

# NORTHTOWN FLATS

910 N 95TH STREET  
SEATTLE, WA 98103



WESTLAKE  
ASSOCIATES

SPERRY  
— COMMERCIAL —  
GLOBAL AFFILIATES  
CAPSTONE

# ASSET SUMMARY

## NORTHTOWN FLATS

<b>ADDRESS</b>	<b>910 N 95TH ST</b> SEATTLE, WA 98103
<b>COUNTY</b>	King
<b>MARKET</b>	N Seattle / Greenwood
<b>STYLE</b>	Low-Rise
<b>APN#</b>	026300-0363
<b>ZONING</b>	LR3(M) Urban Village - Aurora/Licton Springs
<b>LOT SIZE</b>	8,100 SF
<b>YEAR BUILT</b>	1997
<b># OF BUILDINGS</b>	1
<b># OF FLOORS</b>	3
<b># OF UNITS</b>	10
<b>NET RENTABLE SF</b>	7,581 SF
<b>CONSTRUCTION</b>	Wood Frame
<b>ROOF</b>	TPO (2018)
<b>HEAT</b>	Electric - In-Wall
<b>LAUNDRY</b>	In-Unit
<b>PARKING</b>	6 Covered / 8 Surface



PRICE: **NEGOTIABLE**



# ASSET SUMMARY

## NORTHTOWN FLATS

Northtown Flats is an impressive 10-unit apartment building, featuring a desirable unit mix of (6) two-bedroom, two-bath units, and (4) generously sized one-bedroom units. Each unit offers ample space and modern amenities, including in-unit washer and dryers and modern appliance packages. Notably, all units boast covered decks or private patios, creating a comfortable living experience and promoting long term tenancies.

The exterior of the building has been thoughtfully refreshed with a new coat of paint and attractive Hardie Plank siding, enhancing the curb appeal. Inside recent renovations to most of the units include the installation of new luxury vinyl plank (LVP) flooring in the living rooms and kitchens, along with electric forced air heaters that provide optimal comfort. The updated kitchens are equipped with stainless steel appliances, new cabinetry, and elegant quartz countertops. The bathrooms have received a makeover with fresh flooring, quartz counters and stylish vanities. All but two units have a fresh coat of paint, updated laminate flooring, and attractive new lighting fixtures making this a true turn-key property.

Constructed in 1997, this building exudes a sense of luxury, similar to that of high-end condominium or townhomes. It offers secure parking, with 14 convenient parking spots that have controlled access to the interior common area. Additionally, large tenant storage closets present an opportunity for additional revenue. The building's exterior has also been updated with energy-efficient thermopane windows, and a newer TPO roof, ensuring long-term sustainability. Internally, the systems are modern and reliable, featuring copper plumbing, fire sprinklers, and an intercom security access system for convenience and safety. The beautifully landscaped grounds showcase mature trees and shrubs, enhancing the overall appeal and welcoming atmosphere of the property. Northtown Flats offers an investor a rare opportunity to acquire a turn-key property ideally situated in the desirable Greenwood neighborhood.



## PROPERTY HIGHLIGHTS

- First Time on the Market
- High-Quality 90's Construction
- Turnkey Asset with Significant Rent Upside
- Controlled Entry Building
- New LVP Flooring and Quartz Counters
- New Stainless Appliances
- Large and Spacious Floor Plans
- Well-Maintained Building
- New Hardie Plank Siding & Decks
- In-Unit Washer & Dryers
- Low Maintenance Design
- 14 Parking Spaces

# RENT ROLL



UNIT #	UNIT TYPE	AVG SF	CURRENT	PSF	MARKET	PSF
101	1BD 1BA	650	\$1,650	\$2.54	\$1,750	\$2.69
102	1BD 1BA	650	\$1,550	\$2.38	\$1,650	\$2.54
201	1BD 1BA	650	\$1,700	\$2.62	\$1,750	\$2.69
202	2BD 2BA	850	\$2,100	\$2.47	\$2,200	\$2.59
203	2BD 2BA	850	\$2,150	\$2.53	\$2,200	\$2.59
204	2BD 2BA	850	\$1,600	\$1.88	\$2,200	\$2.59
301	1BD 1BA	650	\$1,700	\$2.62	\$1,750	\$2.69
302	2BD 2BA	850	\$2,150	\$2.53	\$2,200	\$2.59
303	2BD 2BA	850	\$2,200	\$2.59	\$2,200	\$2.59
304	2BD 2BA	850	\$2,200	\$2.59	\$2,200	\$2.59
<b>10 UNITS</b>		<b>7,700 SF</b>	<b>\$19,000</b>	<b>\$2.47</b>	<b>\$20,100</b>	<b>\$2.61</b>

