PARAGON
REAL ESTATE ADVISORS



MAGNOLIA 22-UNIT

OFFERING MEMORANDUM



PARAGON
REAL ESTATE ADVISORS

600 University St, Suite 2018 | Seattle, WA 98101
info@ParagonREA.com

Information within this marketing package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

TABLE OF CONTENTS

01 EXECUTIVE SUMMARY

02 LOCATION

03 PROPERTY DETAILS

04 FINANCIALS

05 PARAGON REAL ESTATE

OFFERING

Paragon Real Estate Advisors is pleased to present the exclusive offering of 2600 Thorndyke Ave W, a 22 unit apartment building on a 21,860 square foot lot in Seattle's Magnolia neighborhood, on the market for the first time in more than 40 years. Priced at $2,800,000, or $127,273 per unit, $350 per square foot, and $128 per square foot of land, the property offers a buyer 22 units in a core Seattle submarket at a very low basis, with a 7.2% cap rate at market rents, and a covered land play on one of the larger LR3 (M) zoned lots in the neighborhood. The current King County assessed value of $4,045,100 sits well above the asking price, giving a buyer a discount to assessed value at closing and the ability to appeal the assessment and reduce property taxes after the sale.

Built in 1954, the building consists of 22 open one bedroom units of approximately 360 square feet, served by a common laundry room, 24 storage units, nine open parking stalls, and a community barbecue area. The property has been self-managed by the same ownership for decades with units rented by word of mouth and no push to achieve market rents: current rents average $890 per unit against a market rent of $1,295 per unit for a small one bedroom in this submarket, which moves the cap rate from 3.9% today to 7.2% on turnover.

Beyond the in-place income, 2600 Thorndyke Ave W is a true covered land play. The 21,860 square foot LR3 (M) lot presents an opportunity for a buyer to pursue townhome development immediately or hold the building for its cash flow and develop when the time is right. Cone Architecture prepared a townhome feasibility study that lays out 14 townhomes on this parcel alone, or approximately 30 townhomes across this property and the adjoining parcels at 2618 and 2626 Thorndyke Ave W, which are also available for sale and together with 2600 Thorndyke total 34,262 square feet of LR3 (M) land. See the Development Optionality section for additional details and contact the listing agent for sales information on 2618 & 2626 Thorndyke Ave W.

Residents at the property are minutes from Magnolia Village, Discovery Park, Fishermen's Terminal, and the Interbay employment corridor, with 15th Ave W, the RapidRide D Line, and the Ballard Bridge connecting to Downtown Seattle, South Lake Union, and Ballard in a short commute. 2600 Thorndyke Ave W offers a buyer scale, a low basis, multiple paths to added income, and long term development optionality.





OFFERING

NAME	**Magnolia 22-Unit**
ADDRESS	2600 Thorndyke Ave W, Seattle, WA 98199
PRICE	$2,800,000
TOTAL UNITS	22
BUILT	1954
NET RENTABLE AREA	7,990 Total Net Rentable
PRICE PER UNIT	$127,273
PRICE PER FT	$350
PRICE PER LOT SF	$128
CURRENT CAP	3.9%
MARKET CAP	7.2%
ASSESSED VALUE (2026)	$4,045,100



