

# BEACON HILL 7-UNIT

1512 12TH AVENUE S  
SEATTLE, WA 98144

- 2024 STUDS-DOWN RENOVATION
- IN-PLACE 5.92% CAP RATE
- EXCELLENT BASIS PLAY
- HIGH END INTERIOR FINISHES
- IN-UNIT WASHER/DRYER
- PRIME NORTH BEACON LOCATION







## BEACON HILL 7-UNIT

A bright, modern kitchen with white cabinetry, stainless steel appliances, and a white island. The room features light wood plank flooring and recessed ceiling lights. A large white door is visible on the left side of the frame.

# INVESTMENT SUMMARY

## BEACON HILL 7-UNIT

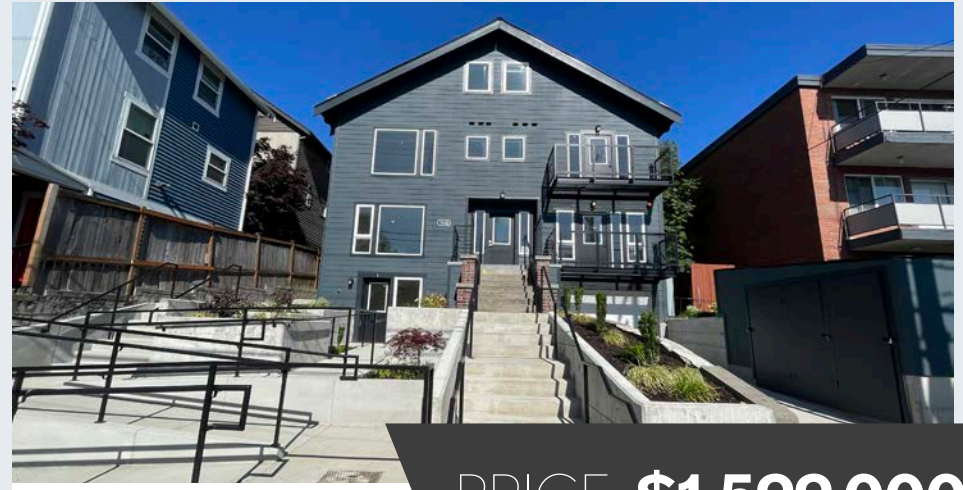
### EXCLUSIVE INVESTMENT OPPORTUNITY

We are excited to introduce Beacon Hill 7-Unit, a fully renovated, turnkey multifamily property completed in 2024. Located at the norther edge of Beacon Hill, this high-quality asset offers a well-balanced mix of modern residences;

- One ADA-compliant 3-bedroom, 1-bath unit with a private secure garage
- Two well-appointed 1-bedroom, 1-bath units
- Four contemporary Loft SEDU units

Each residence is meticulously designed with luxury finishes, including LVP flooring, quartz countertops, stainless steel appliances, and premium kitchen and bathroom fixtures. Residents enjoy in-unit air conditioning, washers and dryers, and expansive windows that maximize natural light, creating an inviting and comfortable living space.

Positioned less than two miles from Downtown Seattle, Lumen Field, and T-Mobile Park, the property provides easy access to I-5 and I-90, ensuring seamless connectivity for tenants. With a Transit Score of 85, it caters perfectly to urban professionals and those seeking convenience. Offering strong market demand and immediate income-generating potential, Beacon Hill 7-Unit is a prime opportunity for investors looking to acquire a high-quality, stabilized asset in one of Seattle's most desirable rental markets.



PRICE: **\$1,599,000**



# PHOTOS

## INTERIOR





# PHOTOS

## INTERIOR



# PHOTOS

## INTERIOR



# RENT ROLL



## UNIT MIX SUMMARY

| # OF UNITS | UNIT TYPE  | AVG SF | CURRENT         | MARKET  |
|------------|------------|--------|-----------------|---------|
| 1          | 3 BD   1BA | 837    | \$2,400         | \$2,500 |
| 2          | 1BD   1BA  | 582    | \$1,850-\$2,020 | \$1,950 |
| 4          | SEDU Loft  | 358    | \$1,320-\$1,550 | \$1,435 |

### 7 UNITS

## RENT ROLL

| UNIT #         | UNIT TYPE  | SF              | CURRENT         | PSF           | MARKET          | PSF           |
|----------------|------------|-----------------|-----------------|---------------|-----------------|---------------|
| 1              | 3 BD   1BA | 837             | \$2,400         | \$2.87        | \$2,500         | \$2.99        |
| 2              | 1BD   1BA  | 582             | \$1,850         | \$3.18        | \$1,950         | \$3.35        |
| 3              | 1BD   1BA  | 582             | \$2,020         | \$3.47        | \$1,950         | \$3.35        |
| 4              | SEDU Loft  | 365             | \$1,470         | \$4.03        | \$1,435         | \$3.93        |
| 5              | SEDU Loft  | 350             | \$1,350         | \$3.86        | \$1,435         | \$4.10        |
| 6              | SEDU Loft  | 350             | \$1,320         | \$3.77        | \$1,435         | \$4.10        |
| 7              | SEDU Loft  | 365             | \$1,550         | \$4.25        | \$1,435         | \$3.93        |
| <b>7 UNITS</b> |            | <b>3,431 SF</b> | <b>\$11,960</b> | <b>\$3.49</b> | <b>\$12,140</b> | <b>\$3.54</b> |



