

THE
MELINDA ARMS



EXCLUSIVELY LISTED BY:



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PARAGON
REAL ESTATE ADVISORS



University of Washington, Roosevelt, and Northgate Light Rail stations open as of October 2nd, 2021!



ROOSEVELT STATION

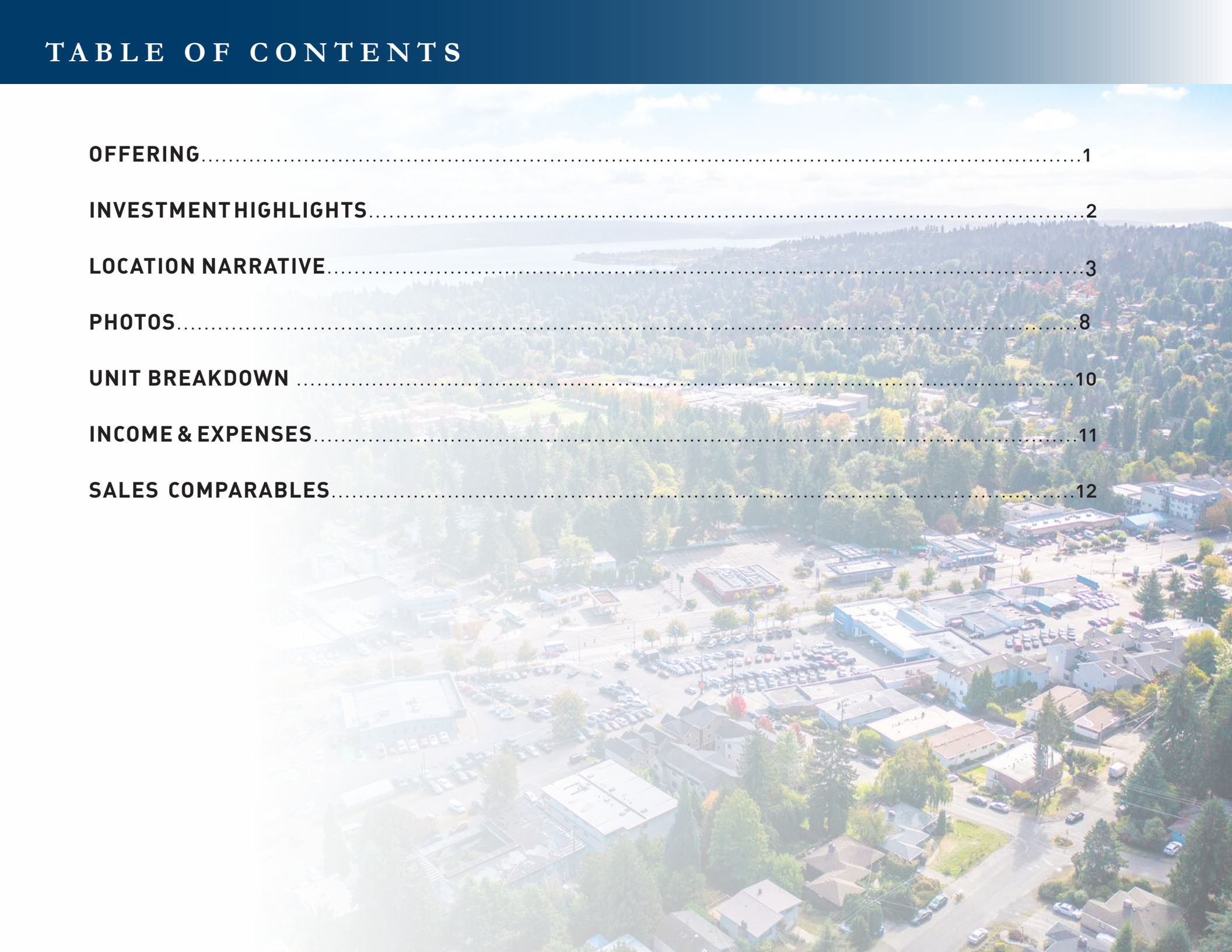


NORTHGATE STATION

THE
MELINDA ARMS

NORTH SEATTLE **LIGHTRAIL DEVELOPMENTS**

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OFFERING

NAME	Melinda Arms
ADDRESS	11515 26th Ave NE, Seattle, WA 98125
COUNTY	King
MARKET	Seattle
APN #	344800-1425
# OF BUILDINGS	1
STORIES	3
NET RENTABLE	12,110 Sq.Ft. (per King County)
CONSTRUCTION	Wood Frame
ROOF	Flat Torch Down
HEAT	Electric Wall Heater
LAUNDRY	Common
PARKING	3 Covered, 12 Open
UNITS	15
BUILT	1968
PRICE	\$3,300,000
PRICE PER UNIT	\$220,000
PRICE PER SQ.FT.	\$273
CURRENT GRM/CAP	15.8/4.0%
MARKET GRM/CAP	11.9/5.3%
LOT SIZE	11,200 Sq.Ft. (LR3 Zoning)