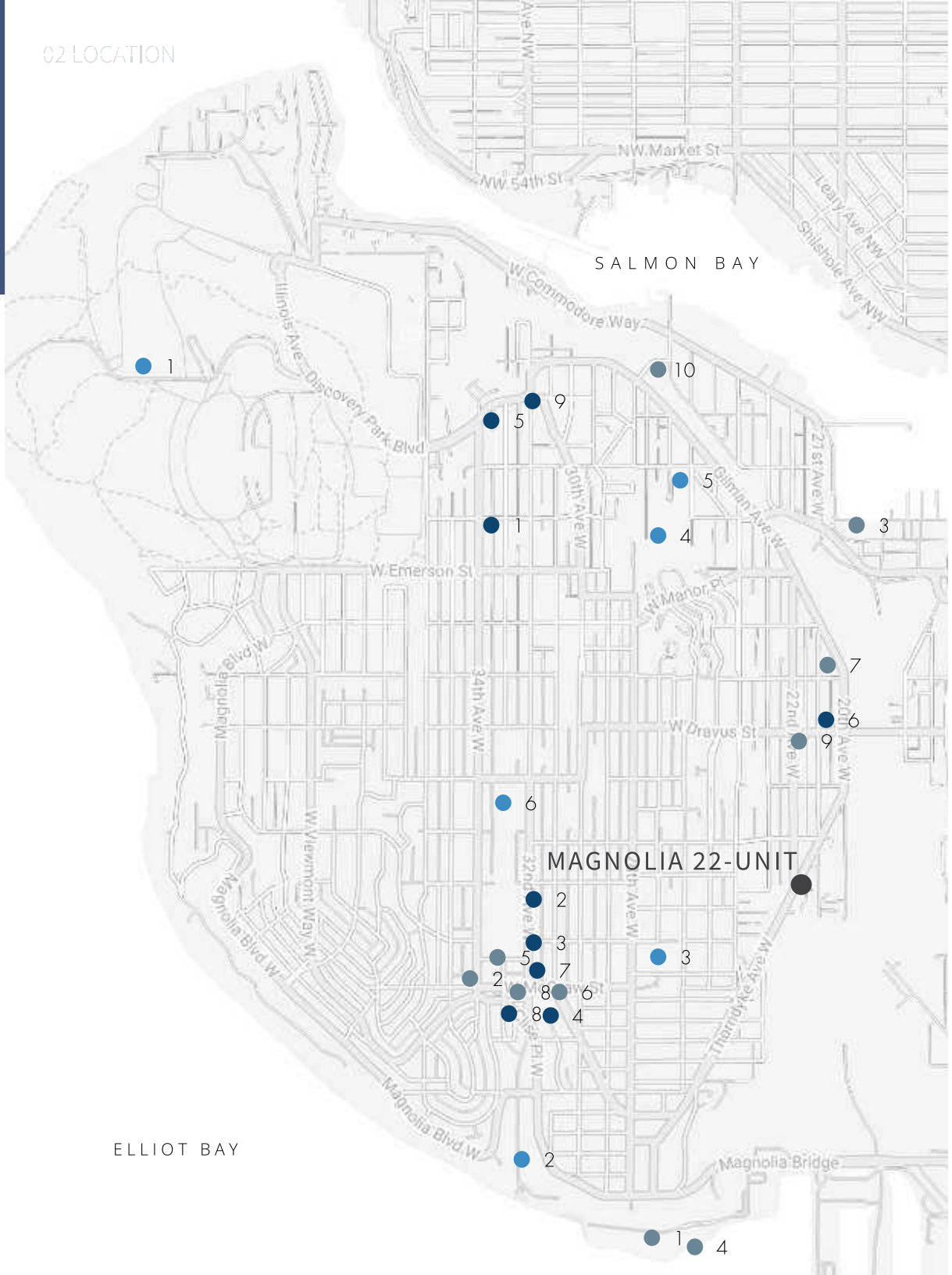


PROPERTY DETAILS

LOT SIZE	21,860 Square Feet
ZONING	LR3 (M)
PARKING	10 open stalls
LAUNDRY	Common laundry on site
STORAGE	24 storage units
HEAT	Electric
HOT WATER	Individual hot water tanks
PLUMBING	Mixed copper and galvanized
WINDOWS	Double pane vinyl







SHOPS & SERVICES

1. Metropolitan Market
2. Albertsons
3. CVS
4. Bartell Drugs
5. Shell
6. Arco
7. Magnolia Garden Center
8. Uptown Espresso
9. Discovery Espresso

RESTAURANTS & BARS

1. Palisade
2. Pink Salt Restaurant
3. Chinooks At Salmon Bay
4. Maggie Bluffs
5. Mondello Italian
6. Yume Sushi
7. Boxcar Ale House
8. Magnolia Village Pub
9. Mulleady's Irish Pub
10. Dirty Couch Brewing

