

Cedar Gardens

2220 SW 337th Place, Federal Way, WA 98023

Marcus & Millichap
THE UFKES GROUP

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Table of Contents

04 SECTION 1
Investment Summary

14 SECTION 2
Rent Comparables

23 SECTION 3
Sales Comparables

32 SECTION 4
Financial Analysis

38 SECTION 5
Market Overview

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SEC.1

Investment Summary

- The Offering
- Property Details
- Location Maps
- Property Photos

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THE OFFERING
CEDAR GARDENS

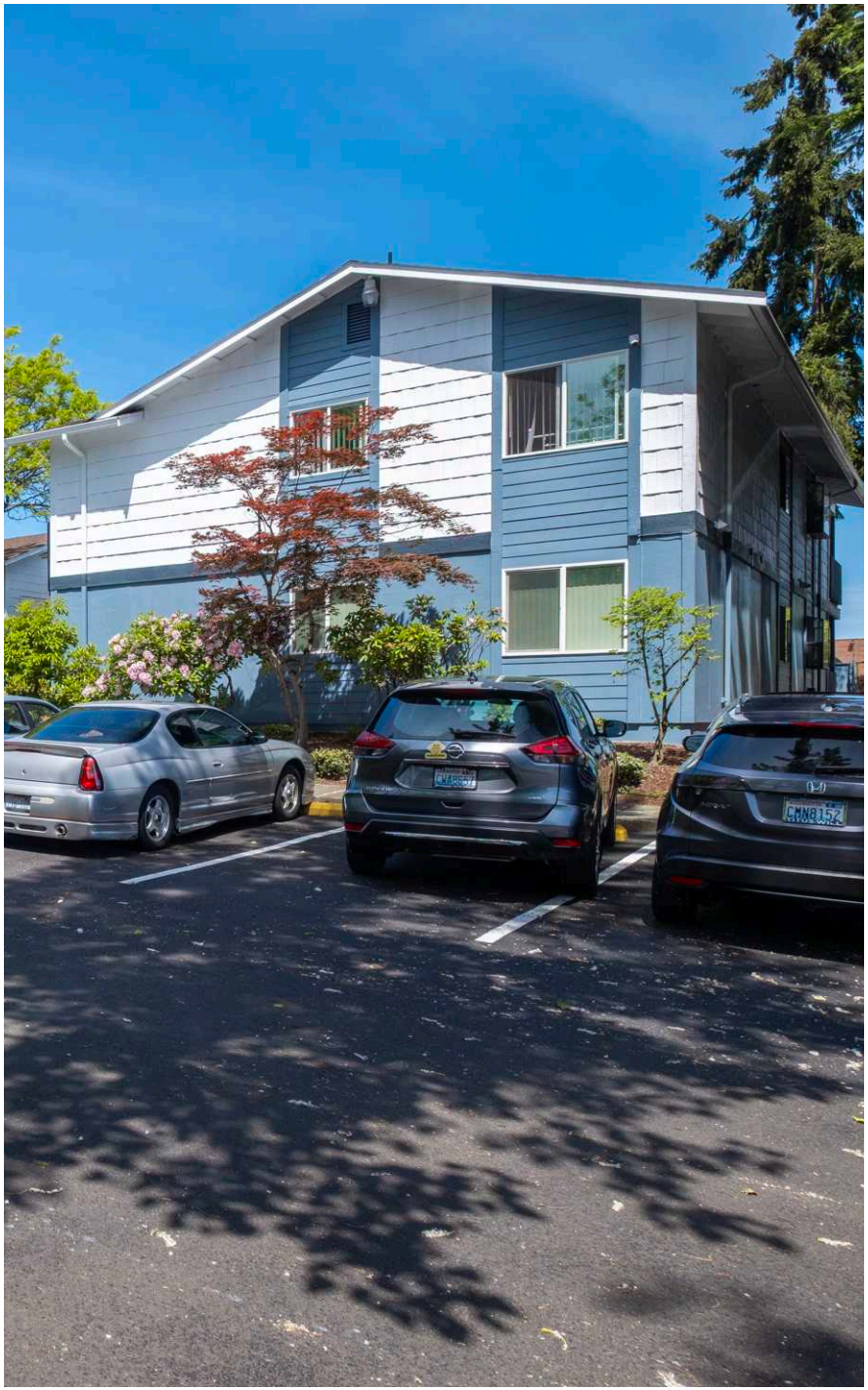
LIST PRICE	CAP RATE	UNIT COUNT
$8,750,000	6.62%	49

FINANCIAL

Listing Price	$8,750,000
NOI	$578,916
Cap Rate	6.62%
Price/SF	$231.82
Rent/SF	$2.12
Price/Unit	$178,571

OPERATIONAL

Rentable SF	37,744
Lot Size	2.71 Acres
# of Units	49
Year Built	1980



Value add opportunity in Federal Way, WA

Marcus & Millichap is pleased to present Cedar Gardens, a multifamily community located at 2220 SW 337th Place in Federal Way, Washington. Situated within a quiet residential neighborhood in one of South King County's most established housing markets, the property offers investors a well-maintained apartment community with strong in-place fundamentals and meaningful rental upside. Originally constructed in the 1980s, Cedar Gardens consists primarily of two-bedroom apartment homes, a highly desirable unit configuration that appeals to families, roommates, and workforce tenants seeking larger living spaces. The units feature in-unit washers and dryers, a sought-after amenity that enhances resident convenience and supports tenant retention. Additionally, the community benefits from on-site parking, providing residents with convenient access and an important amenity in a market where parking availability is increasingly valued.

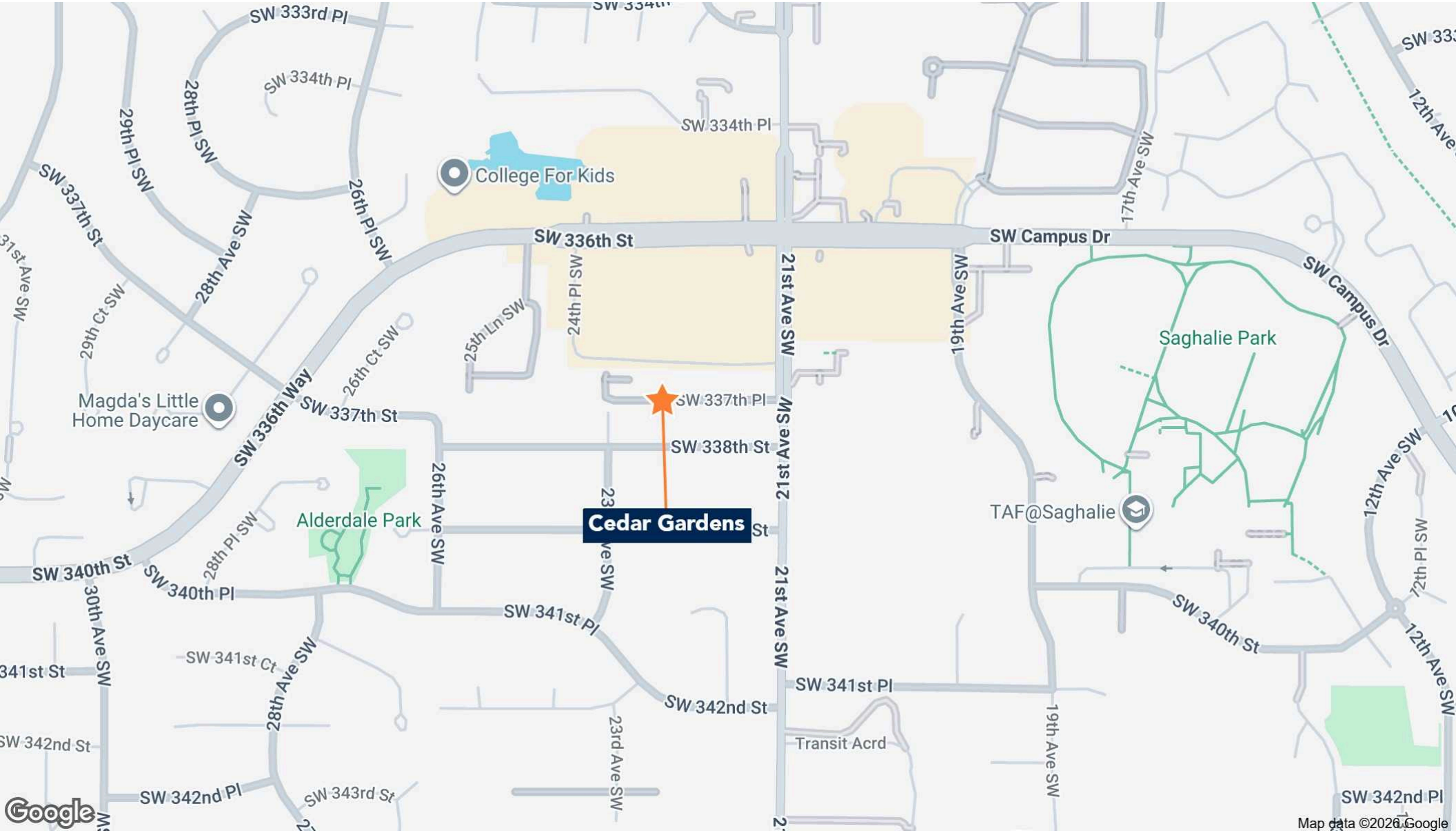
Cedar Gardens is located within a predominantly residential area of Federal Way, offering residents a neighborhood-oriented living environment while maintaining convenient access to everyday necessities. Grocery stores, restaurants, and neighborhood retail services are located within walking distance, enhancing the property's appeal and supporting long-term occupancy stability. The combination of desirable two-bedroom unit layouts, in-unit laundry, rental upside potential, and location within a stable residential neighborhood positions Cedar Gardens as a compelling multifamily investment opportunity in the Federal Way market.



