

RAINIER VIEW TOWNHOMES

SEATTLE, WA



OFFERING MEMORANDUM



COMPASS
COMMERCIAL

11825- 11831 59th Avenue
South

SEATTLE, WA

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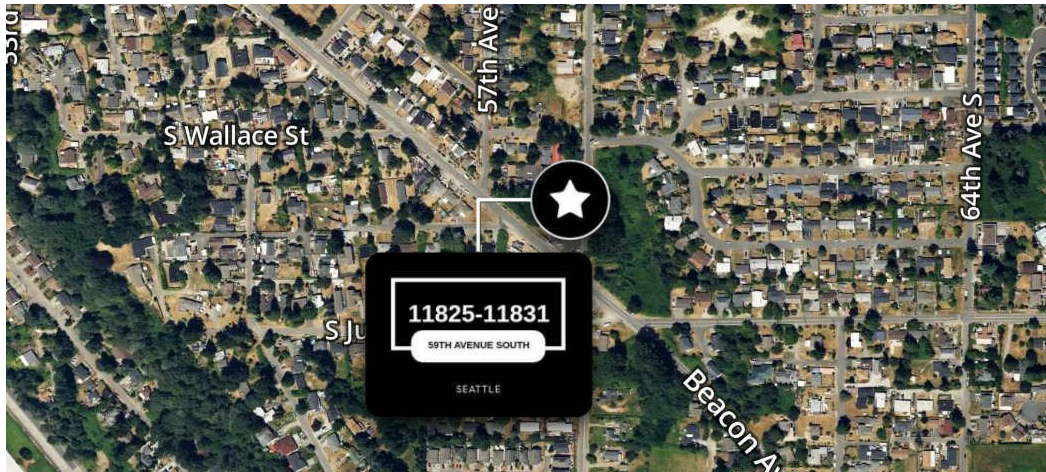


EXECUTIVE SUMMARY

Newly constructed in 2025, this **five-unit townhouse** community combines modern design, high-end finishes, and flexible long-term upside in a highly functional footprint. Each residence is built as a fee-simple style townhome and sits on its own tax parcel, allowing an investor to treat the asset as a cohesive income-producing property today while preserving the option to sell off individual units in the future to capture value from the single-family housing market. The current rent roll includes two of the five units leased, providing immediate income with upside as the remaining homes are brought to market.

The community features an efficient unit mix of three 3BD/2.5BA townhomes and two 2BD/2.5BA townhomes, appealing to a wide range of renters, from professionals to small families. All units showcase high-end finishes and all-new appliances, including in-unit washers and dryers, contemporary kitchens, and durable materials designed for low ongoing maintenance. Private patios, exterior storage units, and balconies enhance livability and tenant retention, while metal roofs provide long-term durability and reduced capital expenditure risk.

Site-level amenities further strengthen the property's appeal, with one off-street parking space per unit located inside a secure gated entry, offering both convenience and peace of mind. As a turn-key, 2025-built asset with separate tax parcels, A/C in every unit and high-quality construction, this property is ideally suited for investors seeking a low-maintenance, income-producing asset with multiple exit strategies—hold as a long-term rental, gradually sell units individually, or reposition over time as the surrounding single-family market continues to appreciate.



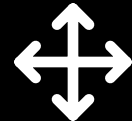
\$2,725,000
price



6.26%
cap rate



2025
year built



11.98
grm

11825-11831

59th Avenue South



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PROPERTY SUMMARY

Property Summary	
Price	\$2,725,000
Number of Units	5
Price per Net RSF	\$445.26
Price per Unit	\$545,000.00
Current GRM	11.98
Current Cap	6.26%
Year Built	2025
Approx. Lot Size	15,959
Approx. Net RSF	6,120



S WALLACE ST

57TH AVE S

5 TOWNHOMES
11825 59TH AVENUE SOUTH
SEATTLE, WA

BEACON AVE S

59TH AVE S



INVESTMENT HIGHLIGHTS



Stabilized Luxury Townhome Portfolio

11825 59th Avenue South presents an opportunity to acquire a newly built (2025) five-unit multifamily asset featuring spacious two- and three-bedroom townhome-style layouts with modern finishes and functional designs appealing to long-term tenants.



Healthy In-Place Performance with Strong Cash Flow

The property generates an annual NOI of \$170,630 at current rents, reflecting a 6.26% cap rate and a 1.25 DSCR, offering immediate yield stability supported by low vacancy assumptions and efficient management expenses.



