interest Rate	5.94%
Proposed Amortization Terms (Yrs)	IO - 1 YR
Proposed Loan Payments Interest Only	$120,641

MARKET OPERATIONS SUMMARY

Effefctive Gross Income	$353,313
Operating Expenses	$124,286
Net Operating Income	**$229,027**

NOTES:

- Down Payment includes a $450K renovation budget. A smaller down payment of $1,100,000 can meet DSCR requirements and close the loan.
- Loan quote provided by Crux Commercial as of April 3 2026. Contact listing agent for refferal.

5 YEAR DISCOUNTED CASH FLOW

	EOY 1	EOY 2	EOY 3	EOY 4	EOY 5
INCOME					
Scheduled Market Rent	$309,396	$319,692	$330,300	$341,861	$353,826
Less: Vacancy	($15,470)	($15,985)	($16,515)	($17,093)	($17,691)
Net Rental Income	**$293,926**	**$303,707**	**$313,785**	**$324,767**	**$336,134**
Plus: Utility Billback Income	$18,792	$19,168	$19,551	$19,942	$20,341
Plus: Parking Income	$9,600	$9,792	$9,988	$10,188	$10,391
Plus: Storage Income	$8,400	$8,568	$8,738	$8,914	$9,092
Plus: Miscellaneous Income	$2,736	$2,791	$2,847	$2,903	$2,962
Total Operating Income (EGI)	**$333,454**	**$344,026**	**$354,910**	**$366,715**	**$378,921**
EXPENSES					
Administration	$1,189	$1,219	$1,249	$1,280	$1,312
Advertising & Promotion	$1,350	$1,384	$1,418	$1,454	$1,490
Payroll	$7,895	$8,092	$8,295	$8,502	$8,715
Repair & Maintenance	$16,610	$17,025	$17,451	$17,887	$18,334
Utilities	$25,561	$26,200	$26,855	$27,526	$28,215
Management Fees	$17,666	$18,107	$18,560	$19,024	$19,500
Contracted Services	$6,316	$6,474	$6,636	$6,802	$6,972
Insurance	$11,668	$11,901	$12,139	$12,382	$12,630
Real Estate Taxes	$32,031	$32,832	$33,653	$34,494	$35,356
Replacement Reserves	$4,000	$4,100	$4,203	$4,308	$4,415
Unit Turns	$11,830	$12,126	$12,429	$12,740	$13,058
Total Expenses	**$136,116**	**$139,460**	**$142,887**	**$146,399**	**$149,997**
NET OPERATING INCOME	**$197,339**	**$204,566**	**$212,023**	**$220,316**	**$228,924**
Purchase Price	$2,995,000				
Capital Improvements	($450,000)				
Reversion Proceeds					***$4,531,000***
Cash Flow Before Debt	($3,445,000)	***$197,339***	***$204,566***	***$212,023***	***$220,316***	***$4,759,924***
Mortgages	$1,962,000				
Principal		($0)	($26,177)	($27,775)	($29,471)	($31,270)
Interest		($116,543)	($115,838)	($114,240)	($116,502)	($114,640)
Cash Flow After Debt Service		***$76,697***	***$57,557***	***$70,008***	***$78,301***	***$4,617,909***
Cap Rate		5.73%	5.94%	6.15%	6.40%	6.65%
Levered Yield		15.42%	14.33%	13.98%	13.73%	13.53%

SALE COMPARABLES

PROPERTY	SUBMARKET	SALE DATE	SALE PRICE	YEAR BUILT	UNITS	TOTAL SF	PRICE/SF	PRICE/UNIT	CAP RATE
Capri Apartments	**Lake City**	**TBD**	**$2,995,000**	**1962**	**15**	**10,870**	**$275**	**$199,667**	**6.26%**
Gearhart Arms	Shoreline	11/21/2025	$1,600,000	1970	8	6,446	$248	$200,000	5.58%
Parkside Apartments	Pinehurst	11/12/2025	$4,721,400	1987	24	18,336	$257	$196,725	5.75%
Woodhaven	Lake City	10/24/2025	$1,870,000	1967	8	7,683	$243	$233,750	5.26%
Cedar Lane	Bitter Lake	7/21/2025	$2,850,000	1962	16	11,472	$248	$178,125	6.39%
Wallace Manor	Bitter Lake	2/28/2025	$3,450,000	1966	18	13,266	$260	$191,667	5.86%
Arbor Heights	Bitter Lake	12/30/2024	$4,300,000	1969	22	16,016	$268	$195,455	5.12%
Total/Average			**$3,131,900**	**1970**	**25**	**12,203**	**$254**	**$199,287**	**5.66%**



