Offer Memorandum

4105 Stone Way North

Seattle, WA 98103



Building Information
Parcel: 0072000075
Zoning: NC2P55
Year Built 1996
Roof 2026 (new) Dec-Tec membrane
All units have individual washers/dryers

Parking 5 Spaces (private paved alley way)

Prime Location Mixed Use Property

Mixed use opportunity in Fremont/Wallingford. Easily rented and in high demand. Commercial tenant on street level with separate entrance. Residential units are good mix of 3 and 2-bedroom units (one unit is townhouse style/another is penthouse with spacious rooftop deck with nice views). Each unit has full size washer/dryers. All units updated within past several years. Tenants enjoy off street parking via private driveway. There are 5 parking spaces on property with private driveway access.

Whole building exterior freshly painted. Lower unit deck re-coated. Brand new coated rooftop deck roof. Some new siding, trim and exterior doors replaced. Fire sprinkler and alarm system updates recently done.

Solid turnkey opportunity with many years of upside. Great location and close to shopping, restaurants, amenities, Greenlake, Parks, Colleges and more. Low turnover with high demand.

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Gross Rents *(yearly) $158,160*

Estimated Expense (yearly) -$47,004
Net Income *(yearly) $111,156*

Expense Summary
Property Taxes (2026) $20,448
Insurance $4,956 (yearly)
Utilities (water/sewer/gar. yearly) $21,600

Gross Expenses *(yearly) $47,400*

Net Operating Income *$111,156*
Income Performance
(Current rents and actual expenses)
Gross Rent Multiplier 12.65
Cap Rate 5.55%
Based on list price $1,999,990

Unit Layouts:
Commercial Space: 1 (950 sq. ft)
2 Bedroom Units: 3 (950 Sq. ft each)
(1 is a penthouse with rooftop deck & nice views)
3 Bedroom Unit: 1 (1250 sq. ft)
(this unit is a townhouse style)
All units have own washer/dryer
5 Parking spaces

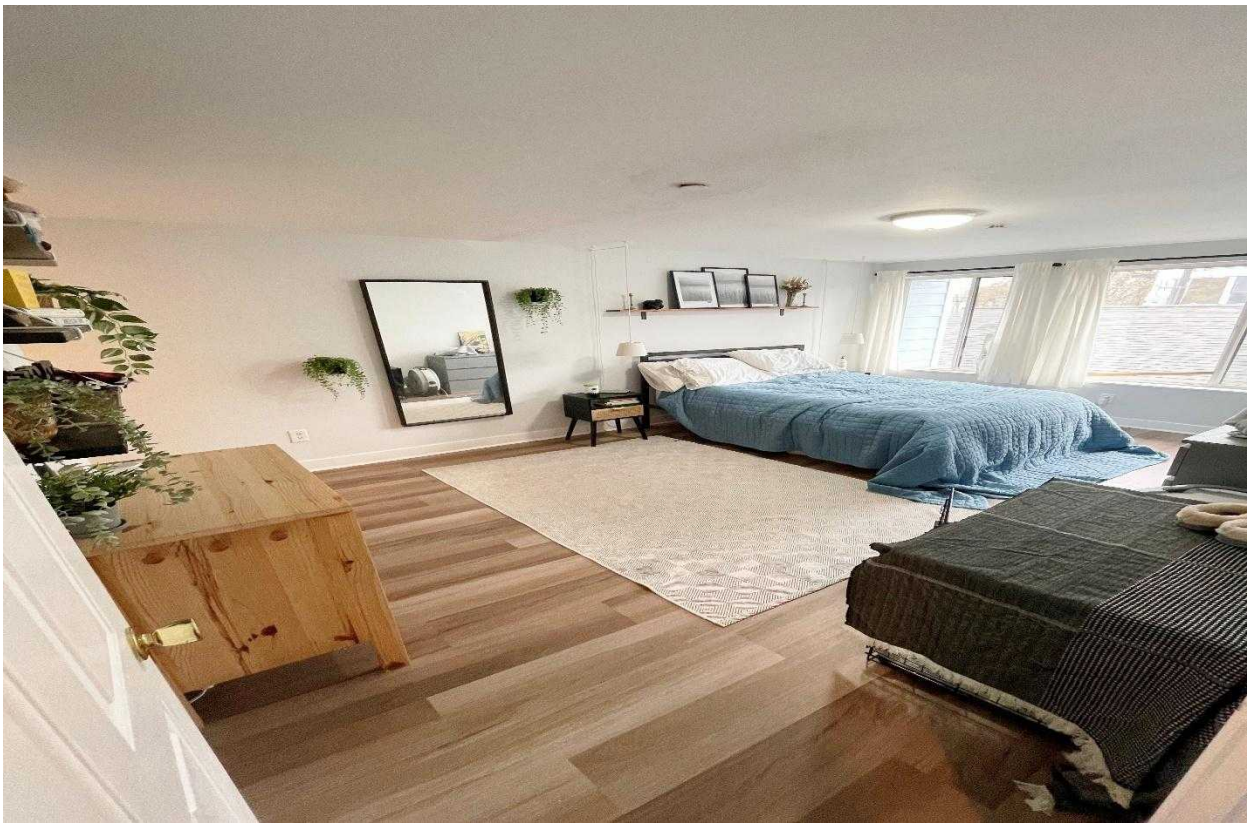
Some recent Capital Improvements:
New roof installed with Dec-Tec membrane (Nov 2026)
New roof scupper boxes with downspouts (Nov 2026)
New roof caps installed (Nov 2026)
New door to rooftop deck (Nov 2026)
Carport beam replaced
Exterior paint
New dishwasher & toilet replaced (unit C)