Strategic Seattle Location

Located in the growing South Seattle submarket, the property benefits from proximity to key employment hubs, public transit, and neighborhood amenities. The area's continued development and connectivity to Downtown Seattle support long-term rent growth and property appreciation.



Attractive Pricing and Strong Basis

Offered at \$2,725,000 or \$545,000 per unit, the property delivers an appealing entry price for newly constructed multifamily product in Seattle, with a price per net RSF of \$445.26, positioning investors favorably relative to replacement cost.



Low Expense Ratio and Efficient Operations

Operating expenses are projected at only 20% of Gross Scheduled Income, or approximately \$9,080 per unit annually, highlighting the asset's minimal maintenance burden and efficient cost structure typical of new construction.

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59th Avenue South

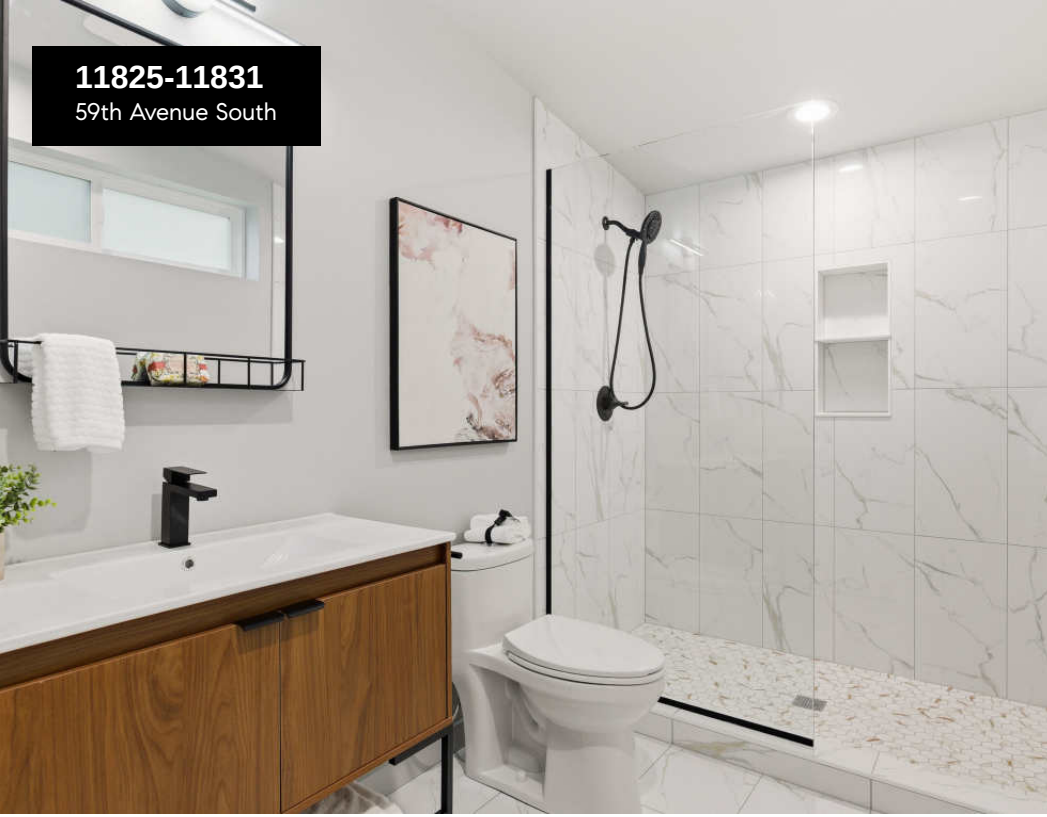


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59th Avenue South



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59th Avenue South





UNIT MIX

No. of Units	Bdrms/Baths	Approx Sq. Ft.	Current Rents
1	3bed/2.5ba	1170	\$ 4,150
1	2bed/2.5ba	1287	\$ 3,600
1	3bed/2.5ba	1188	\$ 3,750
1	2bed/2.5ba	1287	\$ 3,600
1	3bed/2.5ba	1188	\$ 3,750
5	Aprox.	6,120	\$18,850

Scheduled Income	
	Current
Total Monthly Scheduled Rent	\$18,850
Other / Storage / Pet / Misc	\$100
Total Monthly Income	\$18,950
Annual Scheduled Gross Income	\$227,400

Annualized Expenses	
	Current Expense
Property Taxes	\$22,000
Insurance/HOA:	\$5,099
Maint./Repairs/T.O. (Pro Forma)	\$5,000
Pro Management @ 5.0%	\$10,802
Reserves	\$2,500
Total Expenses:	\$45,401
Expenses as a % of GSI:	20%
Expenses Per Unit:	\$9,080
Expenses Per Sq.Ft.:	\$7.42