# FINANCIAL ANALYSIS

NORTHTOWN FLATS

## INCOME

	CURRENT	MARKET
Scheduled Rent Income	\$19,000	\$20,100
+ Utility Bill Back	\$1,100	\$1,100
+ Parking Income	\$50	\$400
<b>Monthly Scheduled Income</b>	<b>\$20,150</b>	<b>\$21,600</b>
<b>Annual Scheduled Income</b>	<b>\$241,800</b>	<b>\$259,200</b>

## EXPENSES

	CURRENT	MARKET
RE Taxes	\$22,264	\$22,264
Insurance	\$7,350	\$7,350
Utilities W/S/G/E	\$11,000	\$11,000
Management	\$9,492	\$9,492
Maintenance & Repairs	\$6,200	\$6,200
Grounds / Miscellaneous	\$600	\$600
Reserves	\$2,000	\$2,000
<b>Total Expenses</b>	<b>\$58,906</b>	<b>\$58,906</b>
<b>Expenses Per Unit:</b>	<b>\$5,891</b>	<b>\$5,891</b>
<b>Expenses Per Sq.Ft.:</b>	<b>\$7.65</b>	<b>\$7.65</b>

## OPERATING DATA

	CURRENT		MARKET
Scheduled Gross Income:	\$241,800		\$259,200
Less Physical Vacancy	-\$12,090	5.00%	-\$12,960
<b>Gross Operating Income</b>	<b>\$229,710</b>		<b>\$246,240</b>
Less Total Expenses	-\$58,906		-\$58,906
<b>Net Operating Income</b>	<b>\$170,804</b>		<b>\$187,334</b>





