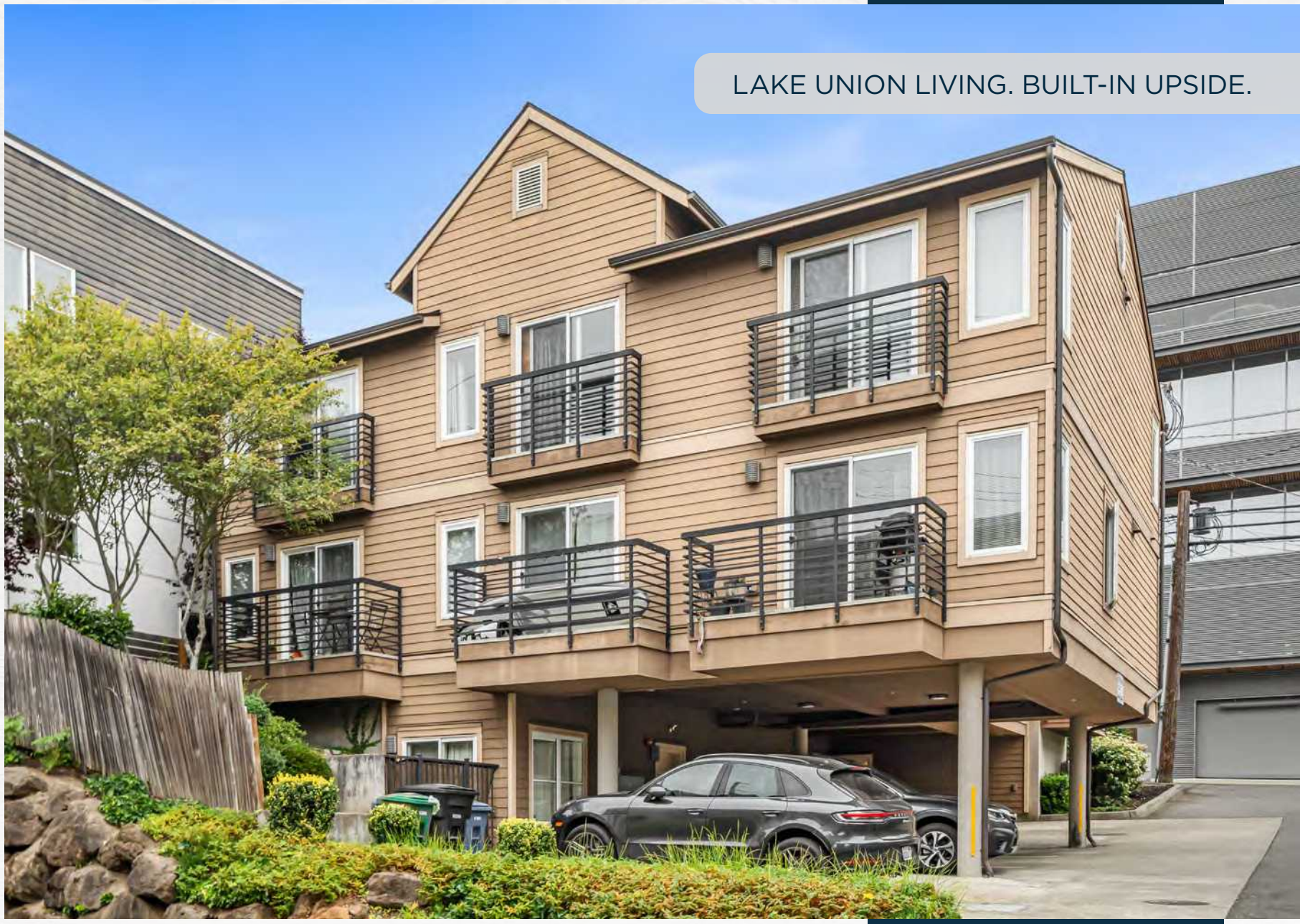
OFFERING BROCHURE

YALE TERRACE



2711 YALE TERRACE E, SEATTLE, WA 98102
5 Boutique Townhome-Style Residences | Eastlake, Seattle

CUSHMAN & WAKEFIELD
MULTIFAMILY CAPITAL MARKETS

EXECUTIVE SUMMARY

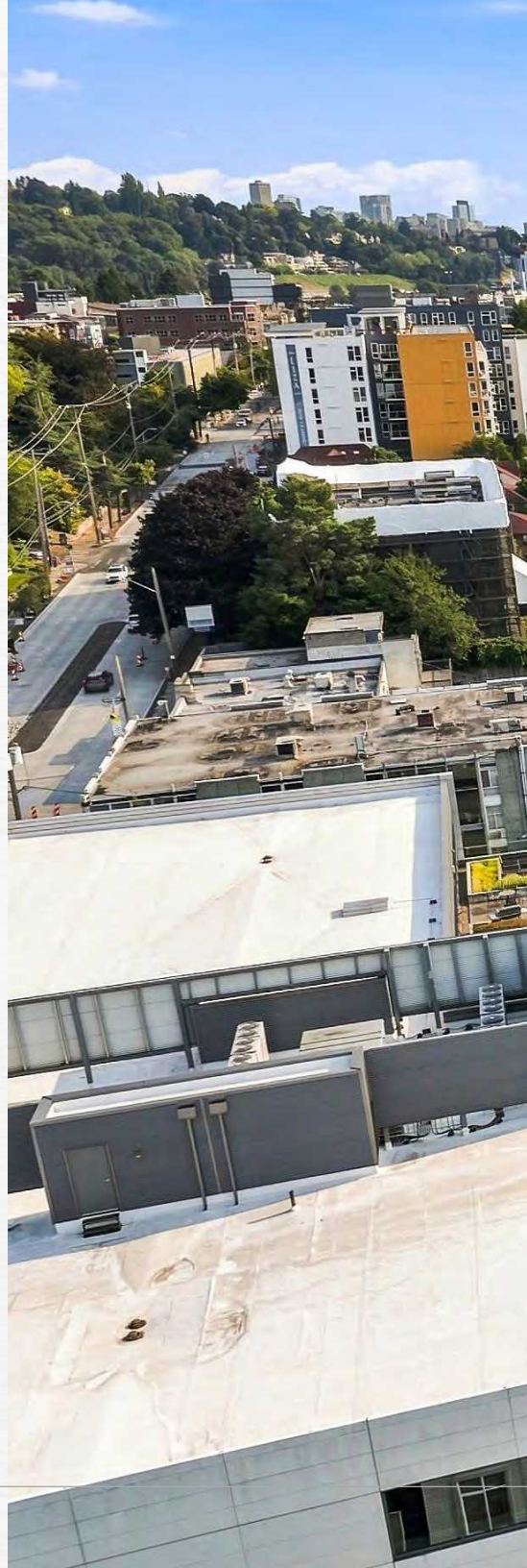
*Cushman & Wakefield Multifamily Capital Markets is pleased to present an exclusive opportunity to acquire **Yale Terrace Apartments** - a rare combination of location, lifestyle and upside in a newer, boutique five-unit apartment investment. Built in 2010, the property features large, townhome-style units, off-street parking and Lake Union views—providing a housing experience that competes more closely with private homes and townhomes than traditional apartments.*

The location is the standout. Eastlake is one of Seattle's few neighborhoods where residents can have a true neighborhood and waterfront lifestyle while still living immediately adjacent to the city's largest employment centers. Residents can walk to neighborhood restaurants, coffee shops, parks and the Eastlake waterfront, while South Lake Union, Downtown Seattle, Capitol Hill and the University District are all just minutes away. Easy access to I-5 and SR-520 also provides convenient connectivity throughout the region and to the Eastside.

More importantly, this isn't just an apartment with a water view—it offers residents the ability to actually enjoy Lake Union as part of their everyday lifestyle. Nearby waterfront parks, docks and shoreline access provide opportunities for kayaking, paddleboarding, boating, walking or simply spending time along the water.

The combination is difficult to replicate:

- Walkable neighborhood amenities with restaurants, coffee shops and everyday services nearby.
- Lake Union views and waterfront access in a true residential neighborhood.
- Immediate proximity to South Lake Union, Downtown, Capitol Hill and the University District.
- Quick access to I-5 and SR-520 for Eastside and regional commuters.
- A quieter residential setting while remaining in the middle of Seattle's employment and entertainment centers.