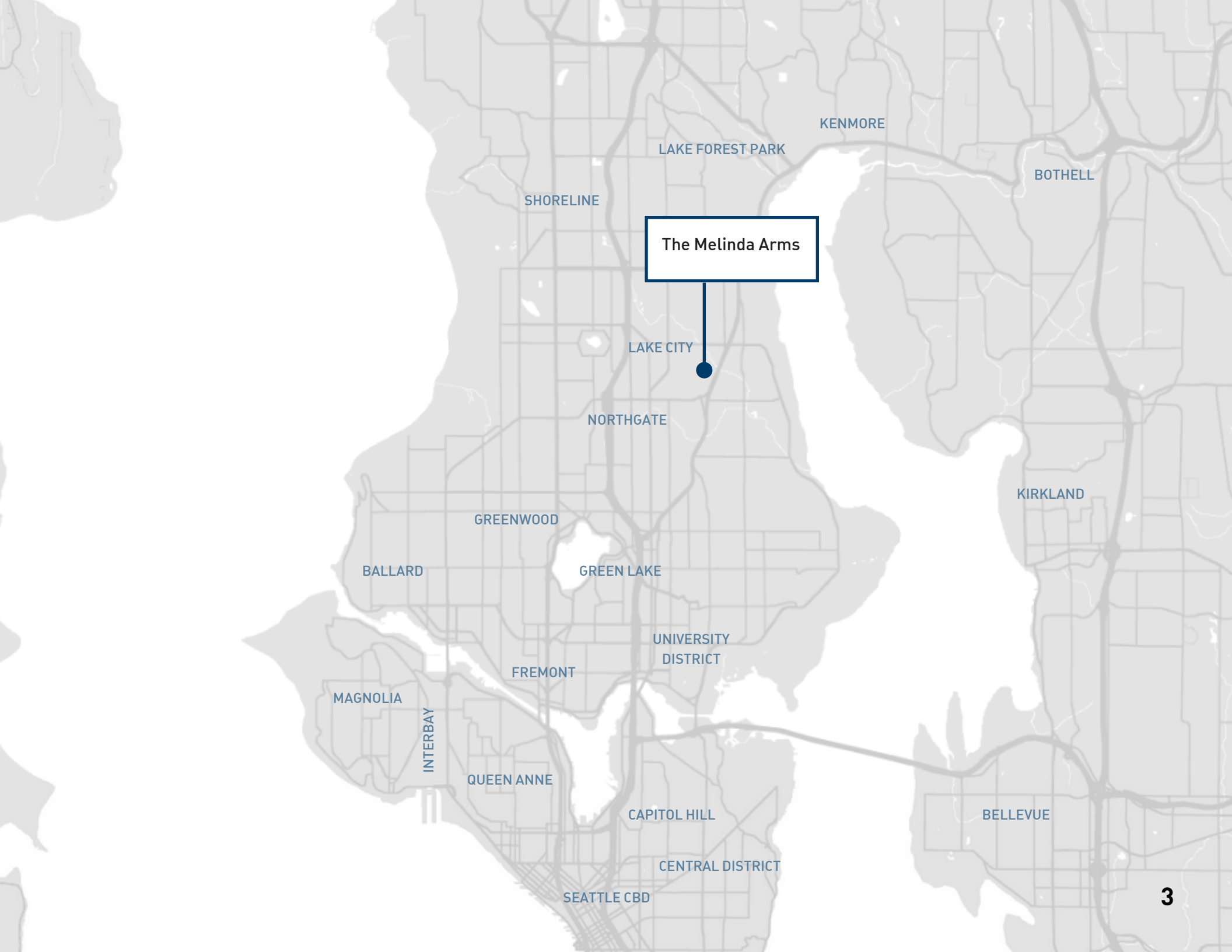
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INVESTMENT HIGHLIGHTS

- Oversized 11,200 SQFT Lot Zoned LR3
- 1.4 Miles to Northgate Light Rail Station (opened October 2nd)
- 2.3 Miles to University of Washington via Lake City Way
- Walk Score of 80
- Literally steps away from King County Rapid Ride Transit
- Ability to bring rents closer to market rate with cosmetic upgrades





The Melinda Arms

LAKE CITY

Lake City is a northeastern **Seattle** neighborhood located between Interstate 5 and **Lake Washington**, and stretching from NE 85th Street to the Seattle City line at NE 145th Street.