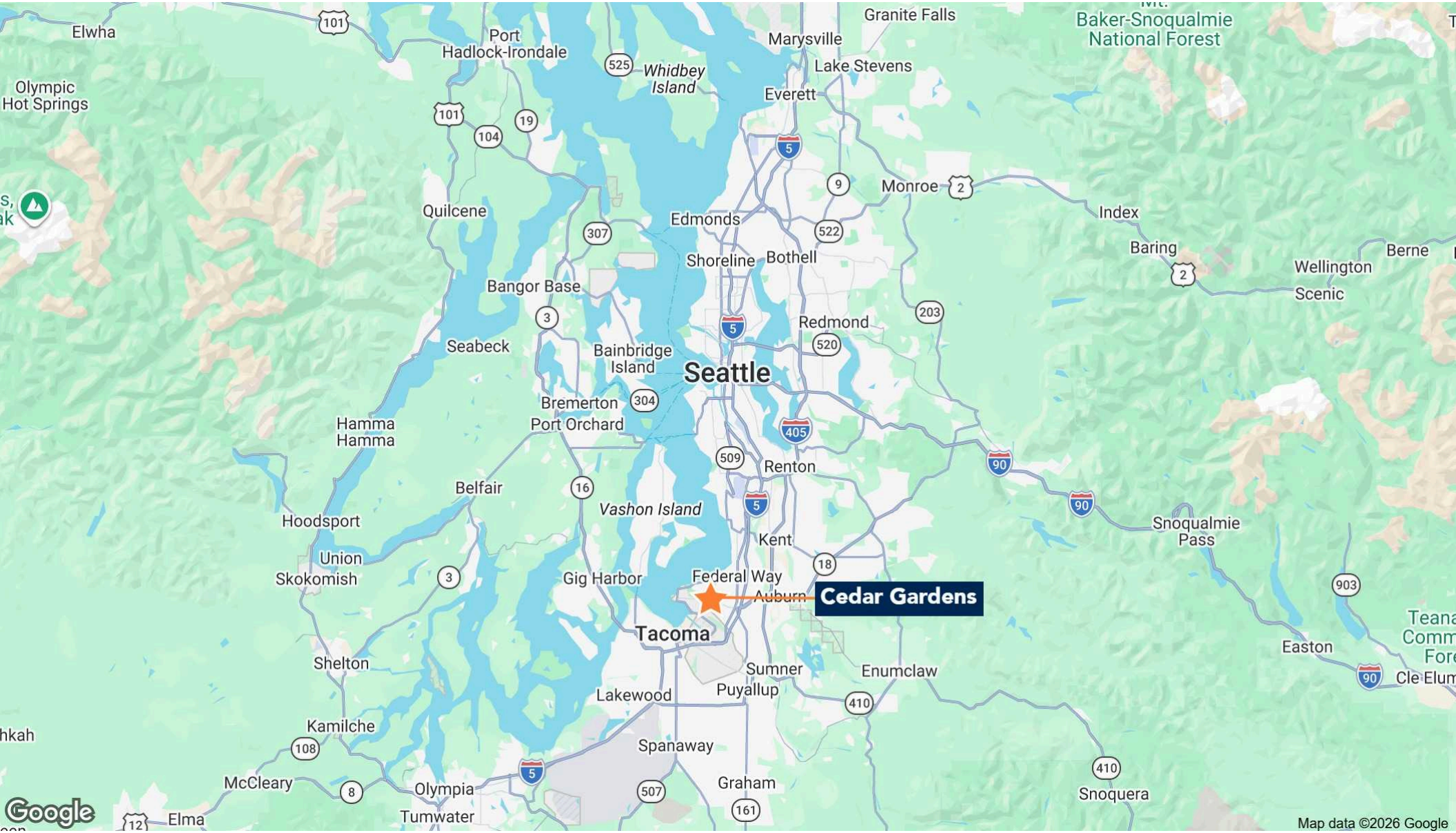
Highlights

- Primarily Two-Bedroom Apartment Homes with Strong Tenant Appeal
- In-Unit Washers and Dryers Enhancing Resident Convenience
- Well-Maintained 1980s Construction
- Rare Opportunity to Acquire Multifamily Housing in Established Federal Way Submarket
- Rental Upside Through Continued Asset Management and Lease Optimization
- Located in a Quiet Residential Neighborhood in Federal Way
- Walking Distance to Grocery Stores, Retail, and Daily Services

LOCAL MAP
CEDAR GARDENS



REGIONAL MAP
CEDAR GARDENS



PARCEL MAP
CEDAR GARDENS



RETAILER MAP
CEDAR GARDENS



PROPERTY PHOTOS
CEDAR GARDENS

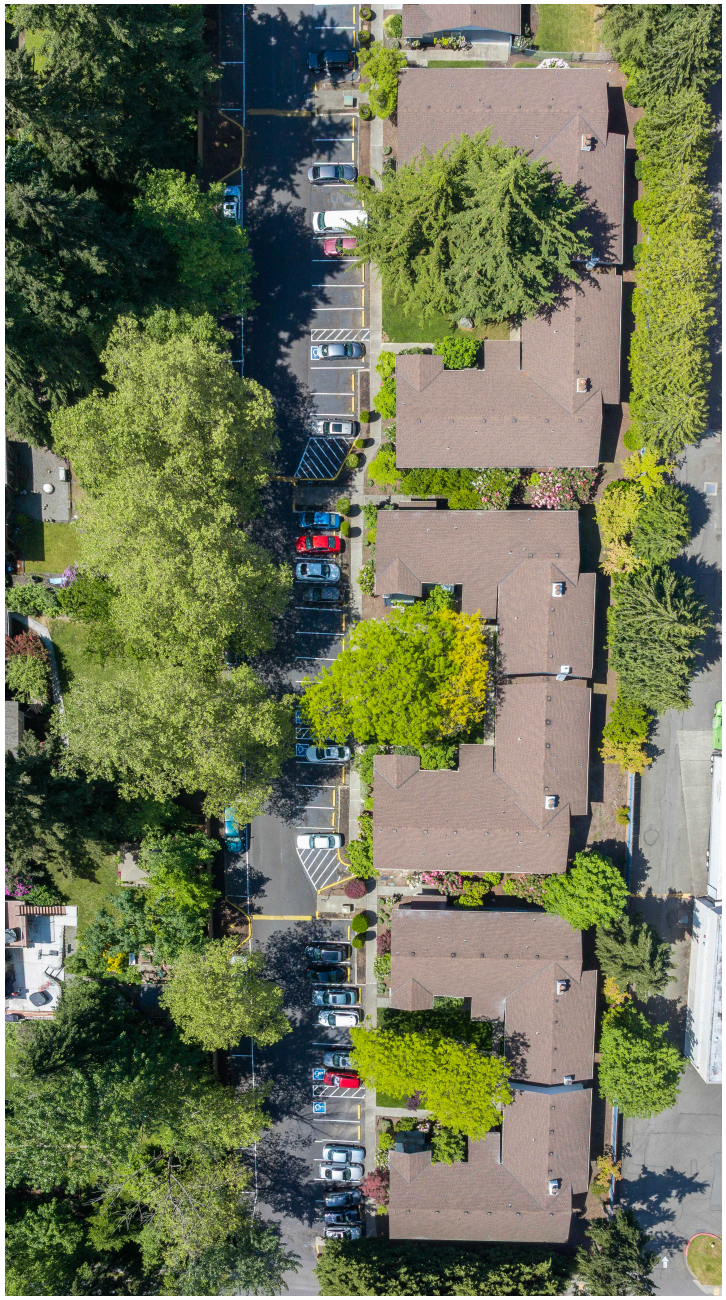


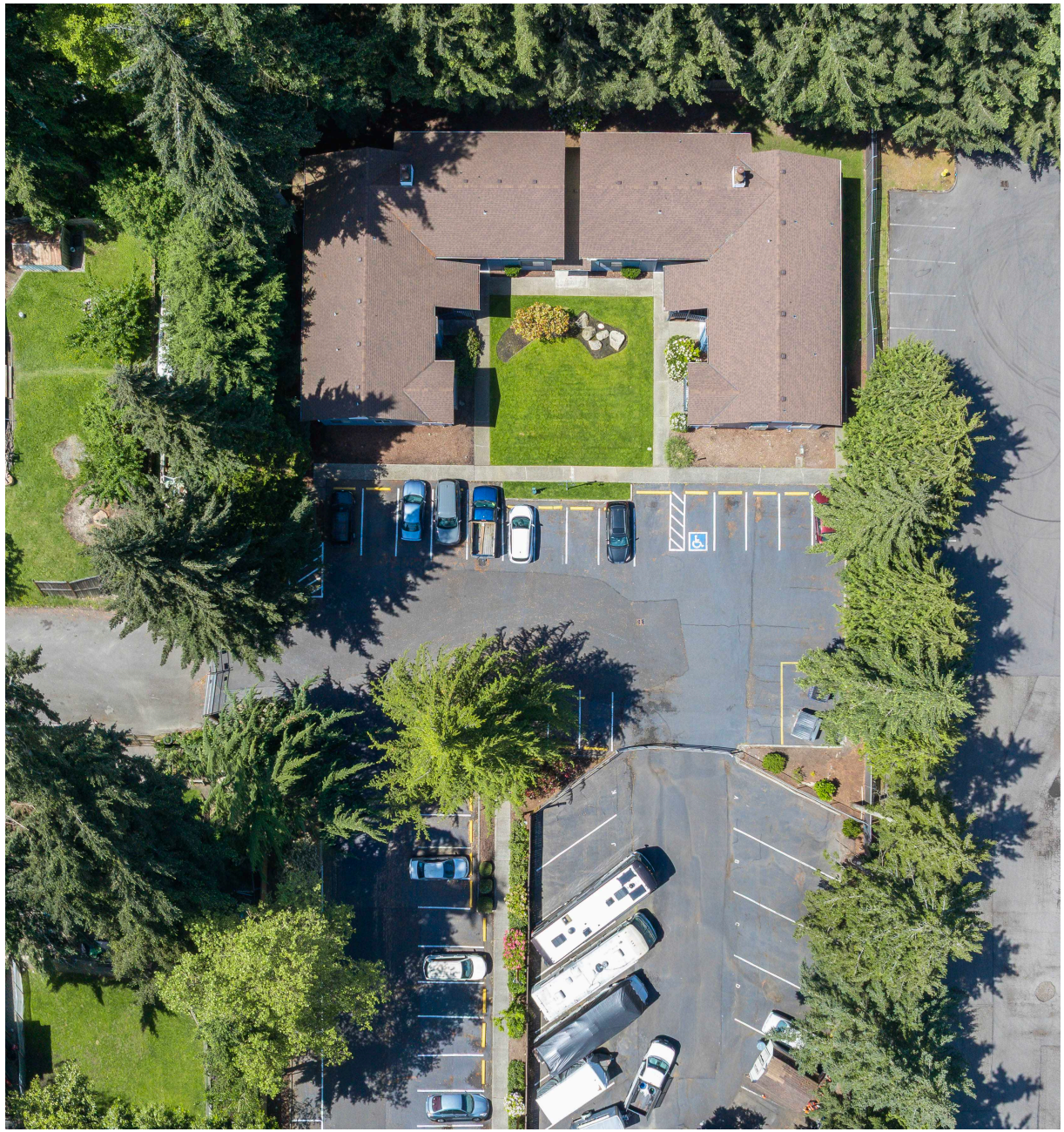






AERIAL PHOTO
CEDAR GARDENS





INTERIOR PHOTOS
CEDAR GARDENS









SEC.2

Rent Comparables

- Rent Comps Map
- Rent Comps Summary
- Average Rate By Unit Count Chart
- Rent Comps