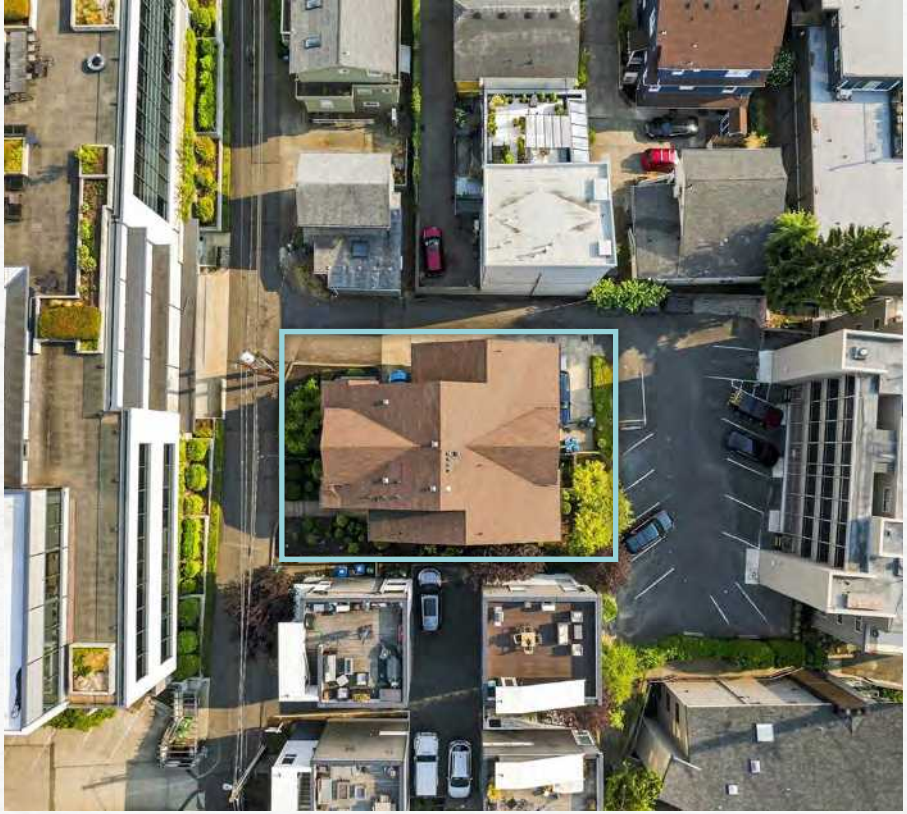
LAKE UNION LIVING IN THE MIDDLE OF SEATTLE



INVESTMENT SUMMARY

PRICING SUMMARY	
Purchase Price	$2,400,000
Price per Unit	$480,000
Price per SF	$486
Pro Forma Cap Rate	5.95%
Levered EMx	2.78X
10-Year Average CoC	6.89%

PROPERTY SUMMARY	
Property Address	2711 Yale Terrace E Seattle, WA 98102
Submarket	Eastlake
Parcel	196520-0020
Site Size	5,003 SF (0.11 acres)
Zoning	LR3 RC (M)
Units	5
Year Built	2010
Avg Unit Size	987 SF
Rentable Area	4,801 SF
Parking	6 covered stalls









INVESTMENT HIGHLIGHTS

NEWER CONSTRUCTION | LARGE, TOWNHOME-STYLE UNITS

» Built in 2010 — significantly newer than much of Seattle's boutique apartment inventory

» Large, townhome-style floor plans with added space, privacy and livability

» Appeals to professionals, couples, roommates and longer-term residents

» Modern physical plant with limited near-term renovation needs

LAKE UNION LIFESTYLE

» Highly desirable Eastlake location near Lake Union

» Walkable access to neighborhood restaurants, coffee, parks and recreation

» Residential feel with convenient access to Downtown Seattle, South Lake Union, and Capitol Hill

» Lake Union views and a hard-to-replicate urban setting

OFF-STREET PARKING

» Dedicated off-street parking in a neighborhood with increasingly limited parking

» Added convenience for residents

» Current ownership does not charge separately for parking, creating immediate revenue upside





SIMPLE, OPERATIONAL VALUE-ADD

- No major renovation or redevelopment strategy required
- Current ownership does not bill back utilities
- Opportunity to increase NOI through:
  - Market-rate rent management
  - Parking income and utility reimbursements
  - More active professional management
  - Straightforward path to improving returns without materially changing the property

THE THESIS

Buy newer construction in a hard-to-replicate Lake Union location, capture operational upside left on the table by current ownership, and own a boutique asset with long-term tenant appeal.



UNIT MIX & CURRENT RENT ROLL

Unit Type	Units	Avg SF	In-Place Rent	Pro Forma Rent
1 Bed/1 Bath - Flat	1	817	$2,200	$2,400
1 Bed/1.5 Bath - Townhome	2	917	$2,500	$2,800
2 Bed/2.5 Bath - Townhome	2	1,143	$2,900	$3,500
Total/Average	**5**	**987**	**$2,600**	**$3,000**