Lake City has over 500 businesses. Property owners in this area are sure to benefit from the tightening rental market, a growing number of residents moving towards neighborhoods with many retail amenities, services, and public transportation

In the Lake City neighborhood, 73.4% of the working population is employed in executive, management, and professional occupations. The second most important occupational group in this neighborhood is sales and service jobs, from major sales accounts, to working in fast food restaurants, with 15.4% of the residents employed. Other residents here are employed in manufacturing and laborer occupations (6.3%), and 4.9% in clerical, assistant, and tech support occupations.



POPULATION

32,296



**MEDIAN HOUSEHOLD
INCOME**

\$85,055



**RENTER-OCCUPIED
HOUSING**

37%



MEDIAN RENT

\$1,110

SEATTLE EMPLOYER MAP

5

SEATTLE'S BOOMING TECH MARKET



LOCAL TECH COMPANIES IN SEATTLE

SEATTLE

PACIFIC OCEAN

TECH MIGRATION FROM SAN FRANCISCO BAY AREA



SAN FRANCISCO

KING COUNTY INFORMATION



POPULATION

KING COUNTY

2.3 million

- POPULATION GROWTH HAS BEEN GREATER THAN HOUSING PRODUCTION CONSISTENTLY SINCE 2011.

- SINCE 2010, ON AVERAGE, KING COUNTY HAS ADDED **31,800** PEOPLE PER YEAR, OR 13,000 HOUSEHOLDS AT 2.45 PERSONS PER HOUSEHOLD.