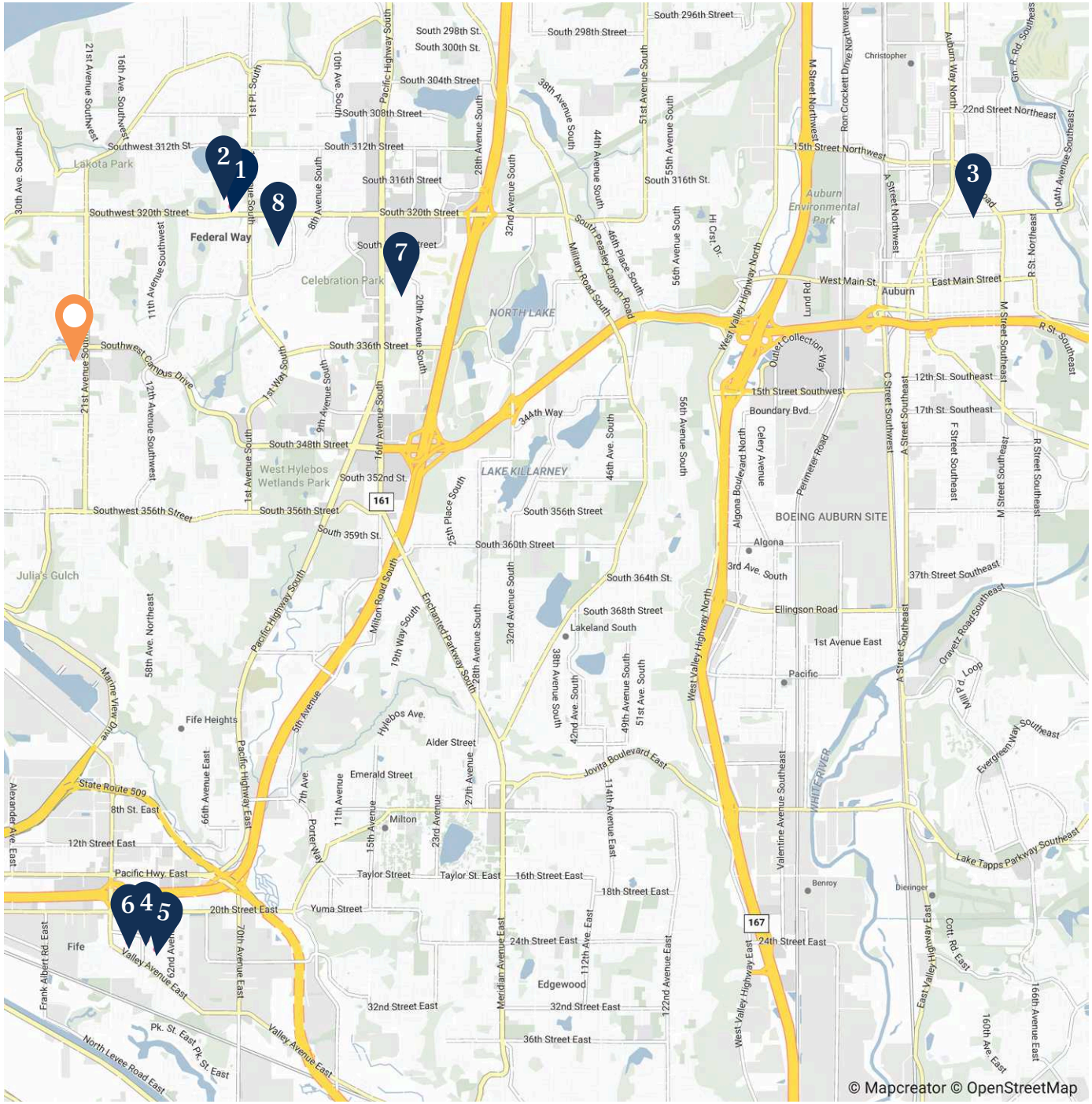
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RENT COMPS MAP

CEDAR GARDENS

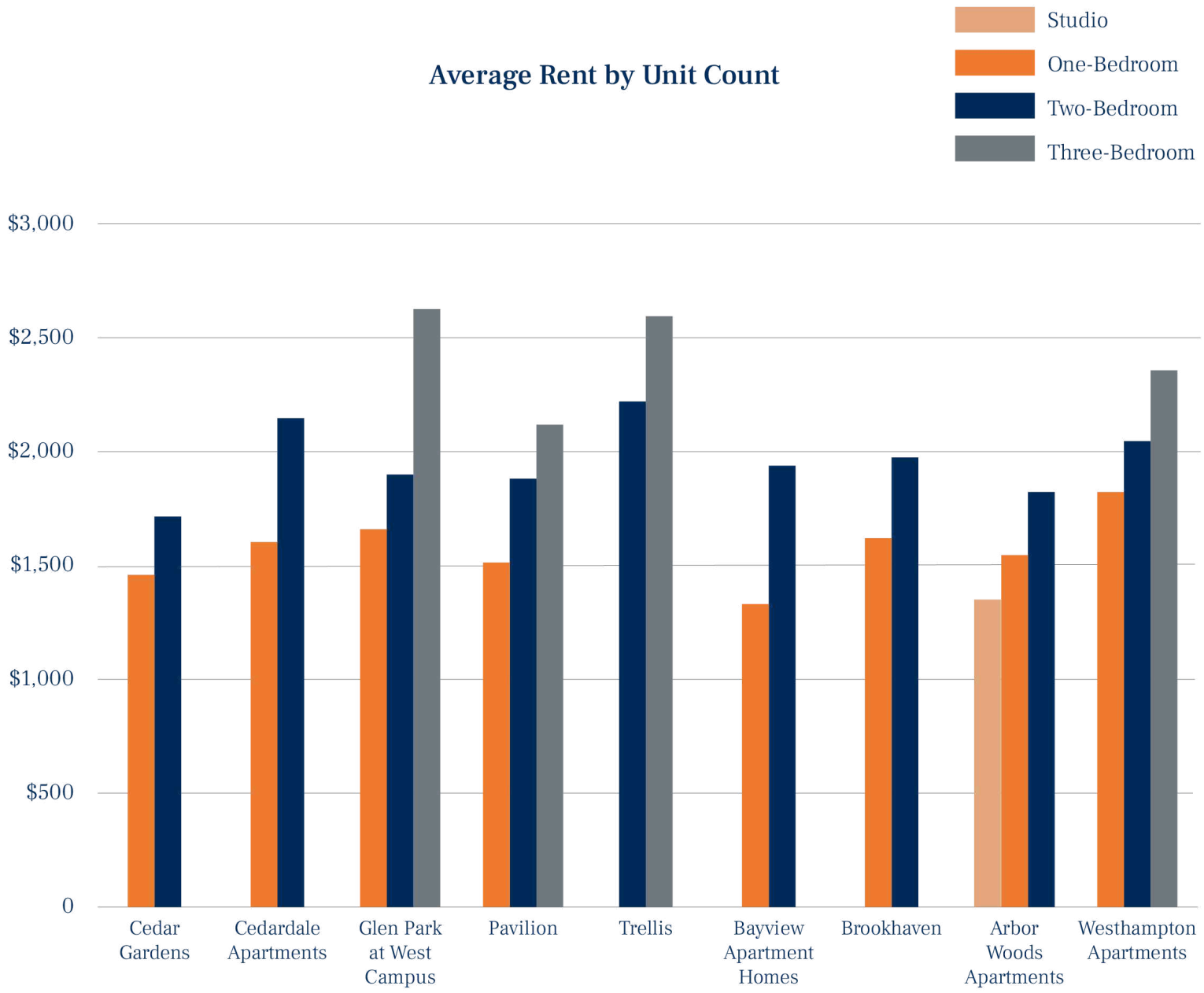
Cedar Gardens

1. Cedardale Apartments
2. Glen Park at West Campus
3. Pavilion
4. Trellis
5. Bayview Apartment Homes
6. Brookhaven
7. Arbor Woods Apartments
8. Westhampton Apartments



AVERAGE RENT BY UNIT COUNT CHART

CEDAR GARDENS



RENT COMPS SUMMARY

CEDAR GARDENS

	SUBJECT PROPERTY	TOTAL RENTABLE AREA (SF)	LAND AREA	# OF UNITS	AVERAGE UNIT SIZE	YEAR BUILT
	**Cedar Gardens** 2220 SW 337th Place Federal Way, WA 98023	37,744 SF	2.71 AC	49	770	1980
	**Cedardale Apartments** 2501 SW 336th Street Federal Way, WA 98023	93,998 SF	6.92 AC	126	746	1981
	**Glen Park at West Campus** 952 SW Campus Drive Federal Way, WA 98023	509,926 SF	32.87 AC	464	1,073	1989
	**Pavilion** 1900 SW Campus Drive Federal Way, WA 98023	493,854 SF	29.72 AC	518	953	1991
	**Trellis** 2120 SW 352nd Street Federal Way, WA 98203	115,050 SF	11.95 AC	111	1,033	1986
	**Bayview Apartment Homes** 30911 1st Avenue S Federal Way, WA 98003	71,331 SF	2.06 AC	83	762	1986
	**Brookhaven** 30823 18th Avenue S Federal Way, WA 98003	43,249 SF	1.83 AC	72	774	1989
	**Arbor Woods Apartments** 1800 S 330th Street Federal Way, WA 98003	53,089 SF	2.63 AC	63	679	1991
	**Westhampton Apartments** 333 S 320th Street Federal Way, WA 98003	83,511 SF	4.98 AC	90	899	1989

RENT COMPS
CEDAR GARDENS

Cedar Gardens
2220 SW 337th Place, Federal Way, WA 98023

Units: 49 | Year Built: 1980



UNIT TYPE	RENT / SF	AVG. SIZE SF	AVG. RENT	# OF UNITS
One Bedroom	$2.28	643	$1,467	16
Two Bedroom	$2.05	832	$1,709	33
TOTAL/AVG	$2.12	770	$1,630	49

1 **Cedardale Apartments**
2501 SW 336th Street, Federal Way WA 98023

Units: 126 | Year Built: 1981



UNIT TYPE	RENT / SF	AVG. SIZE SF	AVG. RENT	# OF UNITS
One-Bedroom	$2.88	608	$1,750	64
Two-Bedroom	$2.40	888	$2,135	62
TOTAL/AVG	$2.60	746	$1,939	126

Notes: 24 Hour Access, Property Manager on Site, Courtyard, Spa, Playground, Gym, Basketball Court, Picnic Tables.

RENT COMPS
CEDAR GARDENS

2 Glen Park at West Campus
952 SW Campus Drive, Federal Way, WA 98023

Units: 464 | Year Built: 1989



UNIT TYPE	RENT / SF	AVG. SIZE SF	AVG. RENT	# OF UNITS
One-Bedroom	$1.95	817	$1,595	118
Two-Bedroom	$1.71	1105	$1,885	286
Three-Bedroom	$1.85	1422	$2,630	60
TOTAL/AVG	$1.78	1073	$1,908	464

Notes: Basketball Court, Picnic Area, Business Center, Pool, Clubhouse, Property Manager on Site, Fitness Center, Sauna, Lounge, Spa, Maintenance on Site, Storage Space, Package Service, Tennis Court.