RENT ROLL

# of units	Unit Mix	Rent	Approx sqft	Price/sqft
1	3bed/2.5ba	\$4,150	1170	\$3.55
1	2bed/2.5ba	\$3,600	1287	\$2.80
1	3bed/2.5ba	\$3,750	1188	\$3.16
1	2bed/2.5ba	\$3,600	1287	\$2.80
1	3bed/2.5ba	\$3,750	1188	\$3.16
Average Rent Price per SF				\$3.09
Total Monthly Scheduled Inco		\$18,850		



ANNUALIZED OPERATING DATA

Annualized Operating Data		
	Current Rents	
Gross Scheduled Income	\$227,400	
Less Physical Vacancy	(\$11,370)	5.00%
Gross Operating Income	\$216,030	
Less Expenses	(\$45,401)	19.97%
Net Operating Income	\$170,630	



SEATTLE, WA

Seattle is a thriving economic hub, renowned for its robust job market, diverse industries, and consistently strong population growth. The city is home to major employers in tech, healthcare, and education, including Amazon, Microsoft, and the University of Washington, which drive a steady influx of highly qualified residents. Over the past decade, the Seattle metro area has seen a population increase of 0.8% annually, with more than 740,000 residents within the city limits. In the immediate 1-mile radius of 1718 Summit Avenue, the population is estimated at 12,459, with a median age of 31.4 years, reflecting a young, dynamic tenant base that values proximity to urban amenities.

The income profile of the area further supports rental demand. The median household income within a 1-mile radius is projected to reach \$56,140 in 2024, with an annual growth rate of 1.68% through 2029. This steady income growth, along with Seattle's high cost of living, is pushing many professionals to seek rental housing in desirable neighborhoods like Capitol Hill. With a significant portion of the population working in high-paying sectors like tech, healthcare, and education, the demand for both affordable and premium rental units remains strong.

Seattle's economy is powered by a diverse group of major employers. Amazon, headquartered in the South Lake Union neighborhood, employs tens of thousands of workers, creating a consistent demand for housing from highly-paid tech professionals. Other key employers include Microsoft, which has its campus in nearby Redmond, and the University of Washington, a major driver of both employment and student housing demand. Healthcare institutions like Swedish Medical Center and Harborview Medical Center also contribute significantly to the area's workforce, ensuring a steady flow of healthcare professionals seeking rental units.

Seattle's real estate market continues to thrive due to low vacancy rates, limited housing supply, and the city's continued economic expansion. The Capitol Hill area offers convenient access to downtown, public transit, and amenities, driving rental demand. The close proximity to major employers and educational institutions ensures that properties like 1718 Summit Avenue will continue to attract high-quality tenants, making it a prime investment opportunity for long-term growth.

MARKET KEY POINTS



Modest Rent Growth as Supply vs Demand Finds Balance

Effective rents in the Puget Sound region increased by ~1.6 % year-over-year in Q1 2025. A separate outlook anticipates annual rent growth in Seattle around ~2-3 % by year-end.



Strong Employment Fundamentals Supporting Rental Demand

The Seattle metro gained approximately 16,000 net jobs over the 12-month period ending March 2025, recording employment growth at ~1.4 % (above U.S. average ~0.9 %) in that period. Solid job creation underpins demand for rental housing.



Excellent Transit Accessibility

Seattle provides strong regional connectivity through Link Light Rail, King County Metro, and Sounder Rail, offering convenient access across the metro area and boosting renter appeal near transit hubs.



Growing Local Population

Seattle has experienced steady population growth, with the city's population increasing by over 15% in the past decade. This demographic expansion is driven by people relocating for work and seeking affordable housing options outside of more expensive nearby markets like San Francisco.