Phala Sir
pellego
Pellego RE Broker
phalasir@msn.com
(253) 820-3252

Information above has been obtained from public records, and the current owner(s) of the subject property. The listing broker has not independently verified the accuracy or completeness of any information obtained from sources reasonably believed by the broker to be reliable. Interested buyers should inspect the property carefully and verify all information to their own satisfaction. EQUAL HOUSING OPPORTUNITY.





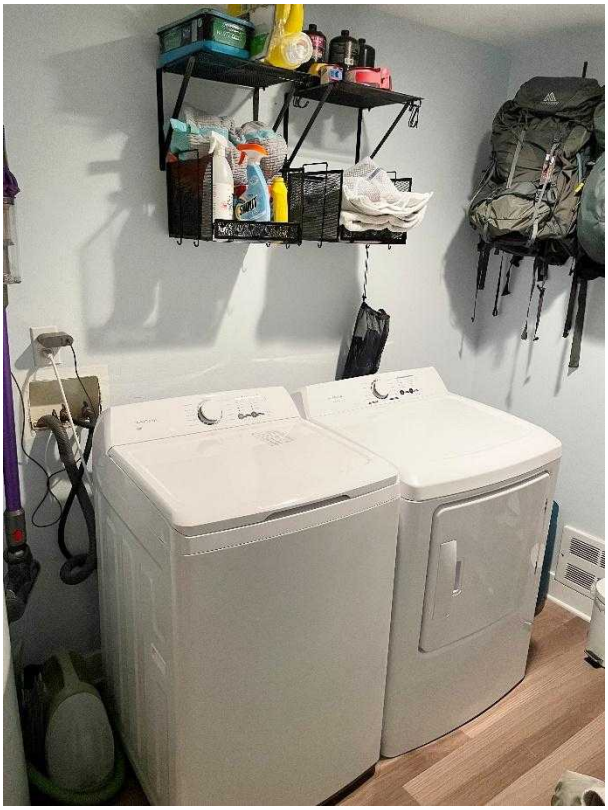


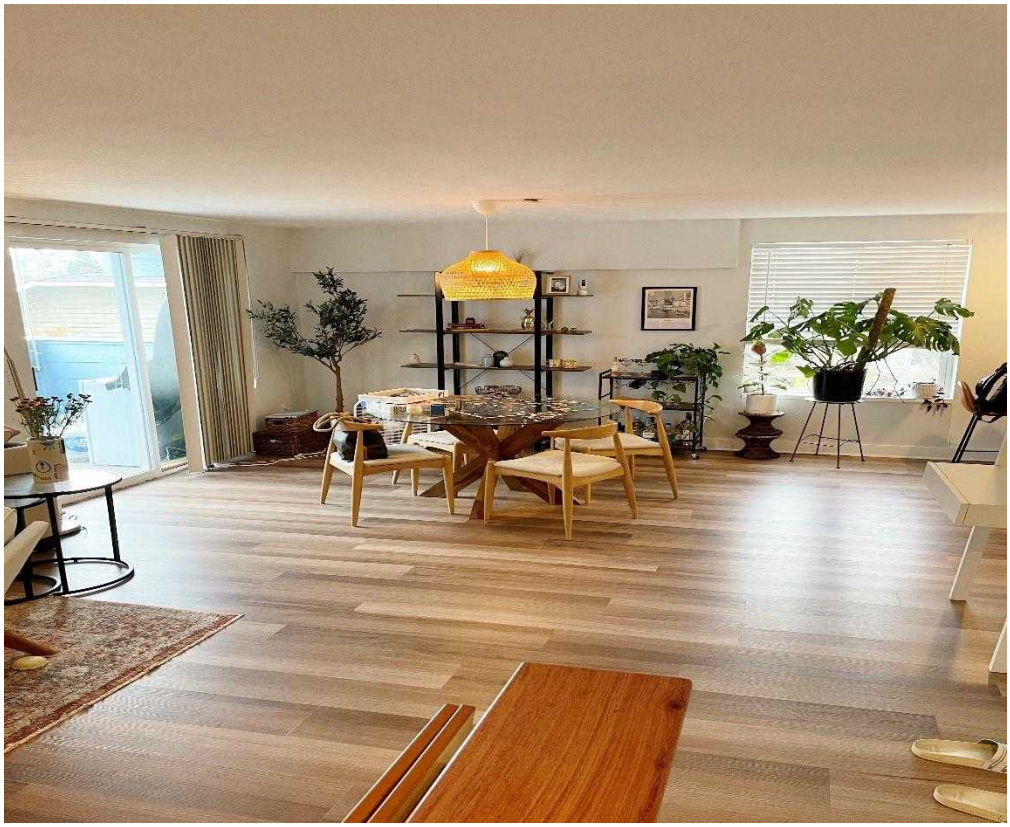


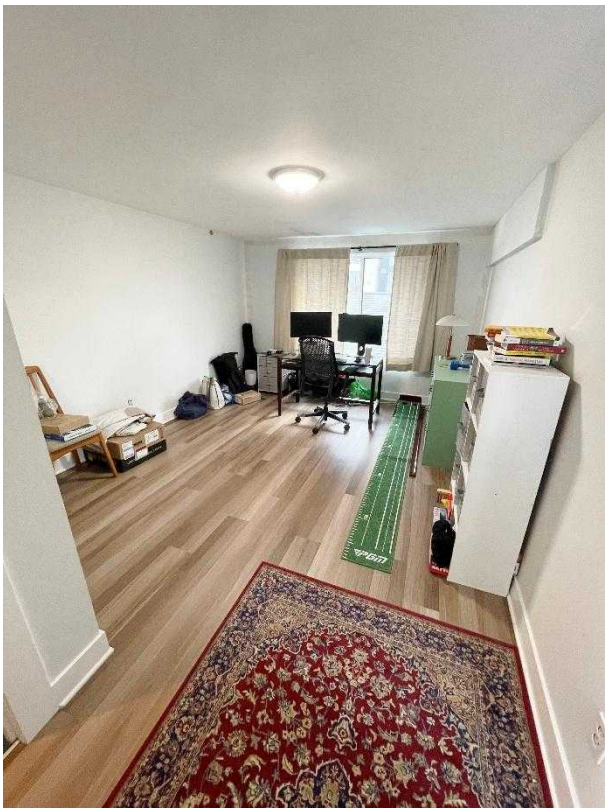


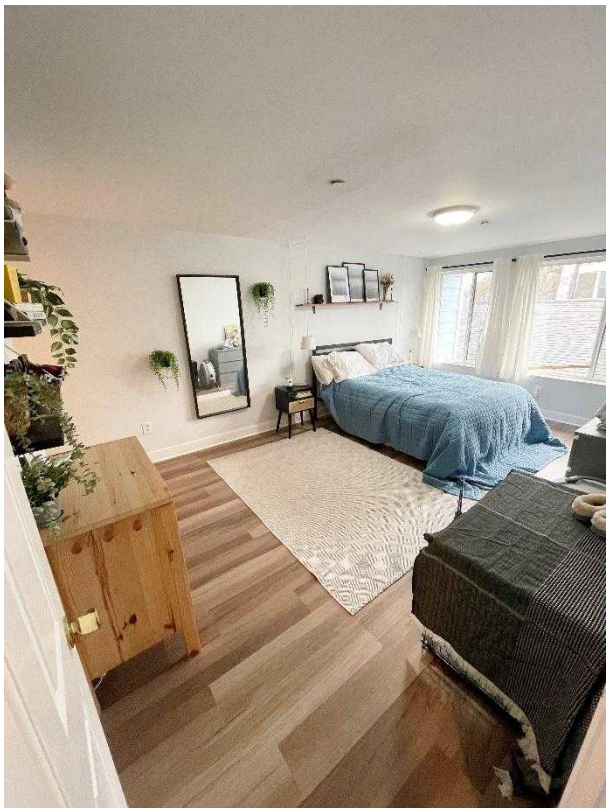


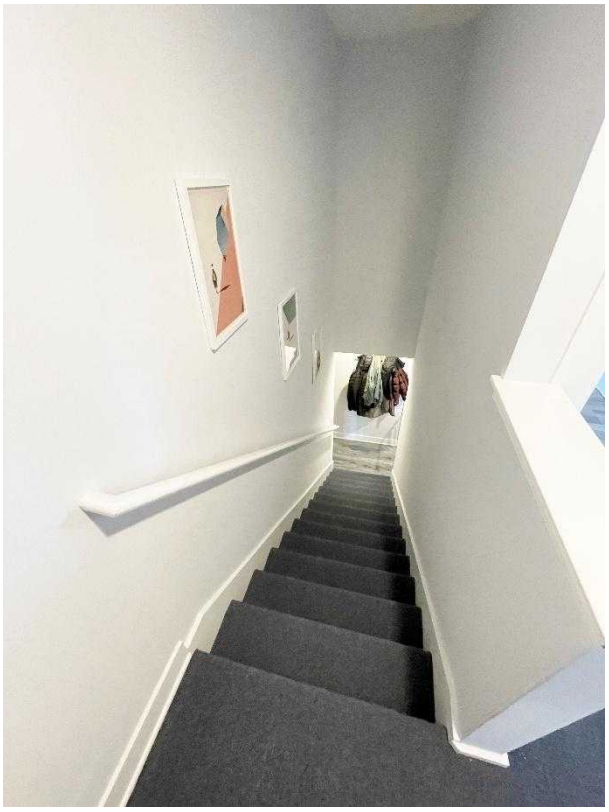


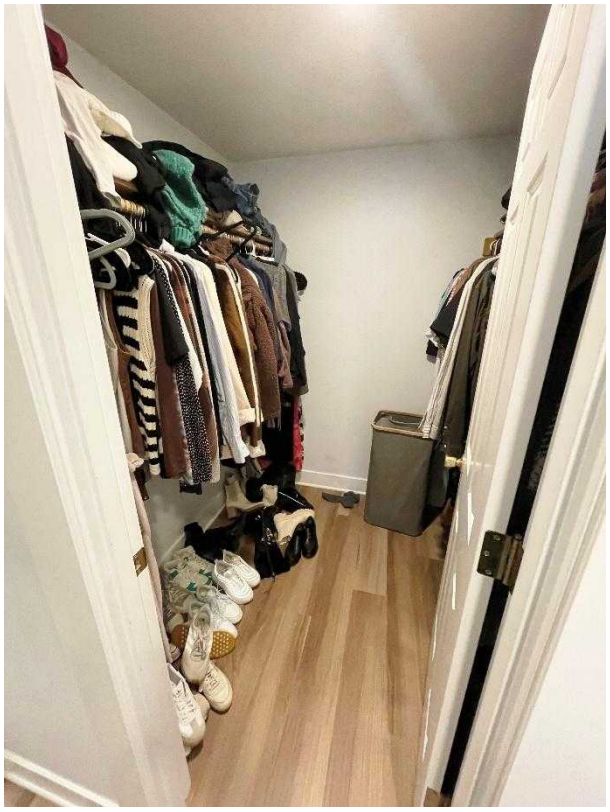