3 Pavilion
1900 SW Campus Drive, Federal Way, WA 98023

Units: 518 | Year Built: 1989



UNIT TYPE	RENT / SF	AVG. SIZE SF	AVG. RENT	# OF UNITS
One-Bedroom	$2.12	715	$1,515	135
Two-Bedroom	$1.89	968	$1,830	224
Three-Bedroom	$1.90	1134	$2,160	159
TOTAL/AVG	$1.94	953	$1,849	518

Notes: Basketball Court, Playground, Business Center, Property Manager on Site, Clubhouse, Racquetball Court, Controlled Access, Sauna, Fitness Center, Spa, Gated, Storage Space, Laundry Facilities, Sundeck, Lounge, Tanning Salon, Maintenance on site, Volleyball Court, Package Service.

RENT COMPS
CEDAR GARDENS

4 Trellis
2120 SW 352nd Street, Federal Way, WA 98203

Units: 111 | Year Built: 1986



UNIT TYPE	RENT / SF	AVG. SIZE SF	AVG. RENT	# OF UNITS
Two-Bedroom	$2.27	989	$2,242	80
Three-Bedroom	$2.27	1150	$2,605	31
TOTAL/AVG	$2.27	1034	$2,343	111

Notes: Business Center, Clubhouse, Courtyard, Fenced Lot, Fitness Center, Pool, Spa, Tennis Court, Tanning Salon, Grill, Package Service, Pet Play Area, Planned Social Activities, Recycling, Yard, Maintenance on site, Dining Room, Patio, Window Coverings.

5 Bayview Apartment Homes
30911 1st Avenue S, Federal Way, WA 98003

Units: 83 | Year Built: 1986



UNIT TYPE	RENT / SF	AVG. SIZE SF	AVG. RENT	# OF UNITS
One-Bedroom	$2.15	682	$1,465	46
Two-Bedroom	$2.13	876	$1,865	37
TOTAL/AVG	$2.14	768	$1,643	83

Notes: Controlled Access, Laundry Facilities, Pool, Spa, Tennis Court, Laundry Service, Elevator, Wheelchair Accessible (Rooms), On-Site Maintenance, On-Site Management, In-Unit Laundry, Walk-In Closet, Ceiling Fan.

RENT COMPS
CEDAR GARDENS

6 Brookhaven
30823 18th Avenue S, Federal Way, WA 98003

Units: 72 | Year Built: 1989



UNIT TYPE	RENT / SF	AVG. SIZE SF	AVG. RENT	# OF UNITS
Two-Bedroom	$2.38	690	$1,645	40
Three-Bedroom	$2.22	880	$1,950	32
TOTAL/AVG	$2.30	774	$1,781	72

Notes: Air Conditioning, Clubhouse, Property Manager on Site, Breakfast/Coffee Concierge, Renters Insurance Program, Wheelchair Accessible (Rooms), Walk-In Closet, In-Unit Laundry, Patio and Balcony Space, Additional Storage.

7 Arbor Woods Apartments
1800 S 330th Street, Federal Way, WA 98003

Units: 63 | Year Built: 1991



UNIT TYPE	RENT / SF	AVG. SIZE SF	AVG. RENT	# OF UNITS
Studio	$3.11	442	$1,375	6
One-Bedroom	$2.64	591	$1,560	27
Two-Bedroom	$2.19	813	$1,780	30
TOTAL/AVG	$2.41	683	$1,647	63

Notes: Fitness Center, Partially Renovated, Stainless Steel Appliances, Vinyl Flooring, Carpeting, Clubhouse, On-Site Property Manager, Outdoor Lounge, Cabana, Controlled Access, In-Unit Laundry, Granite Countertops, Heating.

RENT COMPS
CEDAR GARDENS

8 **Westhampton Apartments**
333 S 320th Street, Federal Way, WA 98003

Units: 90 | Year Built: 1989



UNIT TYPE	RENT / SF	AVG. SIZE SF	AVG. RENT	# OF UNITS
One-Bedroom	$2.33	764	$1,780	36
Two-Bedroom	$2.20	930	$2,050	36
Three-Bedroom	$2.14	1110	$2,370	18
TOTAL/AVG	$2.23	900	$2,006	90

Notes: Air Conditioning, Laundry Facilities, Property Manager on Site, Night Patrol, Package Receiving, Sauna, Clubhouse, Covered Parking, Fitness Center, Carport Parking, Fireplace, In-Unit Laundry, Patio and Balcony Space.

SEC.3

Sales Comparables

- Sales Comps Map
- Average Price Per SF Chart
- Average Price Per Unit Chart
- Sales Comps Summary
- Sales Comps

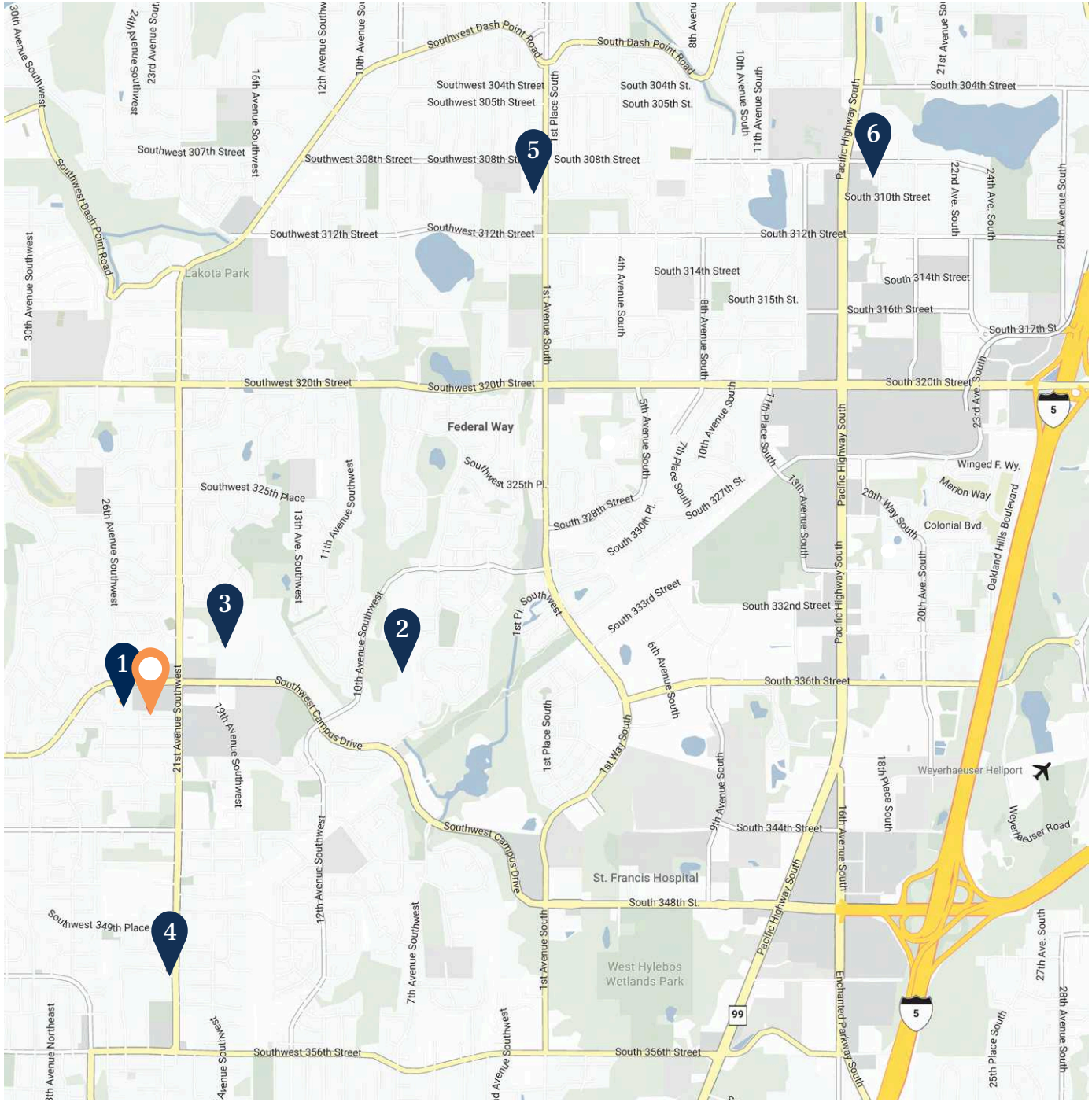
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SALES COMPS MAP