PARKS & SCHOOLS

1. Discovery Park
2. Magnolia Park
3. Magnolia Elementary
4. Lawton Park
5. Lawton Elementary
6. Magnolia Playfield



INVESTMENT HIGHLIGHTS

- 22 units in a core Seattle submarket priced at $127,273 per unit and $350 per square foot, first time on the market in more than 40 years
- 7.2% cap rate at a market rent of $1,295 per unit
- Utilities are not currently billed back to tenants; a recapture program adds significant income
- Priced well below the 2026 King County assessed value of $4,045,100, with the opportunity to appeal the assessment and lower property taxes after closing
- Nine open parking stalls, 24 storage units, common laundry, and a community barbecue area on site
- 21,860 square foot LR3 (M) lot at $128 per square foot of land positions the property as a covered land play.
- Adjoining parcels at 2618 and 2626 Thorndyke Ave W are also available, creating a 34,262 square foot assemblage
- Minutes from Magnolia Village, Discovery Park, Fishermen's Terminal, the Expedia campus, and the RapidRide D Line on 15th Ave W





EXTERIORS









INTERIORS

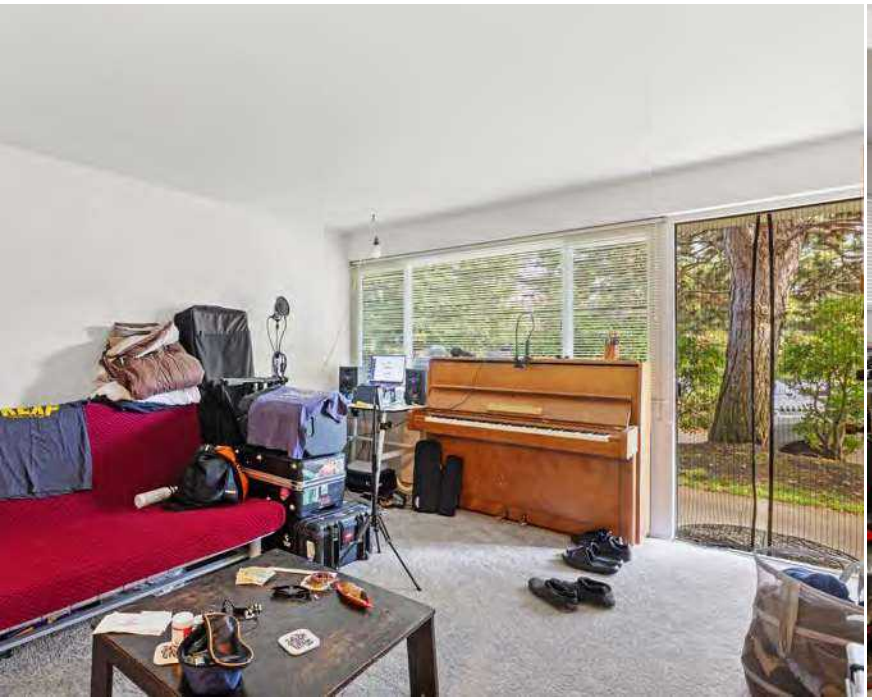








INTERIORS









UNIT BREAKDOWN

UNIT	UNIT TYPE	SIZE	CURRENT RENT	PER SQFT	MARKET RENT	PER SQFT
101	Open 1 Bd/1 Bth	360	$770	$2.14	$1,295	$3.60
102	Open 1 Bd/1 Bth	360	$950	$2.64	$1,295	$3.60
103	Open 1 Bd/1 Bth	360	$1,050	$2.92	$1,295	$3.60
104	Open 1 Bd/1 Bth	430	$835	$1.94	$1,295	$3.01
105	Open 1 Bd/1 Bth	360	$865	$2.40	$1,295	$3.60
106	Open 1 Bd/1 Bth	360	$1,050	$2.92	$1,295	$3.60
107	Open 1 Bd/1 Bth	360	$770	$2.14	$1,295	$3.60
108	Open 1 Bd/1 Bth	360	$1,050	$2.92	$1,295	$3.60
109	Open 1 Bd/1 Bth	360	$770	$2.14	$1,295	$3.60
110	Open 1 Bd/1 Bth	360	$950	$2.64	$1,295	$3.60
111	Open 1 Bd/1 Bth	360	$770	$2.14	$1,295	$3.60
201	Open 1 Bd/1 Bth	360	$1,050	$2.92	$1,295	$3.60
202	Open 1 Bd/1 Bth	360	$775	$2.15	$1,295	$3.60
203	Open 1 Bd/1 Bth	360	$920	$2.56	$1,295	$3.60
204	Open 1 Bd/1 Bth	360	$775	$2.15	$1,295	$3.60
205	Open 1 Bd/1 Bth	360	$940	$2.61	$1,295	$3.60
206	Open 1 Bd/1 Bth	360	$940	$2.61	$1,295	$3.60
207	Open 1 Bd/1 Bth	360	$1,050	$2.92	$1,295	$3.60
208	Open 1 Bd/1 Bth	360	$775	$2.15	$1,295	$3.60
209	Open 1 Bd/1 Bth	360	$950	$2.64	$1,295	$3.60