## PRICE ANALYSIS

**PRICE** **\$1,599,000**

|                       |           |
|-----------------------|-----------|
| Number of Units:      | 7         |
| Price per Unit:       | \$228,429 |
| Price per Net RSF:    | \$466     |
| Current GRM:          | 10.96     |
| Current Cap:          | 5.92%     |
| ProForma GRM:         | 10.25     |
| ProForma Cap:         | 6.50%     |
| Year Built:           | 2024      |
| Approximate Lot Size: | 3,200 SF  |
| Approximate Net RSF:  | 3,431 SF  |

## PROPOSED FINANCING

|                    |           |
|--------------------|-----------|
| First Loan Amount: | \$959,400 |
| Down Payment       | \$639,600 |
| % Down:            | 40%       |
| Interest Rate:     | 6.25%     |
| Term:              | 5 Years   |
| Amortization:      | 30 Years  |
| Annual Payment:    | \$70,886  |
| Monthly Payment:   | \$5,907   |

## INCOME

|                                | CURRENT          | PROFORMA         |
|--------------------------------|------------------|------------------|
| Scheduled Rent Income          | \$11,960         | \$12,140         |
| + Parking Income               | \$200            | \$200            |
| + Utility Bill Back            | \$0              | \$665            |
| <b>Scheduled Income</b>        | <b>\$12,160</b>  | <b>\$13,005</b>  |
| <b>Annual Scheduled income</b> | <b>\$145,920</b> | <b>\$156,060</b> |

## EXPENSES

|                             | CURRENT         | PROFORMA        |
|-----------------------------|-----------------|-----------------|
| RE Taxes                    | \$12,549        | \$12,549        |
| Insurance                   | \$6,969         | \$6,969         |
| Utilities W/S/G/E           | \$7,700         | \$7,700         |
| Management                  | \$6,931         | \$7,413         |
| Maintenance / Repairs       | \$5,600         | \$5,600         |
| Grounds                     | \$2,400         | \$2,400         |
| Reserves                    | \$1,750         | \$1,750         |
| <b>Total Expenses</b>       | <b>\$43,899</b> | <b>\$44,381</b> |
| <b>Expenses Per Unit:</b>   | <b>\$6,271</b>  | <b>\$6,340</b>  |
| <b>Expenses Per Sq.Ft.:</b> | <b>\$12.79</b>  | <b>\$12.94</b>  |
| <b>Percent of EGI:</b>      | <b>30.08%</b>   | <b>28.44%</b>   |

## OPERATING DATA

|                               | CURRENT           |        | PROFORMA          |
|-------------------------------|-------------------|--------|-------------------|
| Scheduled Gross Income:       | \$145,920         |        | \$156,060         |
| Less Physical Vacancy         | -7,296.00         | 5.00%  | -7,803.00 5.00%   |
| <b>Gross Operating Income</b> | <b>138,624.00</b> |        | <b>148,257.00</b> |
| Less Total Expenses           | -43,899.20        | 30.08% | -44,380.85 28.44% |
| <b>Net Operating Income</b>   | <b>94,724.80</b>  |        | <b>103,876.15</b> |
| Less Loan Payments            | -70,886.29        |        | -70,886.29        |
| Debt Service Coverage Ratio   | \$23,839          | 3.73%  | \$32,990 5.16%    |
| Pre-Tax Cash Flow             | 1.34              |        | 1.47              |
| Plus Principal Reduction      | \$11,242          |        | \$11,242          |
| Total Return Before Taxes     | \$35,081          | 5.48%  | \$44,232 6.92%    |

# SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



## SCHOOLS AND SERVICES

- Beacon Hill Playfield
- Beacon Hill Elementary School
- Judkins Park & Playfield
- Lumen Field
- T-Mobile Park
- Beacon Hill Light Rail Station
- Seattle Public Library - Beacon Hill
- Jefferson Park
- VA Puget Sound Health Care System
- Franklin High School



## RETAIL

- Office Depot
- Hilltop Red Apple Market
- QFC
- Lam's Seafood Market
- Dong Hing Market
- Uwajimaya
- Seattle Goodwill
- Safeway
- The Home Depot
- Mekong Asian Market



## FOOD AND DRINK

- Toshio's Teriyaki
- Chu Minh Tofu
- Taqueria El Ranchero
- Hello EmViet Coffee
- Pho Bac Sup Shop
- Saigon Vietnamese Deli
- Tamarind Tree
- The Boat
- Carnitas Michoacan
- Musang
- Cloud Cafe
- The Station
- Tacos Chukis
- LoxSmith Bagels
- Despi Delite Bakery
- CheBogz
- Milk Drunk
- Perihelion Brewery
- Fresh Flours Bakery
- Benito's Ice Cream

## POPULATION

|                           | 1-MILE | 3-MILE  | 5-MILE    |
|---------------------------|--------|---------|-----------|
| Total Population          | 32,470 | 116,625 | 1,205,551 |
| Growth 2023 - 2028 (est.) | 5.68%  | 4.39%   | 1.52%     |
| Median Age                | 38.0   | 37.3    | 38.1      |

## HOUSEHOLDS & INCOME

|                         | 1-MILE   | 3-MILE   | 5-MILE    |
|-------------------------|----------|----------|-----------|
| Total Households        | 16,181   | 60,754   | 534,795   |
| Median HH Income        | \$63,514 | \$92,783 | \$115,654 |
| Renter Occupied Housing | 74.25%   | 74.81%   | 55.82%    |



# BROKER CONTACT

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