CEDAR GARDENS

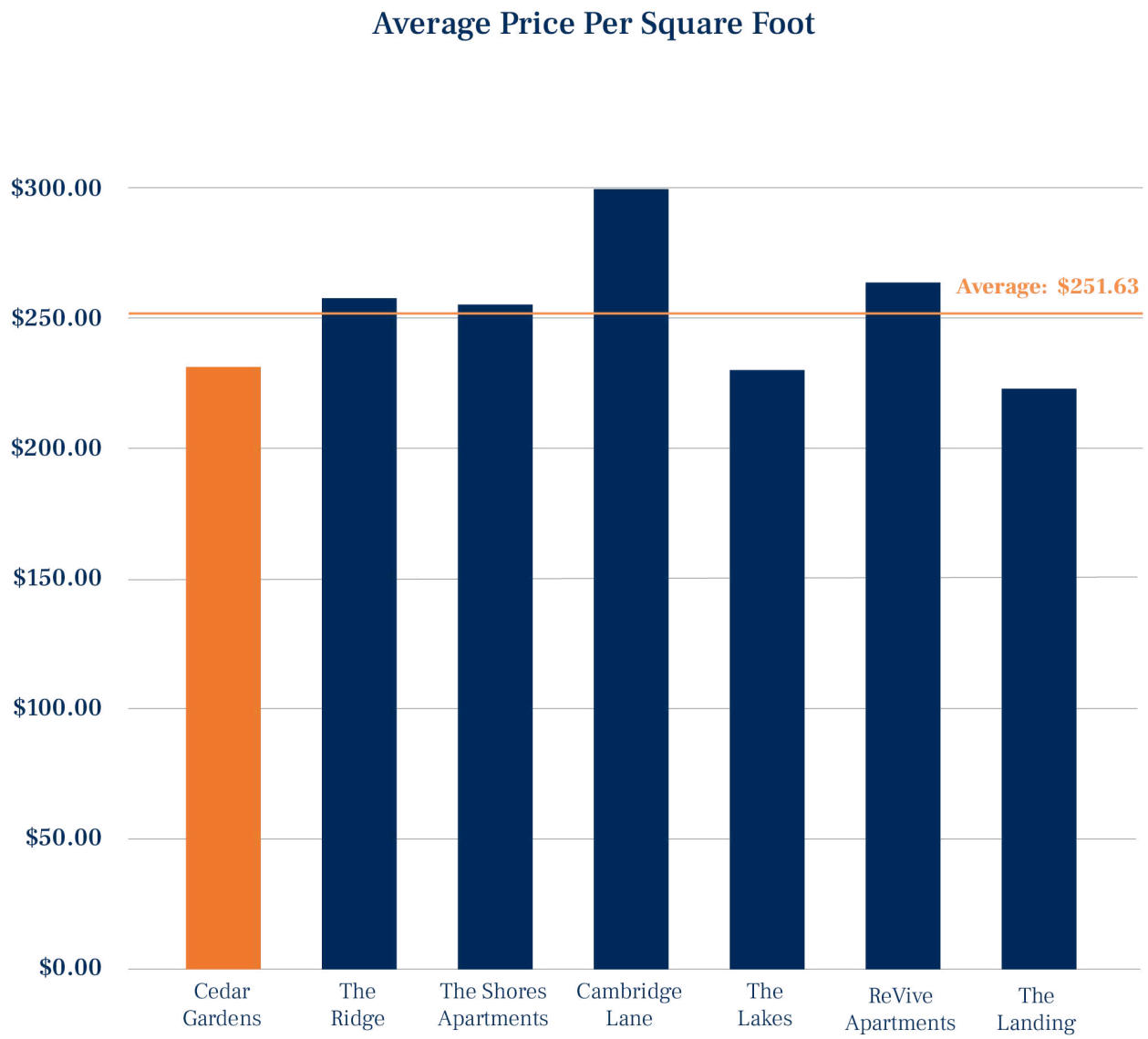
Cedar Gardens

1. The Ridge
2. The Shores Apartments
3. Cambridge Lane
4. The Lakes
5. ReVive Apartments
6. The Landing



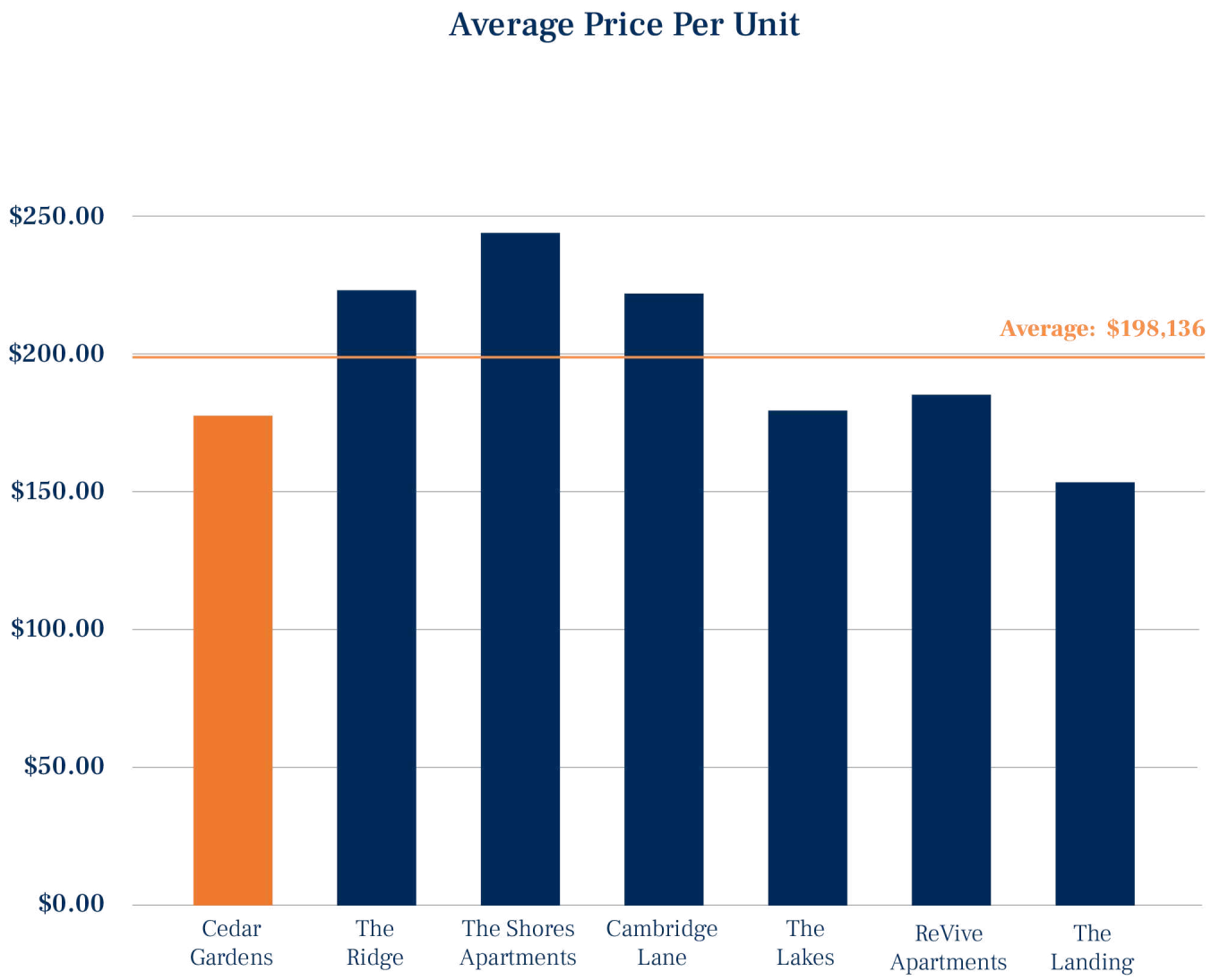
AVERAGE PRICE PER SF CHART

CEDAR GARDENS



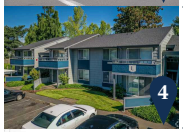
AVERAGE PRICE PER UNIT CHART

CEDAR GARDENS



SALES COMPS SUMMARY

CEDAR GARDENS

	SUBJECT PROPERTY	PRICE	GBA	PRICE/SF	YEAR BUILT	LAND AREA	CAP RATE	# OF UNITS	PRICE/UNIT	CLOSE
	**Cedar Gardens** 2220 SW 337th Place Federal Way, WA 98023	$8,750,000	37,744 SF	$231.82	1980	2.71 AC	6.62%	49	$178,571	—
	**The Ridge** 31912 3rd Lane SW Federal Way, WA 98023	$39,781,855	154,068 SF	$258.21	1982/2006	8.00 AC	5.60%	178	$223,494	2/25/2026
	**The Shores Apartments** 31700 3rd Place SW Federal Way, WA 98023	$38,218,145	148,640 SF	$257.12	1985/2006	16.00 AC	5.60%	157	$243,428	2/25/2026
	**Cambridge Lane** 808 I Street NE Auburn, WA 98002	$5,350,000	17,862 SF	$299.52	1968	0.73 AC	5.42%	24	$222,917	1/30/2026
	**The Lakes** 2301 58th Avenue E Fife, WA 98424	$24,250,000	105,622 SF	$229.59	1976/2006	6.26 AC	—	135	$179,630	9/30/2025
	**ReVive Apartments** 2341 58th Avenue E Fife, WA 98424	$21,500,000	81,804 SF	$262.82	1980/2018	6.03 AC	—	116	$185,345	9/30/2025
	**The Landing** 5612-5620 23rd Street E Fife, WA 98424	$6,450,000	29,007 SF	$222.36	1976	2.09 AC	—	42	$153,571	9/11/2025

SALES COMPS
CEDAR GARDENS



Cedar Gardens
2220 SW 337th Place, Federal Way, WA 98023

Sale Price	$8,750,000
Year Built/Renovated	1980
Rentable (SF)	37,744 SF
Land Area	2.71 AC
Price Per SF	$231.82
Cap Rate	6.62%
Number Of Units	49
Price Per Unit	$178,571



1 The Ridge
31912 3rd Lane SW, Federal Way, WA 98023

Sale Price	$39,781,855
Year Built/Renovated	1982/2006
GBA	154,068 SF
Land Area	8.00 AC
Price Per SF	$258.21
Cap Rate	5.60%
Number Of Units	178
Price Per Unit	$223,494
Sale Date	2/25/2026

SALES COMPS
CEDAR GARDENS



2 The Shores Apartments
31700 3rd Place SW, Federal Way, WA 98023

Sale Price	$38,218,145
Year Built/Renovated	1985/2006
GBA	148,640 SF
Land Area	16.00 AC
Price Per SF	$257.12
Cap Rate	5.60%
Number Of Units	157
Price Per Unit	$243,428
Sale Date	2/25/2026



3 Cambridge Lane
808 I Street NE, Auburn, WA 98002

Sale Price	$5,350,000
Year Built/Renovated	1968
GBA	66,300 SF
Land Area	0.73 AC
Price Per SF	$299.52
Cap Rate	5.42%
Number Of Units	24
Price Per Unit	$222,917
Sale Date	1/30/2026

SALES COMPS
CEDAR GARDENS



4 The Lakes
2301 58th Avenue E, Fife, WA 98424

Sale Price	$24,250,000
Year Built/Renovated	1976/2006
GBA	105,622 SF
Land Area	6.26 AC
Price Per SF	$229.59
Cap Rate	—
Number Of Units	135
Price Per Unit	$179,630
Sale Date	9/30/2025



5 ReVive Apartments
2341 58th Avenue E, Fife, WA 98424

Sale Price	$21,500,000
Year Built/Renovated	1980/2018
GBA	81,804 SF
Land Area	6.03 AC
Price Per SF	$262.82
Cap Rate	—
Number Of Units	116
Price Per Unit	$185,345
Sale Date	9/30/2025

SALES COMPS
CEDAR GARDENS



6

The Landing
5612-5620 23rd Street E, Fife, WA 98424

Sale Price	$6,450,000
Year Built/Renovated	1976
GBA	29,007 SF
Land Area	2.09 AC
Price Per SF	$222.36
Cap Rate	—
Number Of Units	42
Price Per Unit	$153,571
Sale Date	9/11/2025

SEC.4

Financial Analysis

- Rent Roll Detail
- Rent Roll Summary
- Operating Statement
- Operating Statement Notes
- Pricing Detail