UNIVERSITY  
DISTRICT

GREEN LAKE

DOWNTOWN  
SEATTLE



MAGNOLIA

BALLARD

GREENWOOD

# PHOTOS



# SALE COMPARABLES



## 7-UNIT

8820 Stone Ave N  
Seattle, WA 98103

YEAR BUILT 1991  
UNITS 7  
SALES PRICE \$2,350,000  
PRICE/UNIT \$336,000  
PRICE/SF \$367  
SALE DATE 01/30/2025



## THE BALLARD 9

1521 NW 65th St  
Seattle, WA 98117

YEAR BUILT 1959  
UNITS 9  
SALES PRICE \$2,300,000  
PRICE/UNIT \$256,000  
PRICE/SF \$369  
SALE DATE 09/12/2025



## VISTA

1018 NE 112th St  
Seattle, WA 98125

YEAR BUILT 1996  
UNITS 9  
SALES PRICE \$3,425,000  
PRICE/UNIT \$381,000  
PRICE/SF \$360  
SALE DATE 10/24/2025



## 10-UNIT

906 N 96th St  
Seattle, WA 98103

YEAR BUILT 1999  
UNITS 10  
SALES PRICE \$3,500,000  
PRICE/UNIT \$350,000  
PRICE/SF \$376  
SALE DATE 01/06/2025



## SUNSET PLAZA

8500 32nd Ave NW  
Seattle, WA 98117

YEAR BUILT 1957  
UNITS 10  
SALES PRICE \$2,500,000  
PRICE/UNIT \$250,000  
PRICE/SF \$286  
SALE DATE 10/31/2025



## RCA

701-714 N 41st St  
Seattle, WA 98103

YEAR BUILT 1951  
UNITS 11  
SALES PRICE \$3,648,000  
PRICE/UNIT \$331,000  
PRICE/SF \$437  
SALE DATE 08/28/2025

## SALE COMPARABLES



### 14-UNIT

732 N 95th St  
Seattle, WA 98103

YEAR BUILT	1988
UNITS	14
SALES PRICE	\$4,260,000
PRICE/UNIT	\$305,000
PRICE/SF	\$410
SALE DATE	10/31/2024



### 14-UNIT

1430 NW 64th St  
Seattle, WA 98107

YEAR BUILT	1963
UNITS	14
SALES PRICE	\$4,900,000
PRICE/UNIT	\$272,000
PRICE/SF	\$288
SALE DATE	11/03/2025



### FOUNTAIN

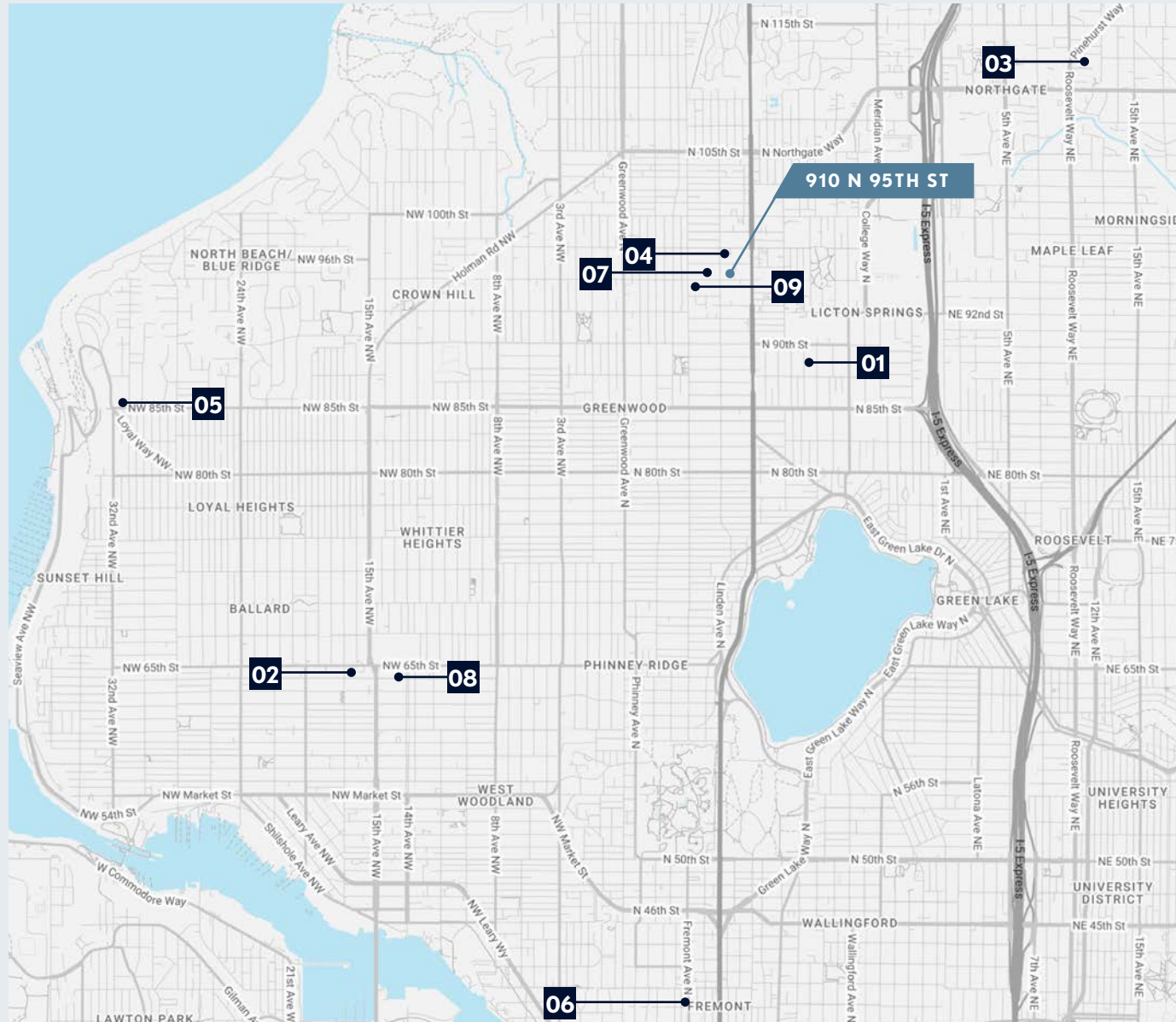
715 N 95th St  
Seattle, WA 98103

YEAR BUILT	1988
UNITS	8
SALES PRICE	\$2,100,000
PRICE/UNIT	\$262,500
PRICE/SF	\$399
SALE DATE	11/21/2025

# SALE COMPARABLES SUMMARY

	SALE COMPS	# OF UNITS	PRICE	PRICE / SF	PRICE / UNIT	YEAR BUILT	SALE DATE
01	<b>8820 STONE AVE N</b> Seattle, WA 98103	7	\$2,350,000	\$367	\$336,000	1991	01/30/2025
02	<b>1521 NW 65TH ST</b> Seattle, WA 98117	9	\$2,300,000	\$369	\$256,000	1959	09/12/2025
03	<b>1018 NE 112TH ST</b> Seattle, WA 98125	9	\$3,425,000	\$360	\$381,000	1996	10/24/2025