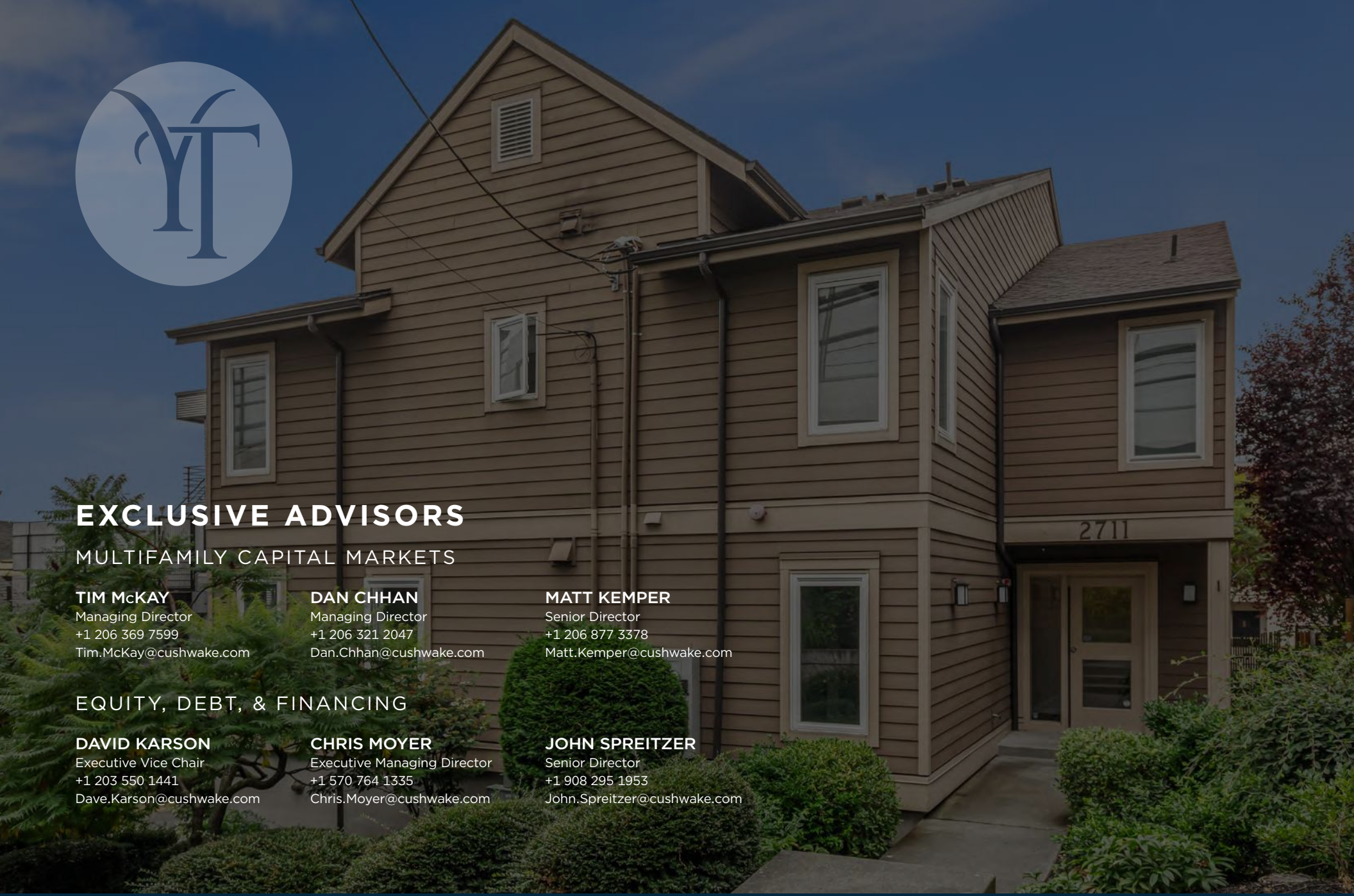

ENERGYGUIDE











EXCLUSIVE ADVISORS

MULTIFAMILY CAPITAL MARKETS

TIM McKAY
Managing Director
+1 206 369 7599
Tim.McKay@cushwake.com

DAN CHHAN
Managing Director
+1 206 321 2047
Dan.Chhan@cushwake.com

MATT KEMPER
Senior Director
+1 206 877 3378
Matt.Kemper@cushwake.com

EQUITY, DEBT, & FINANCING

DAVID KARSON
Executive Vice Chair
+1 203 550 1441
Dave.Karson@cushwake.com

CHRIS MOYER
Executive Managing Director
+1 570 764 1335
Chris.Moyer@cushwake.com

JOHN SPREITZER
Senior Director
+1 908 295 1953
John.Spreitzer@cushwake.com

CUSHMAN & WAKEFIELD
MULTIFAMILY CAPITAL MARKETS

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the portfolio (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the portfolio owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future portfolio performance.