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RENT ROLL DETAIL

CEDAR GARDENS

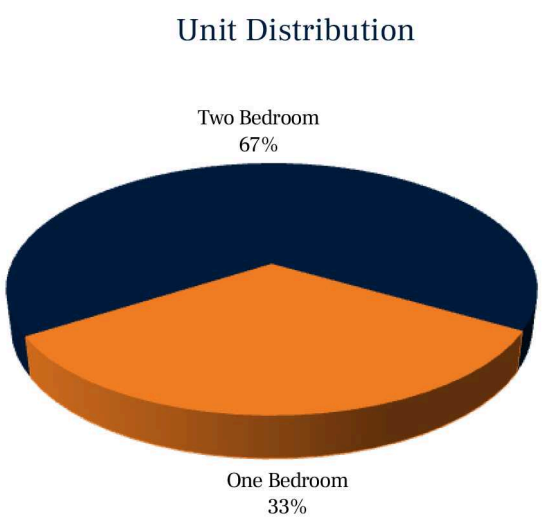
As of August, 2026

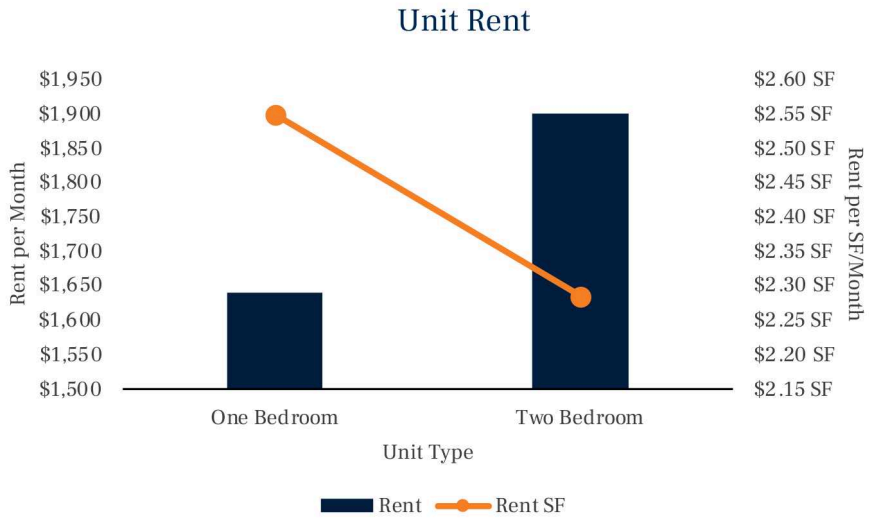
UNIT	UNIT TYPE	SQUARE FEET	SCHEDULED RENT/MONTH	SCHEDULED RENT/SF/MONTH	POTENTIAL RENT/MONTH	POTENTIAL RENT/SF/MONTH
101	One Bedroom One Bath	643	$1,500	$2.33	$1,630	$2.53
102	Two Bedroom One Bath	832	$1,820	$2.19	$1,900	$2.28
103	Two Bedroom One Bath	832	$1,685	$2.03	$1,900	$2.28
104	Two Bedroom One Bath	832	$1,725	$2.07	$1,900	$2.28
105	Two Bedroom One Bath	832	$1,700	$2.04	$1,900	$2.28
106	One Bedroom One Bath	643	$1,410	$2.19	$1,630	$2.53
107	One Bedroom One Bath	643	$1,550	$2.41	$1,630	$2.53
108	Two Bedroom One Bath	832	$1,400	$1.68	$1,900	$2.28
109	Two Bedroom One Bath	832	$1,850	$2.22	$1,900	$2.28
110	Two Bedroom One Bath	832	$1,700	$2.04	$1,900	$2.28
111	Two Bedroom One Bath	832	$1,850	$2.22	$1,900	$2.28
112	One Bedroom One Bath	643	$1,500	$2.33	$1,630	$2.53
113	One Bedroom One Bath	643	$1,495	$2.33	$1,630	$2.53
114	Two Bedroom One Bath	832	$1,590	$1.91	$1,900	$2.28
115	Two Bedroom One Bath	832	$1,800	$2.16	$1,900	$2.28
116	Two Bedroom One Bath	832	$1,775	$2.13	$1,900	$2.28
117	Two Bedroom One Bath	832	$1,650	$1.98	$1,900	$2.28
118	One Bedroom One Bath	643	$1,285	$2.00	$1,630	$2.53
119	One Bedroom One Bath	643	$1,765	$2.74	$1,765	$2.74
120	Two Bedroom One Bath	832	$1,795	$2.16	$1,900	$2.28
121	Two Bedroom One Bath	832	$1,770	$2.13	$1,900	$2.28
122	Two Bedroom One Bath	832	$1,795	$2.16	$1,900	$2.28
123	Two Bedroom One Bath	832	$1,675	$2.01	$1,900	$2.28
124	One Bedroom One Bath	643	$1,630	$2.53	$1,630	$2.53
201	One Bedroom One Bath	643	$1,565	$2.43	$1,630	$2.53
202	Two Bedroom One Bath	832	$1,485	$1.78	$1,900	$2.28
203	Two Bedroom One Bath	832	$1,740	$2.09	$1,900	$2.28
204	Two Bedroom One Bath	832	$1,740	$2.09	$1,900	$2.28
205	Two Bedroom One Bath	832	$1,705	$2.05	$1,900	$2.28
206	One Bedroom One Bath	643	$1,525	$2.37	$1,630	$2.53
207	One Bedroom One Bath	643	$1,315	$2.05	$1,630	$2.53
208	Two Bedroom One Bath	832	$1,500	$1.80	$1,900	$2.28
209	Two Bedroom One Bath	832	$1,755	$2.11	$1,900	$2.28
210	Two Bedroom One Bath	832	$1,800	$2.16	$1,900	$2.28
211	Two Bedroom One Bath	832	$1,600	$1.92	$1,900	$2.28
212	One Bedroom One Bath	643	$1,270	$1.98	$1,630	$2.53
213	One Bedroom One Bath	643	$1,420	$2.21	$1,630	$2.53
214	Two Bedroom One Bath	832	$1,795	$2.16	$1,900	$2.28
215	Two Bedroom One Bath	832	$1,790	$2.15	$1,900	$2.28
216	Two Bedroom One Bath	832	$1,880	$2.26	$1,900	$2.28
217	Two Bedroom One Bath	832	$1,525	$1.83	$1,900	$2.28
218	One Bedroom One Bath	643	$1,285	$2.00	$1,630	$2.53
219	One Bedroom One Bath	643	$1,400	$2.18	$1,630	$2.53
220	Two Bedroom One Bath	832	$1,800	$2.16	$1,900	$2.28
221	Two Bedroom One Bath	832	$1,795	$2.16	$1,900	$2.28
222	Two Bedroom One Bath	832	$1,710	$2.06	$1,900	$2.28
223	Two Bedroom One Bath	832	$1,500	$1.80	$1,900	$2.28
224	One Bedroom One Bath	643	$1,550	$2.41	$1,630	$2.53
2220	Two Bedroom One Bath	832	$1,700	$2.04	$1,900	$2.28
Total		**37,744**	**$79,865**	**$2.12**	**$88,915**	**$2.36**

RENT ROLL SUMMARY

CEDAR GARDENS

				CURRENT			POTENTIAL		
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT/SF	MONTHLY INCOME
One Bedroom One Bath	16	643	$1,270 - $1,765	$1,467	$2.28	$23,465	$1,638	$2.55	$26,215
Two Bedroom One Bath	33	832	$1,400 - $1,880	$1,709	$2.05	$56,400	$1,900	$2.28	$62,700
TOTALS/WEIGHTED AVERAGES	49	770		$1,630	$2.12	$79,865	$1,815	$2.36	$88,915
GROSS ANNUALIZED RENTS				$958,380			$1,066,980		





OPERATING STATEMENT
CEDAR GARDENS

INCOME	CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
RENTAL INCOME							
Gross Potential Rent	1,066,980		1,066,980		[1]	21,775	28.27
Loss / Gain to Lease	(108,600)	10.2%	(53,349)	5.0%	[2]	(1,089)	(1.41)
Gross Scheduled Rent	958,380		1,013,631			20,686	26.86
Physical Vacancy	(47,919)	5.0%	(50,682)	5.0%	[3]	(1,034)	(1.34)
TOTAL VACANCY	($47,919)	5.0%	($50,682)	5.0%		($1,034)	($1)
Economic Occupancy	910,461		962,949			19,652	25.51
OTHER INCOME							
Utility Bill-Back	95,444		98,307		[4]	2,006	2.60
All Other Income	17,626		18,155		[5]	371	0.48
TOTAL OTHER INCOME	$113,070		$116,462			$2,377	$3.09
EFFECTIVE GROSS INCOME	$1,023,531		$1,079,411			$22,029	$28.60

EXPENSES	CURRENT		YEAR 1		NOTES	PER UNIT	PER SF
Real Estate Taxes	109,767		113,060		[6]	2,307	3.00
Insurance	31,933		32,891		[7]	671	0.87
Utilities - Electric	9,468		9,752		[8]	199	0.26
Utilities - Water & Sewer	47,820		49,255		[9]	1,005	1.30
Trash Removal	30,420		31,333		[10]	639	0.83
Repairs & Maintenance	49,000		49,000		[11]	1,000	1.30
Contract Services	35,813		36,887		[12]	753	0.98
Payroll	67,000		67,000		[13]	1,367	1.78
General & Administrative	10,202		10,508		[14]	214	0.28
Operating Reserves	12,250		12,250		[15]	250	0.32
Management Fee	40,941	4.0%	43,176	4.0%	[16]	881	1.14
TOTAL EXPENSES	$444,614		$455,112			$9,288	$12.06
EXPENSES AS % OF EGI	43.4%		42.2%				
NET OPERATING INCOME	**$578,916**		**$624,299**			**$12,741**	**$16.54**

Notes and assumptions to the above analysis are on the following page.

OPERATING STATEMENT NOTES
CEDAR GARDENS

NOTES TO OPERATING STATEMENT

[1] Gross Potential Rent: Market Rent.
[2] Loss / Gain to Lease: Current is variance between market rent and August 2026 rent roll. Year 1 variance adjusted to 5.00%.
[3] Physical Vacancy: Adjusted to 5.00%.
[4] Utility Bill-Back: Current per August 2026 T12. Year 1 reflects current utility bill-back without cost of RUBS contract.
[5] All Other Income: Current per August 2026 T12. Year 1 reflects a 3.00% increase.
[6] Real Estate Taxes: Current per King County Assessor for 2026. Year 1 reflects a 3.00% increase.
[7] Insurance: Current per August 2026 T12. Year 1 reflects a 3.00% increase.
[8] Utilities - Electric: Current per August 2026 T12. Year 1 reflects a 3.00% increase.
[9] Utilities - Water & Sewer: Current per August 2026 T12. Year 1 reflects a 3.00% increase.
[10] Trash Removal: Current reflects new monthly trash rate of $2,535 annualized. Year 1 reflects a 3.00% increase.
[11] Repairs & Maintenance: Adjusted to $1,000 per unit.
[12] Contract Services: Current per August 2026 T12. Year 1 reflects a 3.00% increase.
[13] Payroll: Adjusted to reflect recent property management quote.
[14] General & Administrative: Current per August 2026 T12. Year 1 reflects a 3.00% increase.
[15] Operating Reserves: Adjusted to $250 per unit.
[16] Management Fee: Adjusted to 4.00%.