Gearhart Arms



Parkside Apartments



Woodhaven



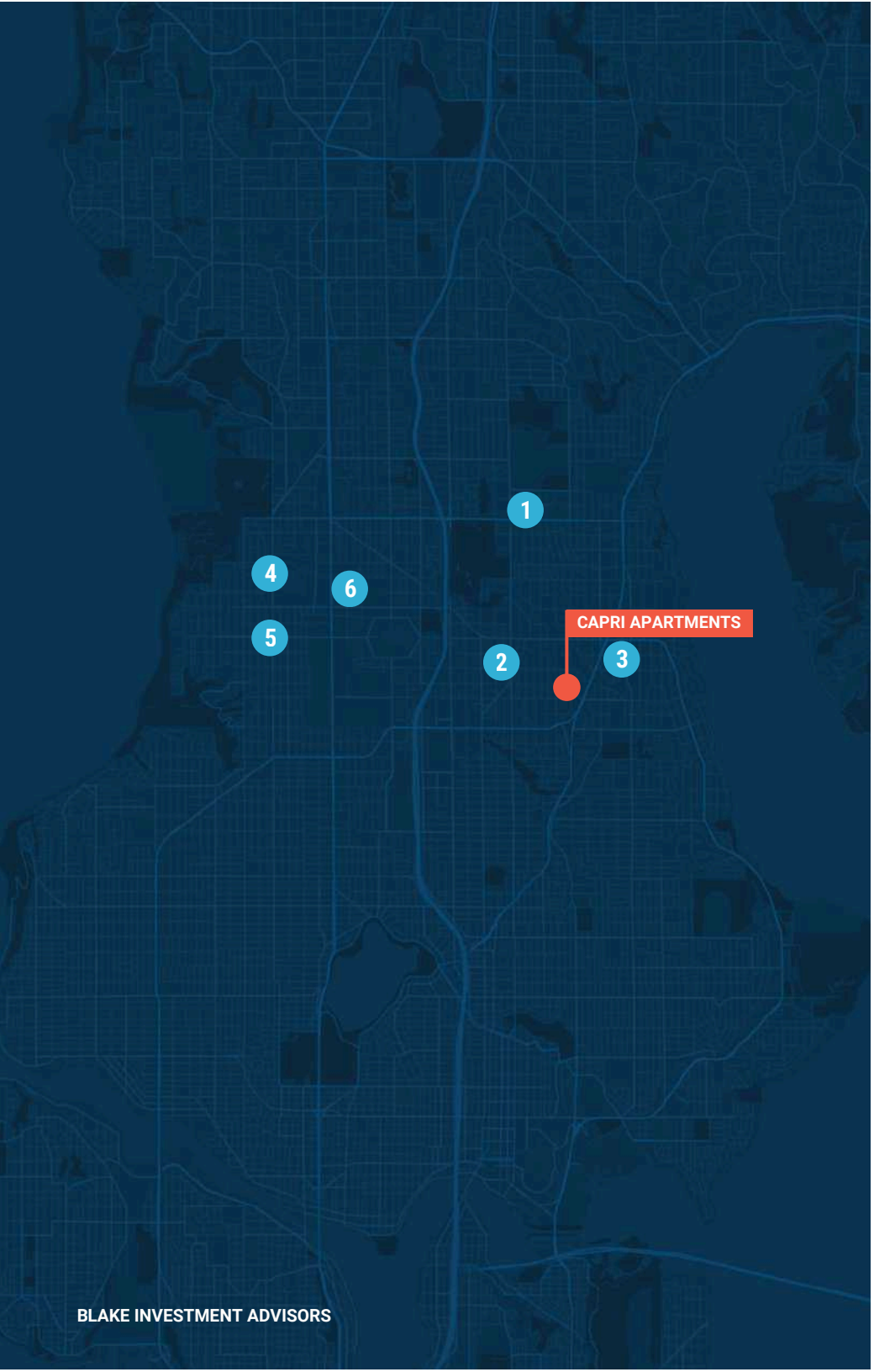
Cedar Lane



Wallace Manor



Arbor Heights



SALE COMPARABLE MAP

PROPERTY

1. **Gearhart Arms**
   1728 NE 145th St
2. **Parkside Apartments**
   12007 15th Ave NE
3. **Woodhaven**
   12348 33rd Ave NE
4. **Cedar Lane**
   12536 Greenwood Ave N
5. **Wallace Manor**
   12748 Greenwood Ave N
6. **Arbor Heights**
   625 N 130th St