210	Open 1 Bd/1 Bth	360	$770	$2.14	$1,295	$3.60
211	Open 1 Bd/1 Bth	360	$810	$2.25	$1,295	$3.60
	Total/Avg	**363**	**$890**	**$2.45**	**$1,295**	**$3.57**







INCOME & EXPENSES

Units	22
Year Built	1954
Rentable Area	7,990

Price	$2,800,000
Per Unit	$127,273
Per Sq. Ft.	$350
Per Lot SF	$128
Current CAP	3.90%
Market CAP	7.15%

UNITS	UNIT TYPE	SIZE	CURRENT RENT	MARKET RENT
22	Open 1 Bd/1 Bth	363	$890	$1,295
22	**Total/Avg**	**363**	**$2.45**	**$3.57**

MONTHLY INCOME	CURRENT	MARKET
Gross Potential Rent	$19,585	$28,490
Laundry Income	$667	$667
Utility Bill Back	$0	$2,815
Parking (9 Open Stalls)	$192	$450
Gross Potential Income	**$20,444**	**$32,422**

ANNUALIZED OPERATING DATA		CURRENT		MARKET
Scheduled Gross Income		**$245,328**		**$389,065**
Less Vacancy	0.0%	$0	5.0%	$19,453
Gross Operating Income	2025: $230k	$245,328		$369,611
Less Expenses		$136,151		$149,688
Net Operating Income		**$109,177**		**$219,923**

ANNUALIZED OPERATING EXPENSES		CURRENT	MARKET
RE Taxes	110% of Price	$32,756*	$32,756*
Insurance	2025 Actual	$12,658	$12,658
Utilities	2025 Actual	$39,742	$39,742
Professional Mgmt	5% GOI	$12,266	$18,481
Maint/Repairs	2025 / Proforma	$15,777	$16,500
Landscaping	2025 Actual	$4,251	$4,251
Capital Reserves	Proforma	$5,500	$5,500
On-Site/Payroll	$50/Unit/Month	$13,200	$13,200
Turnover	Proforma	$0	$6,600
Total Expenses		**$136,151**	**$149,688**

***Property is highly over assessed. Taxes used assumes a buyer appeals the assessed value down to 110% of the list price.**

CURRENT OPERATIONS			MARKET OPERATIONS		
	Expense/Unit	$6,189		**Expense/Unit**	$6,804
	Expense/Foot	$17.04		**Expense/Foot**	$18.73
	Percent of EGI	55.50%		**Percent of EGI**	40.50%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

SALES COMPARABLES



Magnolia 22-Unit
Seattle, WA

Year Built	1954
Units	22
Sales Price	$2,800,000
Price/Unit	$127,273
Price/Foot	$350
Market CAP	7.2%



Magnolia Court
2521 32nd Ave W, Seattle, WA

Year Built	1948
Units	24
Sales Price	$6,200,000
Price/Unit	$258,333
Price/Foot	$324
CAP	5.50%
Sale Date	08.07.2026



Bay Ridge Court
804 James St, Seattle, WA

Year Built	1948
Units	51
Sales Price	$8,425,000
Price/Unit	$165,196
Price/Foot	$258
CAP	5.50%
Sale Date	07.15.2026