PRICING DETAILS
CEDAR GARDENS

SUMMARY		
Price	$8,750,000	
Down Payment	$2,625,000	30%
Number of Units	49	
Price Per Unit	$178,571	
Price Per SqFt	$231.82	
Rentable SqFt	37,744	
Lot Size	2.71 Acres	
Approx. Year Built	1980	

RETURNS	CURRENT	YEAR 1
CAP Rate	6.62%	7.13%
GRM	9.13	8.63
Cash-on-Cash	7.70%	9.43%
Debt Coverage Ratio	1.54	1.66

FINANCING	1ST LOAN
Loan Amount	$6,125,000
Loan Type	New
Interest Rate	6.15%
Amortization	30 Years
Year Due	2031

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
16	One Bedroom	643	$1,467	$1,638
33	Two Bedroom	832	$1,709	$1,900

OPERATING DATA

INCOME		CURRENT		YEAR 1
Gross Scheduled Rent		$958,380		$1,013,631
Less: Vacancy/Deductions	5.0%	$47,919	5.0%	$50,682
Total Effective Rental Income		$910,461		$962,949
Other Income		$113,070		$116,462
Effective Gross Income		$1,023,531		$1,079,411
Less: Expenses	43.4%	$444,614	42.2%	$455,112
Net Operating Income		$578,916		$624,299
Cash Flow		$578,916		$624,299
Debt Service		$376,688		$376,688
Net Cash Flow After Debt Service	7.70%	$202,229	9.43%	$247,611
Principal Reduction		$0		$0
TOTAL RETURN	7.70%	$202,229	9.43%	$247,611

EXPENSES	CURRENT	YEAR 1
Real Estate Taxes	$109,767	$113,060
Insurance	$31,933	$32,891
Utilities - Electric	$9,468	$9,752
Utilities - Water & Sewer	$47,820	$49,255
Trash Removal	$30,420	$31,333
Repairs & Maintenance	$49,000	$49,000
Contract Services	$35,813	$36,887
Payroll	$67,000	$67,000
General & Administrative	$10,202	$10,508
Operating Reserves	$12,250	$12,250
Management Fee	$40,941	$43,176
TOTAL EXPENSES	$444,614	$455,112
Expenses/Unit	$9,074	$9,288
Expenses/SF	$11.78	$12.06

SEC.5

Market Overview

- Market Overview
- Demographics

Marcus & Millichap
THE UFKES GROUP

MARKET OVERVIEW
CEDAR GARDENS

Federal Way is a major city in King County, Washington, located within the Seattle metropolitan area between Seattle and Tacoma. With a 2025 estimated population of 99,062 residents projected to exceed 101,000 by 2030, Federal Way is the fifth-most populous city in King County and one of the region's most important residential and employment centers. Its strategic location along Interstate 5 provides excellent connectivity to the broader Puget Sound economy, making it an attractive market for residents, businesses, and investors alike. The local economy benefits from a highly diversified employment base supported by education, healthcare, logistics, aerospace, retail, and nonprofit organizations. Major employers include Federal Way Public Schools, St. Francis Hospital, World Vision U.S., the U.S. Postal Service, and the City of Federal Way. The city also benefits from proximity to some of the Pacific Northwest's largest employers, including Amazon, Boeing, MultiCare Health System, Weyerhaeuser, and the Port of Tacoma logistics corridor.

Federal Way's position within the rapidly growing Puget Sound region continues to attract both residents and businesses seeking access to Seattle and Tacoma while maintaining a more affordable suburban environment. The city benefits from strong regional transportation infrastructure and education supported by institutions such as Highline College, Federal Way High School, and Thomas Jefferson High School. Additionally, residents enjoy access to extensive recreational amenities including Celebration Park, Steel Lake Park, Dash Point State Park, and the BPA Trail system. With its strategic location, diversified employment base, proximity to Puget Sound employment centers, and strong regional connectivity, Federal Way represents a stable and growing market within the greater Seattle-Tacoma metropolitan area.





HIGHLIGHTS

- Strategic Puget Sound Location: Positioned Between Seattle and Tacoma Along Interstate 5
- Diversified Employment Base: Supported by Healthcare, Education, Aerospace, Logistics, and Major Regional Employers
- Strong Population and Economic Stability: One of King County's Largest Cities with Continued Long-Term Growth
- Exceptional Quality of Life: Access to Parks, Trails, Schools, and Recreational Amenities Throughout the Community

DEMOGRAPHICS
CEDAR GARDENS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	22,945	94,154	182,133
2025 Estimate			
Total Population	22,609	92,338	178,560
2020 Census			
Total Population	23,309	93,432	179,556
2010 Census			
Total Population	20,958	83,247	159,178
Daytime Population			
2025 Estimate	9,745	74,106	190,266
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2030 Projection			
Total Households	8,193	35,910	71,723
2025 Estimate			
Total Households	8,036	35,150	70,074
Average (Mean) Household Size	2.9	2.7	2.6
2020 Census			
Total Households	7,730	33,702	66,935
2010 Census			
Total Households	7,070	30,946	60,799
Growth 2025-2030	2.0%	2.2%	2.4%
HOUSING UNITS	**1 Mile**	**3 Miles**	**5 Miles**
Occupied Units			
2030 Projection	8,457	37,363	75,197
2025 Estimate	8,291	36,560	73,433
Owner Occupied	4,716	21,051	39,275
Renter Occupied	3,365	14,090	30,667
Vacant	255	1,410	3,359
Persons in Units			
2025 Estimate Total Occupied Units	8,036	35,150	70,074
1 Person Units	20.0%	24.8%	28.0%
2 Person Units	32.1%	33.1%	32.8%
3 Person Units	19.6%	17.3%	15.7%
4 Person Units	15.3%	14.1%	12.9%
5 Person Units	6.3%	5.4%	5.5%
6+ Person Units	6.8%	5.3%	5.0%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$200,000 or More	13.1%	13.3%	12.2%
$150,000-$199,999	11.5%	11.2%	11.7%
$100,000-$149,999	25.6%	21.4%	21.0%
$75,000-$99,999	13.7%	13.5%	13.2%
$50,000-$74,999	15.8%	16.8%	16.4%
$35,000-$49,999	8.0%	7.9%	8.4%
$25,000-$34,999	4.9%	5.5%	5.3%
$15,000-$24,999	2.8%	4.2%	4.5%
Under $15,000	4.6%	6.3%	7.4%
Average Household Income	$123,792	$119,175	$116,280
Median Household Income	$107,630	$100,392	$96,753
Per Capita Income	$43,392	$44,750	$44,728
POPULATION PROFILE	**1 Mile**	**3 Miles**	**5 Miles**
Population By Age			
2025 Estimate Total Population	22,609	92,338	178,560
Under 20	26.5%	24.4%	23.5%
20 to 34 Years	23.2%	20.6%	21.8%
35 to 39 Years	7.8%	7.2%	7.4%
40 to 49 Years	12.9%	12.7%	12.7%
50 to 64 Years	18.4%	19.3%	19.2%
Age 65+	11.2%	15.8%	15.4%
Median Age	36.0	39.0	39.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	15,098	64,377	125,910
Elementary (0-8)	3.5%	3.4%	3.8%
Some High School (9-11)	5.4%	4.8%	5.3%
High School Graduate (12)	24.5%	25.1%	25.6%
Some College (13-15)	24.6%	23.1%	23.1%
Associate Degree Only	10.2%	10.6%	10.6%
Bachelor's Degree Only	22.5%	22.3%	21.4%
Graduate Degree	9.4%	10.8%	10.2%
Population by Gender			
2025 Estimate Total Population	22,609	92,338	178,560
Male Population	49.9%	49.6%	50.0%
Female Population	50.1%	50.4%	50.0%

DEMOGRAPHICS
CEDAR GARDENS



POPULATION
In 2025, the population in your selected geography is 178,560. The population has changed by 12.18 percent since 2010. It is estimated that the population in your area will be 182,133 five years from now, which represents a change of 2.0 percent from the current year. The current population is 50.0 percent male and 50.0 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,266 people per square mile.



HOUSEHOLDS
There are currently 70,074 households in your selected geography. The number of households has changed by 15.26 percent since 2010. It is estimated that the number of households in your area will be 71,723 five years from now, which represents a change of 2.4 percent from the current year. The average household size in your area is 2.6 people.



INCOME
In 2025, the median household income for your selected geography is $96,753, compared with the U.S. average, which is currently $78,171.The median household income for your area has changed by 59.86 percent since 2010. It is estimated that the median household income in your area will be $111,523 five years from now, which represents a change of 15.3 percent from the current year.

The current year per capita income in your area is $44,728, compared with the U.S. average, which is $41,680. The current year's average household income in your area is $116,280, compared with the U.S. average, which is $103,571.



EMPLOYMENT
In 2025, 93,323 people in your selected area were employed. The 2010 Census revealed that 60.4 of employees are in white-collar occupations in this geography, and 21.9 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING
The median housing value in your area was $490,533 in 2025, compared with the U.S. median of $333,538. In 2010, there were 35,327.00 owner-occupied housing units and 25,471.00 renter-occupied housing units in your area.

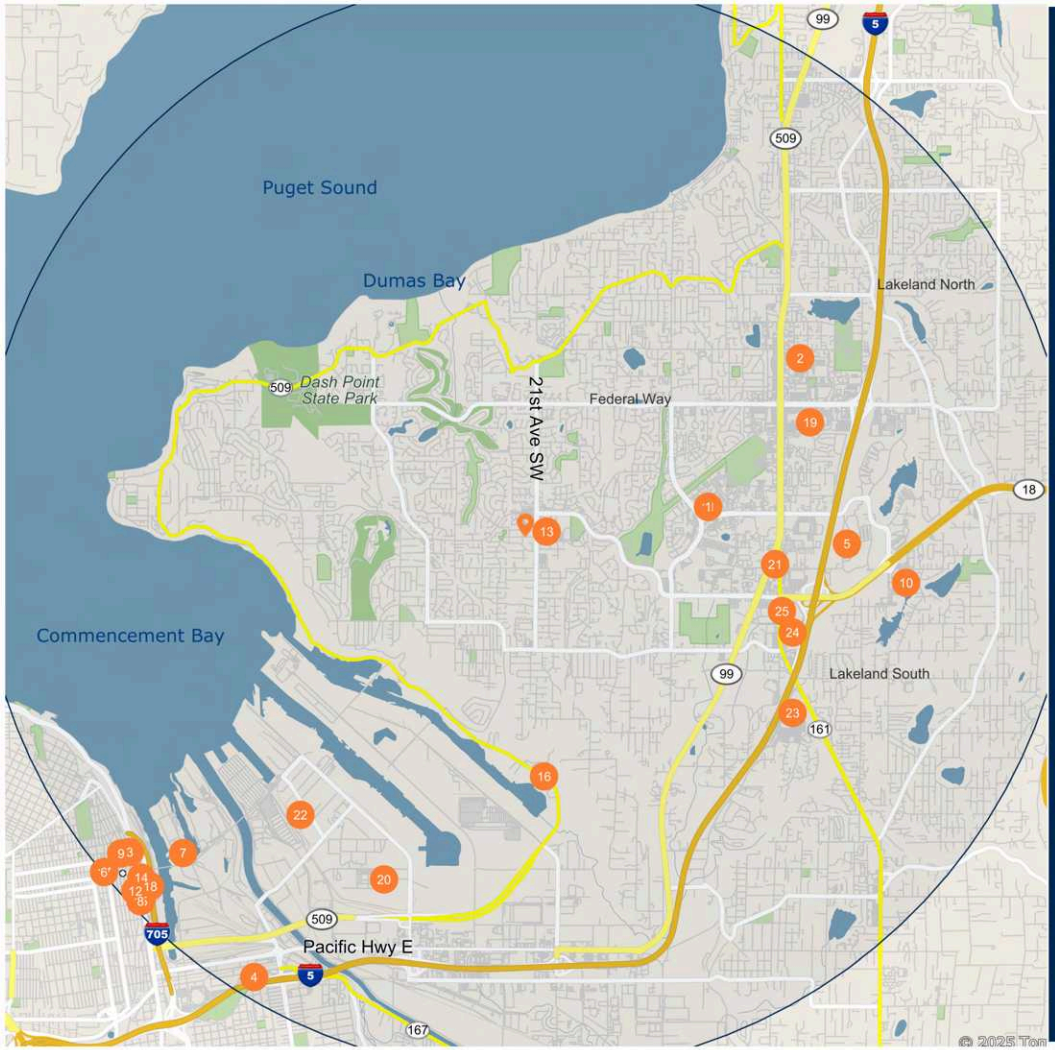


EDUCATION
The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 30.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.6 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 15.6 percent vs. 8.8 percent, respectively.