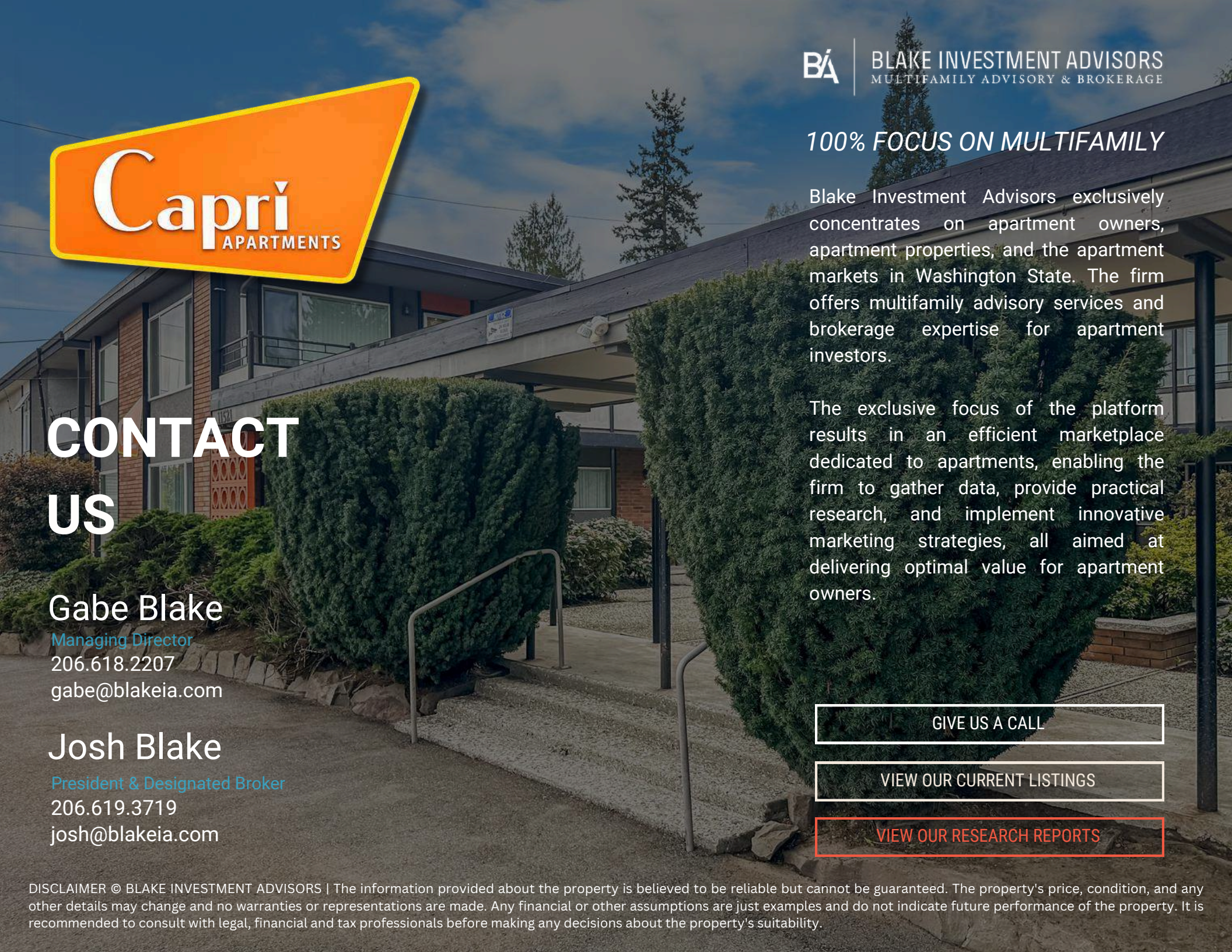
RENT COMPARABLES

ONE BEDROOMS - Market with In-Unit Laundry

	PROPERTY	ADDRESS	NEIGHBORHOOD	YEAR BUILT	UNIT SF	RENT	RENT/SF
	Capri (Current Rent)	11521 26th Ave NE	Lake City	1962	637	$1,500	$2.36
	Capri (Market Rent)	11521 26th Ave NE	Lake City	1962	637	$1,595	$2.51
1	Park Place Apartments	12003 15th Ave NE	Lake City	1980	575	$1,550	$2.70
2	Vista Point	8320 Lake City Way NE	Wedgwood	1990	650	$1,500	$2.31
3	Northbrook Place	10215 Lake City Way NE	Lake City	1991	700	$1,575	$2.25
4	The Agena	2711 NE 115th St	Lake City	1966	700	$1,595	$2.28
	Averages			**1982**	**656**	**$1,555**	**$2.42**

TWO BEDROOMS - Market with In-Unit Laundry

	PROPERTY	ADDRESS	NEIGHBORHOOD	YEAR BUILT	UNIT SF	RENT	RENT/SF
	Capri (Current Rent)	11521 26th Ave NE	Lake City	1962	783	$1,769	$2.26
	Capri (Market Rent)	11521 26th Ave NE	Lake City	1962	783	$1,895	$2.42
5	LC Park Place	11038 Lake City Way NE	Lake City	1997	750	$1,795	$2.39
6	Ravenna 7	9407 23rd Ave NE	Wedgwood	1962	800	$1,895	$2.37
7	Andante	3031 NE 137th St	Lake City	1965	980	$1,827	$1.86
8	Hillcourt Apartments	3022 NE 140th St	Lake City	1985	830	$1,895	$2.28
	Averages			**1982**	**840**	**$1,853**	**$2.23**



BLAKE INVESTMENT ADVISORS
MULTIFAMILY ADVISORY & BROKERAGE

100% FOCUS ON MULTIFAMILY

Blake Investment Advisors exclusively concentrates on apartment owners, apartment properties, and the apartment markets in Washington State. The firm offers multifamily advisory services and brokerage expertise for apartment investors.

The exclusive focus of the platform results in an efficient marketplace dedicated to apartments, enabling the firm to gather data, provide practical research, and implement innovative marketing strategies, all aimed at delivering optimal value for apartment owners.

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