Gilman West
2222 Gilman Dr W, Seattle, WA

Year Built	1960
Units	14
Sales Price	$2,750,000
Price/Unit	$196,429
Price/Foot	$250
CAP	5.00%
Sale Date	01.28.2026



Denny Apartments
2424 E Denny Way, Seattle, WA

Year Built	1950
Units	18
Sales Price	$3,250,000
Price/Unit	$180,556
Price/Foot	$306
CAP	5.7%
Sale Date	09.29.2025



Interbay 21 Apartments
2820 15th Ave W, Seattle, WA

Year Built	1969
Units	21
Sales Price	$4,000,000
Price/Unit	$190,476
Price/Foot	$267
CAP	5.50%
Sale Date	Pending



413 NE 73rd St
413 NE 73rd St, Seattle, WA

Year Built	1956
Units	13
Sales Price	$2,020,000
Price/Unit	$155,385
Price/Foot	$392
CAP	-
Sale Date	09.24.2025

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Photos used are not owned by Paragon Real Estate Advisors. Statistics are approximate.

SALES COMPARABLES

1. **Magnolia Court**
2. **Bay Ridge Court**
3. **Gilman West**
4. **Denny Apartments**
5. **Interbay 21 Apartments**
6. **413 NE 73rd St**



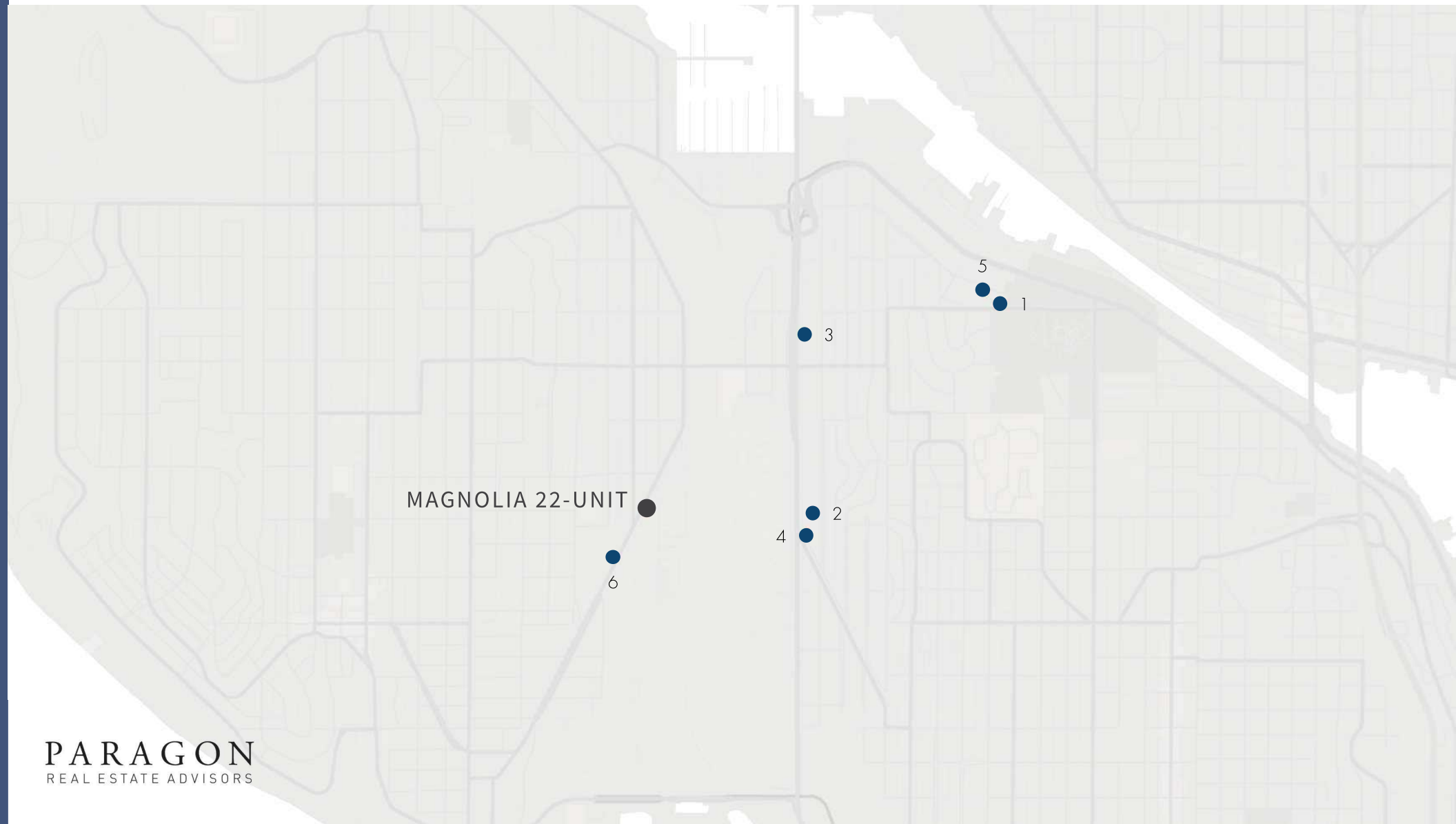
RENT COMPARABLES

	ADDRESS	BUILT	UNITS	UNIT TYPE	UNIT SIZE	RENT	RENT/SF
	**Bertona Apartments** 650 W Bertona St, Seattle, WA 98119	1958	7	1BD/1BTH 1BD/1BTH 1BD/1BTH	359 492 550	$1,350 $1,475 $1,495	$3.76 $3.00 $2.72
	**Golf View** 1410 W Raye St, Seattle, WA 98119	1990	13	Studio 1BD/1BTH	410 730	$1,395 $1,795	$3.40 $2.46
	**The Eastbay** 3232 15th Ave W, Seattle, WA 98119	2011	12	Studio 1BD/1BTH	440 705	$1,440 $1,709	$3.27 $2.42
	**Aire Apartments** 2572 Gilman Dr W, Seattle, WA 98119	1988	69	Studio 1BD/1BTH	523 673	$1,495 $1,795	$2.86 $2.67
	**West Emerson Apartments** 633 W Emerson St, Seattle, WA 98119	1962	4	1BD/1BTH	575	$1,425	$2.48
	**The Edge Apartments** 2515 Thorndyke Ave W, Seattle, WA 98199	1959	13	1BD/1BTH	639	$1,995	$3.12

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

RENT COMPARABLES

1. **Bertona Apartments**