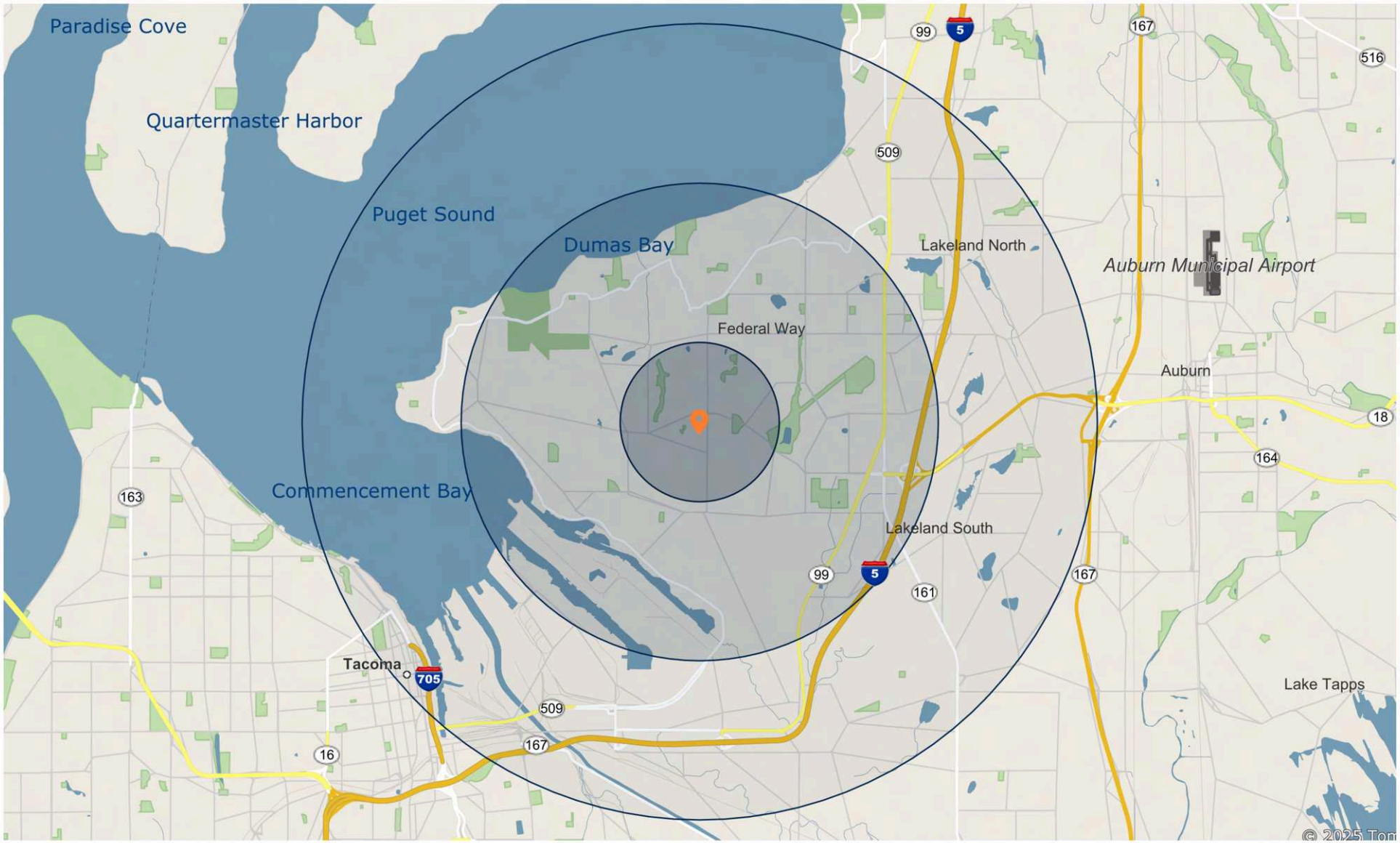
The area had fewer high-school graduates, 2.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 33.0 percent in the selected area compared with the 19.6 percent in the U.S.

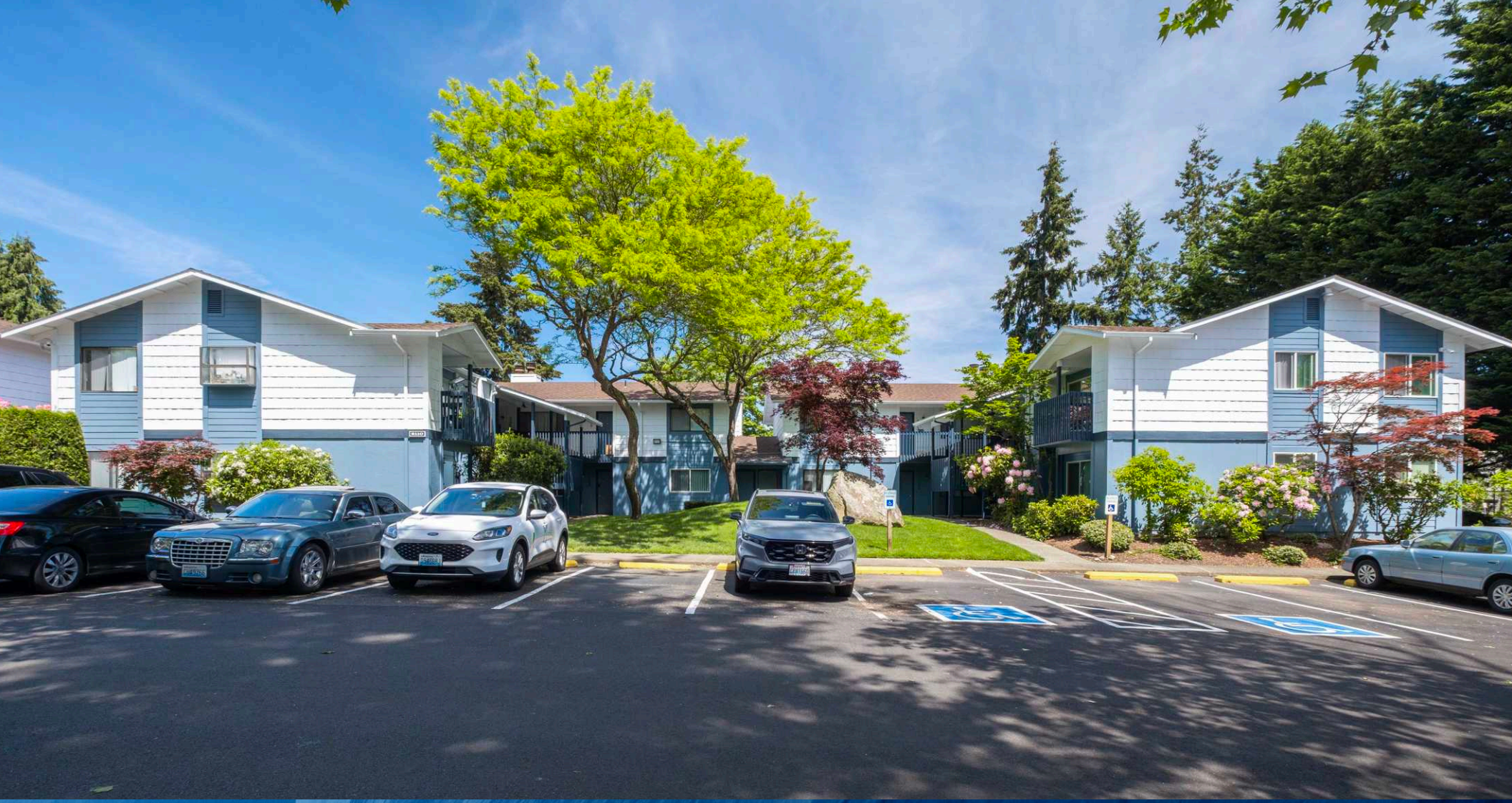
DEMOGRAPHICS
CEDAR GARDENS



	Major Employers	Employees
1	General Construction Company-	972
2	Walmart Inc-Walmart	836
3	D Industries Inc-Dependable Bldg Maintainence	673
4	Regional Toxicology Svcs LLC-Cordant Health Solutions	600
5	Domtar Paper Company LLC-	569
6	County of Pierce-Pierce Cnty Fire Prtction Dst	500
7	Rail Fx LLC-	497
8	Cogent Healthcare NC PC-Sound Physicians	468
9	City of Tacoma-Americas 1 Wired City	400
10	Financial Pacific Leasing Inc-	331
11	Kiewit Infrastructure Co-	312
12	Bny Mellon Perf & Rsk-	310
13	Fred Meyer Stores Inc-	301
14	Sound Knwood Hsptlsts Cncnnati-	300
15	Cogent Healthcare Iowa PC-Sound Physicians of Iowa II	300
16	Manke Lumber Company Inc-Superior Wood Treating	300
17	County of Pierce-	279
18	Columbia Banking System Inc-Columbia	276
19	Century Theatres Inc-Century Federal Way	275
20	Auto Warehousing Co-A W C	275
21	Valmet Inc-	265
22	Pabco Building Products LLC-Pabco Roofing Products	262
23	Clp Enchanted Village LLC-Wild Waves Theme Park	250
24	Home Depot USA Inc-Home Depot The	241
25	Gmri Inc-Olive Garden	234

DEMOGRAPHICS
CEDAR GARDENS





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