HOUSEHOLD INCOME

KING COUNTY MEDIAN HOUSEHOLD INCOME

\$95,009

KING COUNTY INCREASE SINCE 2000

**by 78%
(\$41,852)**

NATIONAL MEDIAN HOUSEHOLD INCOME

\$63,179

NATIONAL INCREASE SINCE 2000

**by 3%
(\$1,780)**



EDUCATION

KING COUNTY BACHELOR'S OR HIGHER DEGREE RATE

53.2%

KING COUNTY NUMBER OF UNIVERSITIES

10

NATIONAL BACHELOR'S OR HIGHER DEGREE RATE

32.6%



REAL ESTATE

KING COUNTY RENTAL HOUSING RATE

43%

KING COUNTY MEDIAN MONTHLY RENT

\$1,494

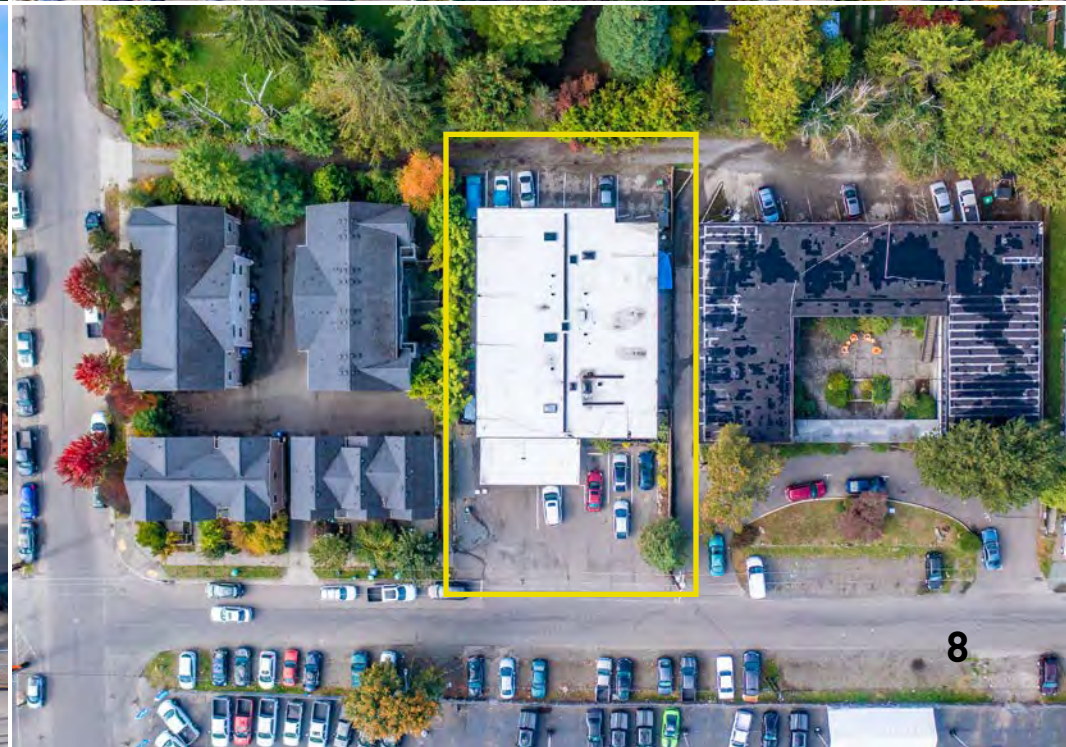
NATIONAL RENTAL HOUSING RATE

36%

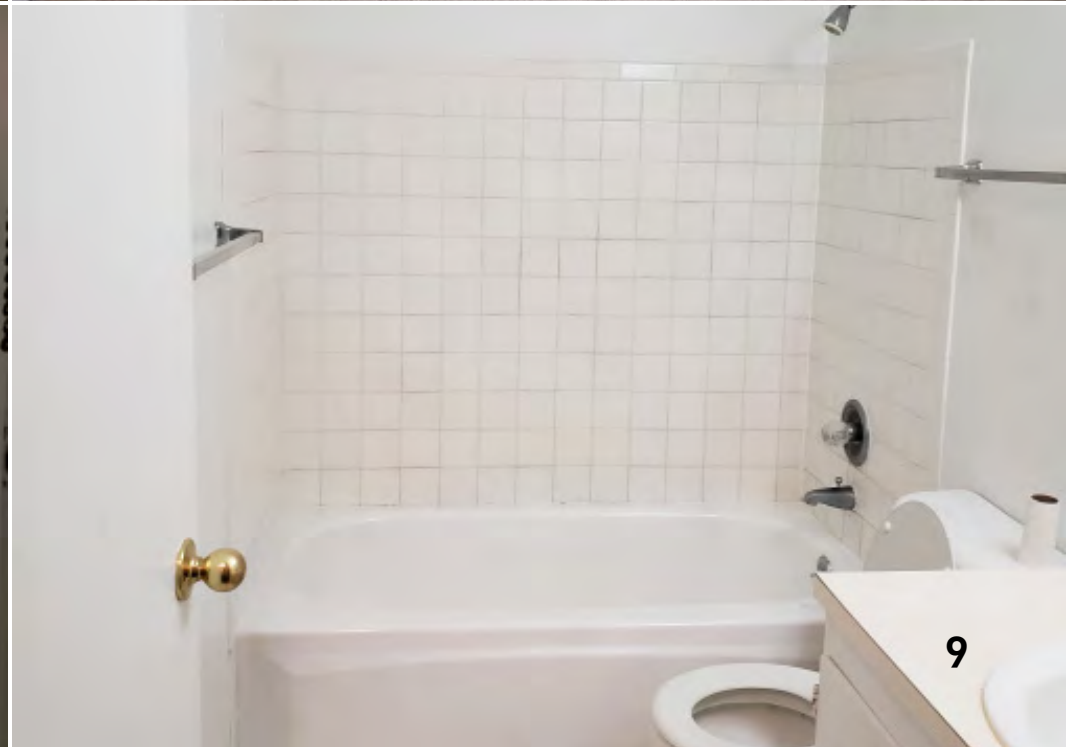
NATIONAL MEDIAN MONTHLY RENT

\$1,023₇

BUILDING PHOTOS



UNIT PHOTOS



Unit Breakdown

UNIT	TYPE	APPROXIMATE UNIT SIZE	CURRENT RENT	CURRENT RENT/SQ.FT.	MARKET RENT	MARKET RENT/SQ.FT.
1	2x1	900	\$1,300	\$1.44	\$1,795	\$1.99
2	2x1	900	\$1,300	\$1.44	\$1,795	\$1.99
3	2x1	900	\$1,300	\$1.44	\$1,795	\$1.99
4	1x1	720	\$1,100	\$1.53	\$1,350	\$1.88
5	1x1	720	\$1,100	\$1.53	\$1,350	\$1.88
6	1x1	720	\$1,100	\$1.53	\$1,350	\$1.88
7	1x1	720	\$1,100	\$1.53	\$1,350	\$1.88
8	1x1	720	\$1,100	\$1.53	\$1,350	\$1.88
9	1x1	720	\$1,100	\$1.53	\$1,350	\$1.88
10	1x1	720	\$1,100	\$1.53	\$1,350	\$1.88
11	1x1	720	\$1,100	\$1.53	\$1,350	\$1.88
12	1x1	720	\$1,100	\$1.53	\$1,350	\$1.88
13	1x1	720	\$1,100	\$1.53	\$1,350	\$1.88
14	1x1	720	\$1,100	\$1.53	\$1,350	\$1.88
15	studio	515	\$975	\$1.89	\$1,095	\$2.13
Totals/Avg		742 Sq.Ft.	\$1,132	\$1.54	\$1,422	\$1.92

Income and Expenses

Units	15	Price	\$3,300,000
Year built	1968	Per Unit	\$220,000
Rentable Area	12,110	Per Sq. Ft.	\$273
Down Payment	\$1,320,000	Current GRM	15.79
Loan Amount	\$1,980,000	Current CAP	4.00%
Interest Rate	3.50%	Market GRM	11.90
Amortization	30 Years	Market CAP	5.35%

UNITS	UNIT TYPE	SIZE	CURRENT RENT	MARKET RENT
1	studio	515	\$975	\$1,095
11	1x1	720	\$1,100	\$1,350
3	2x1	900	\$1,300	\$1,795
15	Total/Avg	742	\$1.40	\$1.76

MONTHLY INCOME	CURRENT	MARKET