04	<b>906 N 96TH ST</b> Seattle, WA 98103	10	\$3,500,000	\$376	\$350,000	1999	01/06/2025
05	<b>8500 32ND AVE NW</b> Seattle, WA 98117	10	\$2,500,000	\$286	\$250,000	1957	10/31/2025
06	<b>701-714 N 41ST ST</b> Seattle, WA 98103	11	\$3,648,000	\$437	\$331,000	1951	08/28/2025
07	<b>732 N 95TH ST</b> Seattle, WA 98103	14	\$4,260,000	\$410	\$305,000	1988	10/31/2024
08	<b>1430 NW 64TH ST</b> Seattle, WA 98107	14	\$4,900,000	\$288	\$272,000	1963	11/03/2025
09	<b>715 N 95TH ST</b> Seattle, WA 98103	8	\$2,100,000	\$399	\$262,500	1988	11/21/2025
	<b>AVERAGES</b>			<b>\$366</b>	<b>\$304,833</b>		
	<b>SUBJECT PROPERTY</b> 910 N 95th Street	10	-	-	-	1997	-

# SALE COMPARABLES SUMMARY



## SALE COMPS

- 01** **8820 STONE AVE N**  
Seattle, WA 98103

---

- 02** **1521 NW 65TH ST**  
Seattle, WA 98117

---

- 03** **1018 NE 112TH ST**  
Seattle, WA 98125

---

- 04** **906 N 96TH ST**  
Seattle, WA 98103

---

- 05** **8500 32ND AVE NW**  
Seattle, WA 98117

---

- 06** **701-714 N 41ST ST**  
Seattle, WA 98103

---

- 07** **732 N 95TH ST**  
Seattle, WA 98103

---

- 08** **1430 NW 64TH ST**  
Seattle, WA 98107

---

- 09** **715 N 95TH ST**  
Seattle, WA 98103

# SITE AMENITIES & DEMOGRAPHICS

WHAT'S NEARBY



## SCHOOLS AND SERVICES

- Robert Eagle Staff Middle School
- North Seattle College
- Cascadia Elementary School
- UW Medical Center
- Evergreen Washelli Cemetery
- Carkeek Park
- Northgate Station
- Bishop Blanchet High School
- Licton Springs Park
- Green Lake



## RETAIL

- Dunn Lumber
- PCC Community Market
- Fred Meyer
- Ken's Market
- QFC
- Mud Bay
- Bartell Drugs
- Target
- Best Buy
- Total Wine & More



## FOOD AND DRINK

- Lantern Brewing
- Thai Thai Kitchen
- El Patio
- Burgermaster
- Emerald City Smoothie
- Oak Tree Teriyaki
- IHOP
- Pilgrim Coffeehouse
- China Dragon
- Taco Bell
- Taqueria La Fondita
- Starbucks
- Duke's Seafood
- Chocolati
- Pete's Eggnest
- North Star Diner
- Hounds Tooth Public House
- Coffeeholic House
- Halcyon Brewing Co
- Coindexter's