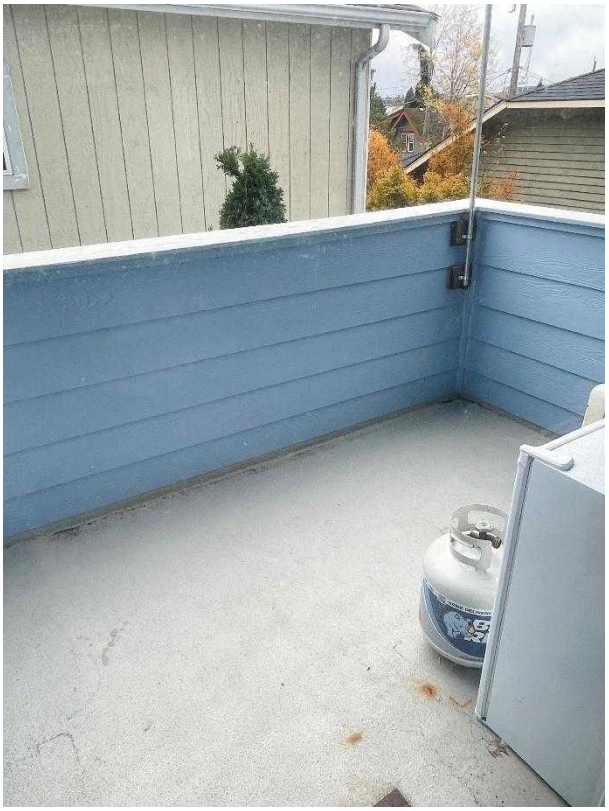












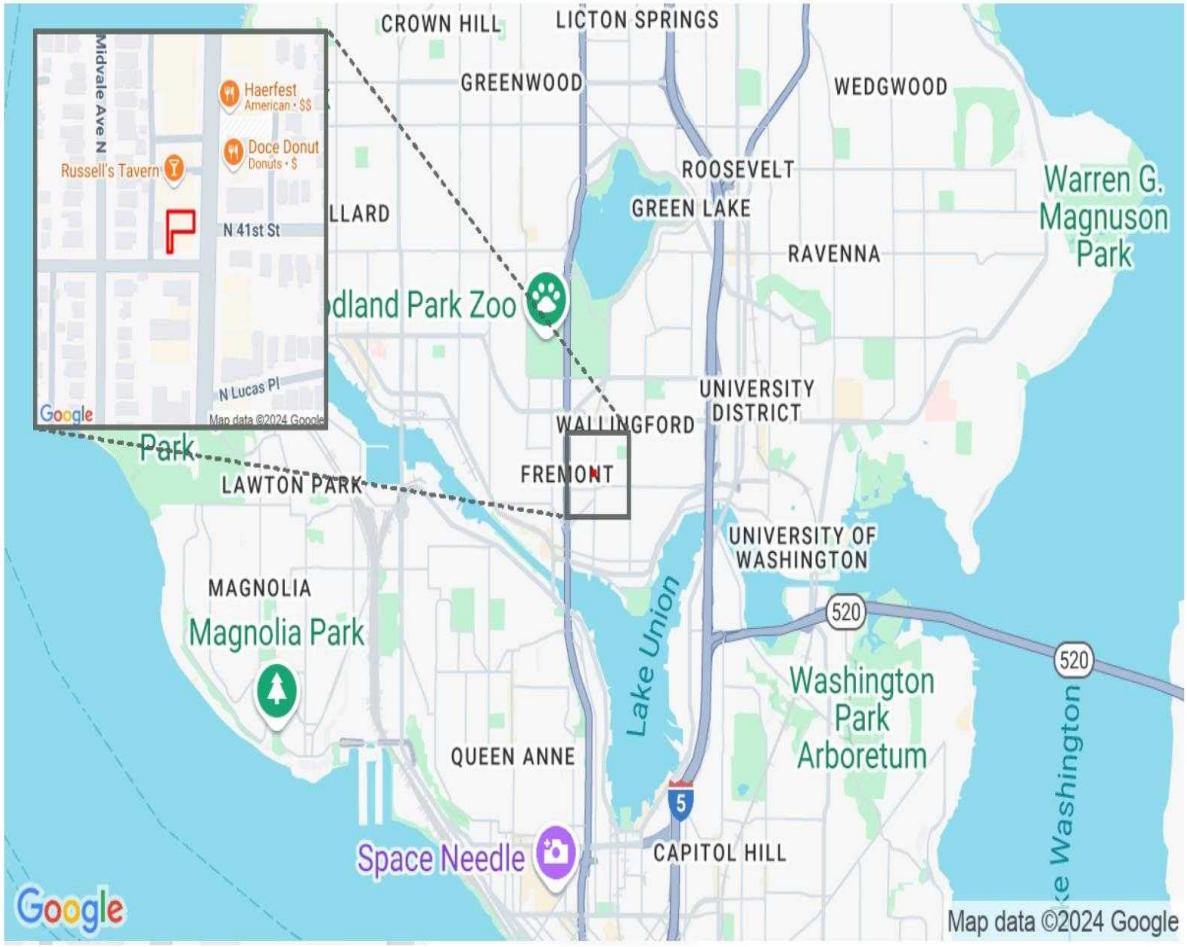




Stone Apartments

MOODY'S

Pellego, Inc | 5603 230th St. SW Mountlake Terrace, WA 98043 | 425-441-3180



Phala Sir
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Moody's Analytics | Catylist

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 4105 Stone Way, Seattle, WA 98103