Monthly Scheduled Rent	\$16,975	\$21,330
Utility Billback	\$0	\$1,229
Parking (3 covered)	\$90	\$200
Laundry	\$101	\$101
Misc/Pet Rent	\$255	\$255
Gross Potential Income	\$17,421	\$23,115

ANNUALIZED OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income	\$209,050	\$277,382
Less Vacancy 4.0%	\$8,362 5.0%	\$13,869
Gross Operating Income	\$200,688	\$263,513
Less Expenses	\$68,697	\$86,831
Net Operating Income	\$131,991	\$176,682
Annual Debt Service (\$8,891.08)	\$106,693	\$106,693
Cash Flow Before Tax 1.92%	\$25,298	5.30% \$69,989
Principal Reduction	\$37,999	\$37,999
Total Return Before Tax 4.80%	\$63,296	8.18% \$107,988

ANNUALIZED OPERATING EXPENSES	CURRENT	MARKET
Real Estate Taxes 2021	\$30,087	\$30,087
Insurance 2020	\$4,493	\$4,493
Utilities 2020	\$18,440	\$18,440
Management Proforma/6%	\$4,800	\$15,811
Maintenance & Repairs 2020/Proforma	\$7,127	\$14,250
Replacements / Capital Reserves Proforma	\$3,750	\$3,750
Total Expenses	\$68,697	\$86,831

CURRENT OPERATIONS	Expense/Unit	\$4,580	MARKET OPERATIONS	Expense/Unit	\$5,789
	Expense/Foot	\$5.67		Expense/Foot	\$7.17
	Percent of EGI	32.86%		Percent of EGI	31.30%

SALES COMPARABLES



Melinda Arms

11515 26th Ave NE, Seattle, WA 98125

Year Built	1968
Units	15
Sales Price	\$3,300,000
Price/Unit	\$220,000
Price/Foot	\$273
Current GRM/CAP	15.8/4.0%
Market GRM/CAP	11.9/5.3%



Ballard 8-Unit

2501 NW 85th St
Seattle, WA 98117

Year Built	1957
Units	8
Sales Price	\$1,850,000
Price/Unit	\$231,250
Price/Foot	\$304
GRM/CAP	14.6/3.1%
Sales Date	09.14.2021



Lake City 9-Unit

2711 NE 115th St
Seattle, WA 98125

Year Built	1966
Units	9
Sales Price	\$2,040,000
Price/Unit	\$226,687
Price/Foot	\$266
GRM/CAP	15.4/5.0%
Sales Date	0.827.2021



Lake City 6-Unit

1250 NE 31st Ave
Seattle, WA 98125

Year Built	1967
Units	6
Sales Price	\$1,130,000
Price/Unit	\$188,333
Price/Foot	\$252
GRM/CAP	N/A
Sales Date	07.20.2021



