

BEACON HILL 7-UNIT

1512 12TH AVENUE S
SEATTLE, WA 98144

- 2024 STUDS-DOWN RENOVATION
- IN-PLACE 6.02% CAP RATE
- EXCELLENT BASIS PLAY
- HIGH END INTERIOR FINISHES
- IN-UNIT WASHER/DRYER
- PRIME NORTH BEACON LOCATION



ASSET SUMMARY

BEACON HILL 7-UNIT

ADDRESS	1512 12TH AVENUE S SEATTLE, WA 98144
COUNTY	King
MARKET	Seattle - Beacon Hill
STYLE	Apartment
APN#	766010-0240
ZONING	LR3 (M)
LOT SIZE	3,200 SF 0.07 AC
YEAR BUILT	1927 // 2024
# OF BUILDINGS	1
# OF STORIES	3
# OF UNITS	7
NET RENTABLE SF	3,431 SF
CONSTRUCTION	Wood Frame
ROOF	Composition
HEAT	Electric
LAUNDRY	In-Unit



INVESTMENT SUMMARY

BEACON HILL 7-UNIT

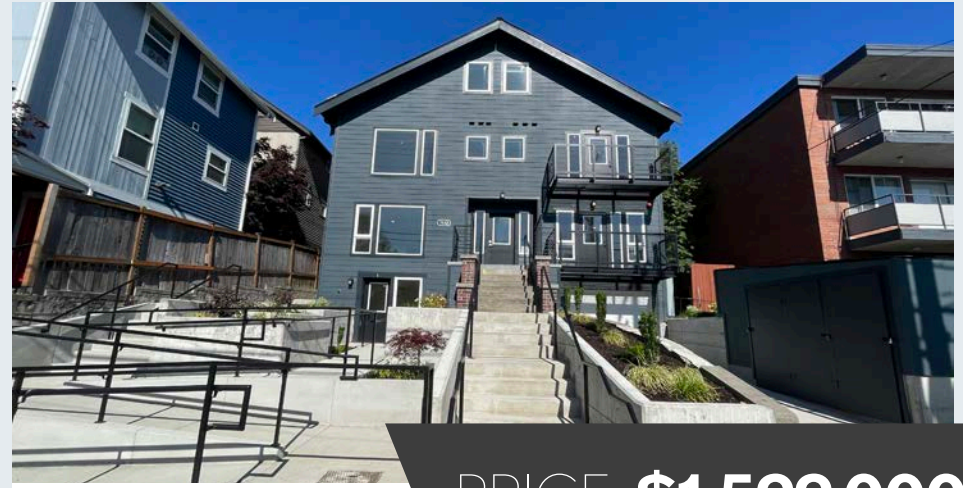
EXCLUSIVE INVESTMENT OPPORTUNITY

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
7 UNITS		3,431 SF	\$11,960	\$3.49	\$12,140	\$3.54

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:	6.02%
ProForma GRM:	10.25
ProForma Cap:	6.59%
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
Scheduled Income	\$12,160	\$13,005
Annual Scheduled income	\$145,920	\$156,060

EXPENSES

	CURRENT	PROFORMA
RE Taxes	\$11,042	\$11,042
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
Total Expenses	\$42,392	\$42,874
Expenses Per Unit:	\$6,056	\$6,125
Expenses Per Sq.Ft.:	\$12.36	\$12.50
Percent of EGI:	30.58%	28.92%

OPERATING DATA

	CURRENT		PROFORMA
Scheduled Gross Income:	\$145,920		\$156,060
Less Physical Vacancy	-\$7,296	5.00%	-\$7,803
Gross Operating Income	\$138,624		\$148,257
Less Total Expenses	-\$42,392	29.05%	-\$42,874
Net Operating Income	\$96,232		\$105,383
Less Loan Payments	-\$70,886		-\$70,886
Debt Service Coverage Ratio	\$25,346	3.96%	\$34,497
Pre-Tax Cash Flow	1.36		1.49
Plus Principal Reduction	\$11,242		\$11,242
Total Return Before Taxes	\$36,588	5.72%	\$45,739

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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