Catylist Research

CITY, STATE

Seattle, WA

POPULATION

214,500

AVG. HH SIZE

1.95

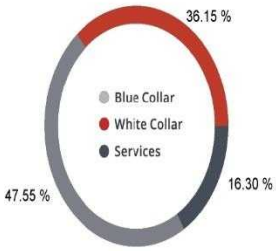
MEDIAN HH INCOME

$75,259

HOME OWNERSHIP

Renters:	62,940
Owners:	42,543

EMPLOYMENT



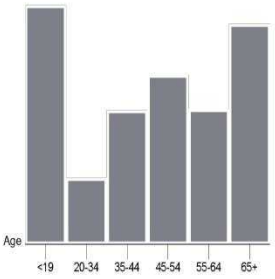
60.96 %	Employed
1.78 %	Unemployed

EDUCATION

High School Grad:	10.31 %
Some College:	18.38 %
Associates:	6.37 %
Bachelors:	67.43 %

GENDER & AGE

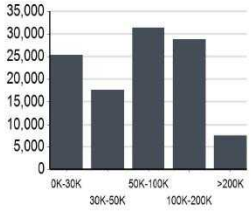
50.12 % 49.88 %



RACE & ETHNICITY

White:	84.32 %
Asian:	8.16 %
Native American:	0.03 %
Pacific Islanders:	0.04 %
African-American:	0.93 %
Hispanic:	2.58 %
Two or More Races:	3.93 %

INCOME BY HOUSEHOLD



HH SPENDING



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