POPULATION	1-MILE	5-MILE	10-MILE
Total Population	30,847	417,133	1,119,784
Growth 2023 - 2028 (est.)	0.28%	0.56%	1.98%
Median Age	38.5	38.5	39.4

HOUSEHOLDS & INCOME	1-MILE	5-MILE	10-MILE
Total Households	13,831	185,788	503,017
Median HH Income	\$96,897	\$112,178	\$112,327
Renter Occupied Housing	50.27%	50.47%	50.02%

# GREENWOOD | LICTON SPRINGS

**GREENWOOD**'s main intersection is northwest 85th Street and Greenwood Avenue northwest. Originally named Woodland, the neighborhood became Greenwood in 1907.

Best known for its antique shops, Greenwood's commercial district also contains an eclectic mix of small businesses, specialty shops, ethnic restaurants and pubs. Notable neighborhood hangouts include the 74th Street Ale House and Yanni's Greek Restaurant.

Greenwood is well-connected to other parts of Seattle, making it easy for residents to get around the city. The neighborhood is served by several bus lines, including the RapidRide E Line, which provides express service to downtown Seattle. In addition, Greenwood is located near major roads like Aurora Avenue North, making it easy to get to other parts of Seattle and beyond.

Both Greenwood and Licton Springs have experienced a surge of newer condo and townhome development. These, alongside the existing classic Craftsman bungalows and Northwest Modern homes, offer something for single professionals, couples and growing families.

**LICTON SPRINGS** or North Green Lake is a small neighborhood located between Aurora Ave N and Interstate-5 North in the area they most closely converge within North Seattle.

The proximity to the 2 most major North/South routes in Seattle as well as quick access to the E Line, Northgate Transit Center, and future light rail combine to make Licton Springs one of the most well connected neighborhoods in Seattle with Downtown Seattle almost always less than 15 minutes away.

The area is also a natural spring at the north end of Licton Springs Park, which has a long history as both a unique recreational spot and a commercial crossroads. The neighborhood takes its name from liq'ted (LEEK-teed) or Licton, the Lushootseed (Whulshootseed) Coast Salish word for the reddish mud of the springs. The Coast Salish native people had used the springs area as a spiritual health spa. Neighborhood activists and North Seattle Community College (NSCC) have been promoting habitat restoration in support.



# BROKER CONTACT

EXCLUSIVELY LISTED BY:

## TRAVIS KANNIER

PRINCIPAL | BROKER

P 206.505.9428

[travisk@westlakeassociates.com](mailto:travisk@westlakeassociates.com)



WESTLAKE  
ASSOCIATES

## IAN BROWN

SVP | BROKER

P 206.999.5000

[ian.brown@sperrycga.com](mailto:ian.brown@sperrycga.com)



Since 1975, Westlake Associates, Inc. has been the premier provider of commercial real estate brokerage services in the Puget Sound Region.

Our unsurpassed commitment to creating and preserving our clients' real estate investment wealth has resulted in thousands of successful transactions and a long history of repeat business and client referrals. Westlake currently has 25 brokers.

The professionals at Westlake Associates collaboratively work with clients to develop customized, creative solutions designed to maximize investment returns.

We've built a strong foundation of experience in Investment Property Sales, Commercial Leasing, Property Management, and comprehensive real estate services over our 50-year history. We operate as a team and leverage each other's resources and experience to provide the highest level of client services.

PROUD MEMBERS OF:

- + COMMERCIAL BROKERS ASSOCIATION (CBA)
- + NORTHWEST MULTIPLE LISTING SERVICES (NWMLS)
- + LOOPNET NATIONAL LISTING SERVICES
- + COSTAR COMMERCIAL REAL ESTATE DATA & NATIONAL LISTING
- + COMMERCIAL REAL ESTATE EXCHANGE, INC. (CREXI)
- + WASHINGTON STATE REALTORS ASSOCIATION (WSMA)



WESTLAKE  
ASSOCIATES

1200 WESTLAKE AVENUE N, SUITE 310  
SEATTLE, WASHINGTON 98109

©2025 WESTLAKE ASSOCIATES, INC.

DISCLAIMER: 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, age, and numbers are approximate. Parties must verify the information and bear all risk for any inaccuracies.