2. **Golf View**
3. **The Eastbay**
4. **Aire Apartments**
5. **West Emerson Apartments**
6. **The Edge Apartments**



PARAGON REAL ESTATE

$4.5 B
Sales Volume

30
Years in Business

20+
Brokers

48 k
Units Sold



Visit our new website! **ParagonREA.com**

Puget Sound's Premiere Commercial Real Estate Brokerage

PARAGON
REAL ESTATE ADVISORS

In 1995 our founders saw an opportunity to form a new kind of brokerage, one that focused on sharing information between brokers and truly partnering with its clients. Paragon Real Estate Advisors quickly established itself as a leading Seattle real estate investment firm. Paragon Real Estate Advisors is the leading Seattle real estate investment firm for multi-family property sales in Washington State. We have accrued over $4.5 billion in sales and have closed over 2,00 successful real estate transactions. We are locally owned, client-focused, and highly experienced.

At Paragon, we build long-term partnerships that help our clients reach their long- and short-term real estate investment goals while maintaining maximum profitability for them. Our brokers have an in-depth knowledge of the Washington state real estate market, particularly in the greater Seattle area and the I-5 corridor, that comes from more than 30 years' experience in the industry. Paragon's unique focus on sharing knowledge, teamwork and collaboration within the brokerage industry leverages our collective intellect for all our clients. Our brokers provide superior customer representation through our innovative and effective marketing campaigns, co-brokerage, skilled negotiations, and ongoing partnerships.



PARAGON

REAL ESTATE ADVISORS

600 University St, Suite 2018 | Seattle, WA 98101
info@ParagonREA.com

Information within this marketing package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.