Shoreline 9-Unit

14045 Greenwood Ave N
Seattle, WA 98133

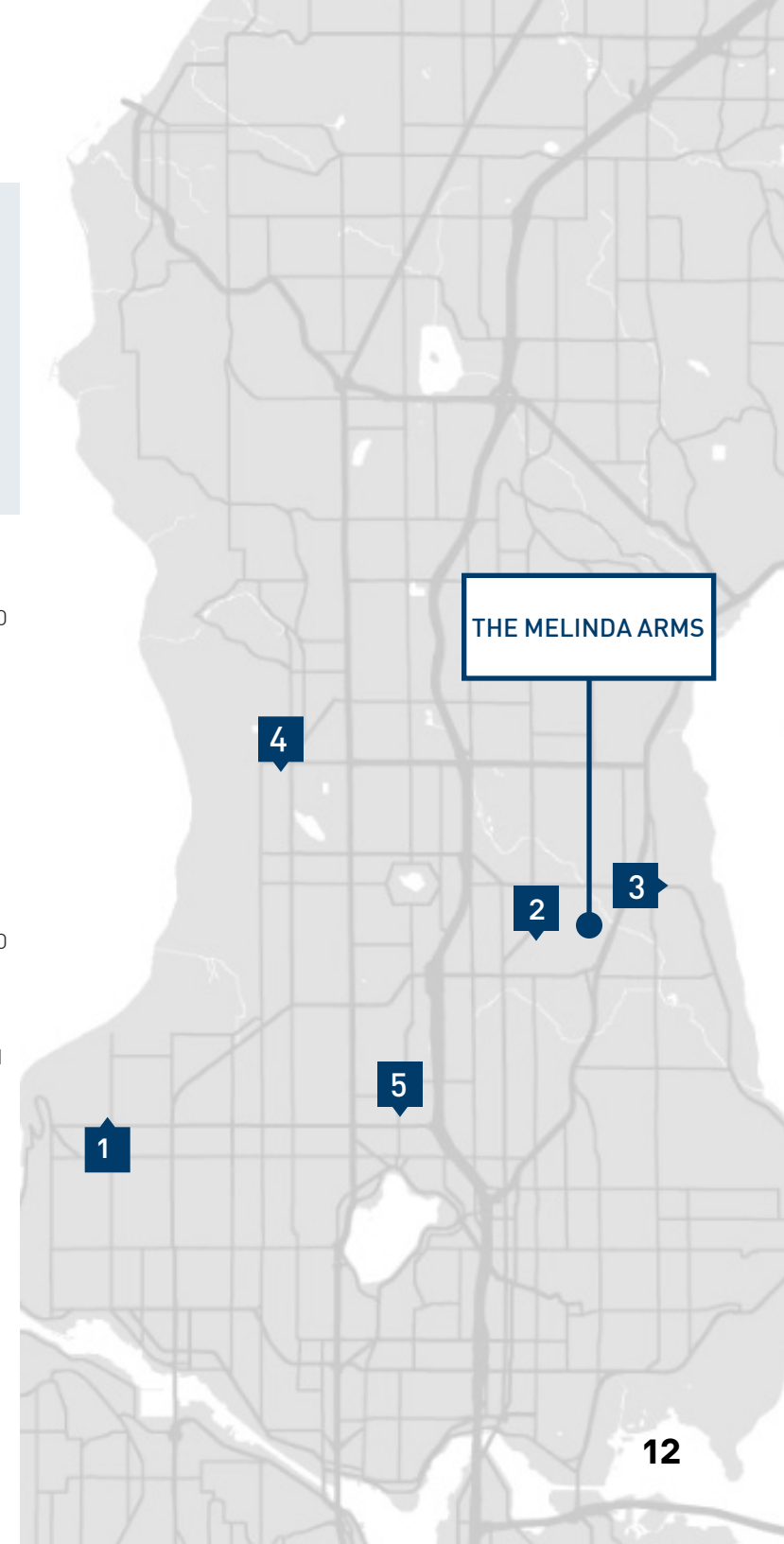
Year Built	1962
Units	9
Sales Price	\$2,400,000
Price/Unit	\$266,667
Price/Foot	\$496
GRM/CAP	15.1/4.9%
Sales Date	0.5.10.2021



Greenlake 7-Unit

8854 Midvale Ave N
Seattle, WA 98103

Year Built	1954
Units	7
Sales Price	\$1,877,550
Price/Unit	\$268,221
Price/Foot	\$324
GRM/CAP	N/A%
Sales Date	01.25.2021





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