High Occupancy Compared with Many Major Markets

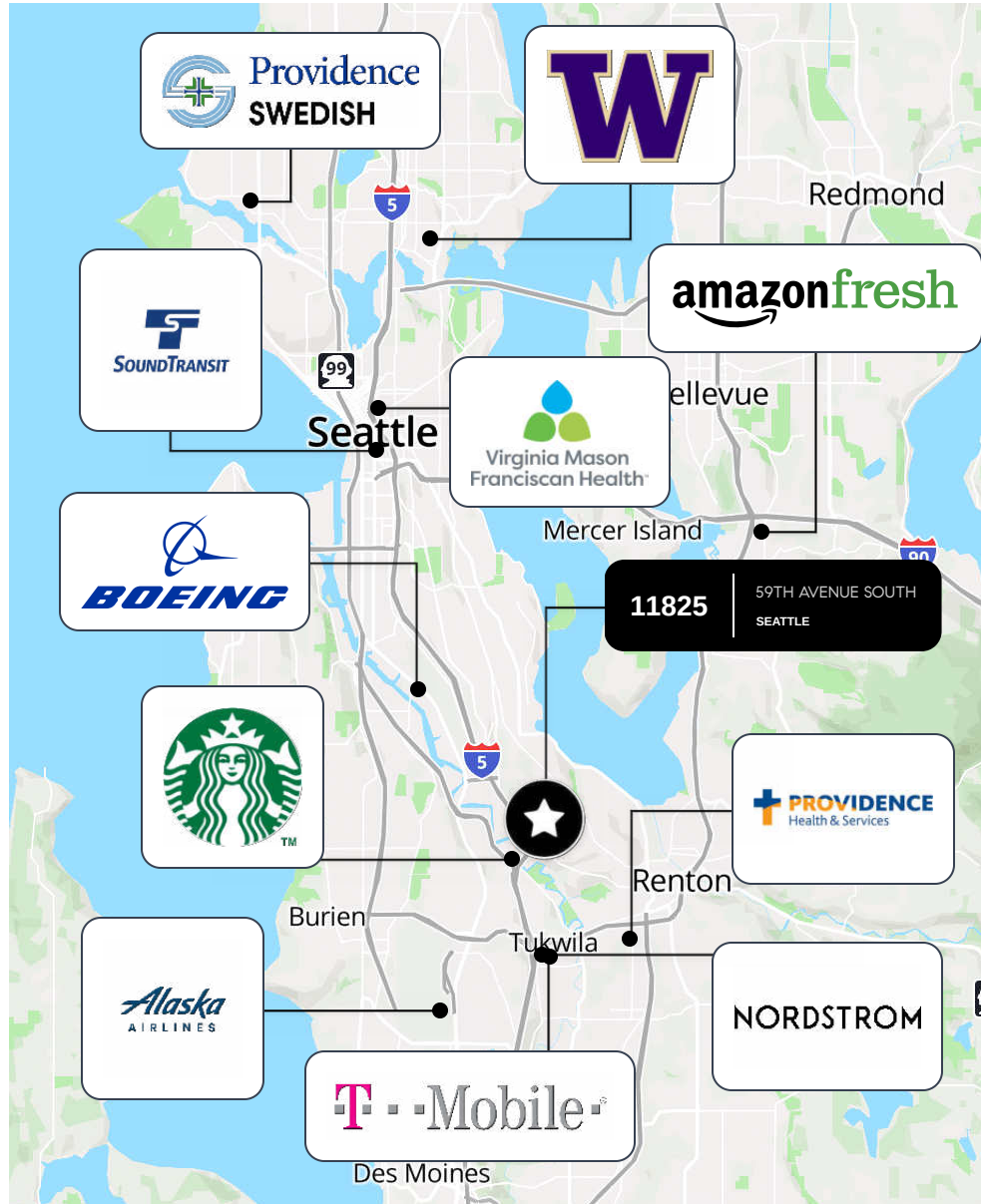
As of Q4 2024, Seattle's apartment occupancy rate was ~94.4 %, which is among the higher occupancy levels for U.S. metros. This suggests a relatively tight market for rental housing compared to broader national trends.



Highly Walkable Urban Environment

With a Walk Score of 74, Seattle ranks among the most walkable U.S. cities, giving residents easy access to shops, dining, and services that enhance livability and tenant demand.

MAJOR EMPLOYERS



The area surrounding 11825 59th Ave S in Seattle features a diverse employment landscape anchored by industry leaders in technology, healthcare, aviation, education, and retail. Major employers such as Amazon Fresh, Boeing, T-Mobile, and Alaska Airlines drive the tech and aerospace sectors, while Providence Health & Services, Swedish Medical Center Ballard Campus, Virginia Mason Medical Center, and the University of Washington establish a significant healthcare and academic presence. Retail and hospitality are further supported by Nordstrom and Starbucks, while Sound Transit plays a vital role in regional transportation connectivity. This blend of globally recognized firms and essential public institutions underpins local economic resilience, offering stable job opportunities and supporting long-term demand for residential and commercial properties in the region. The area's robust transit links to downtown Seattle and surrounding job centers further reinforce its position as a well-connected, economically stable community.

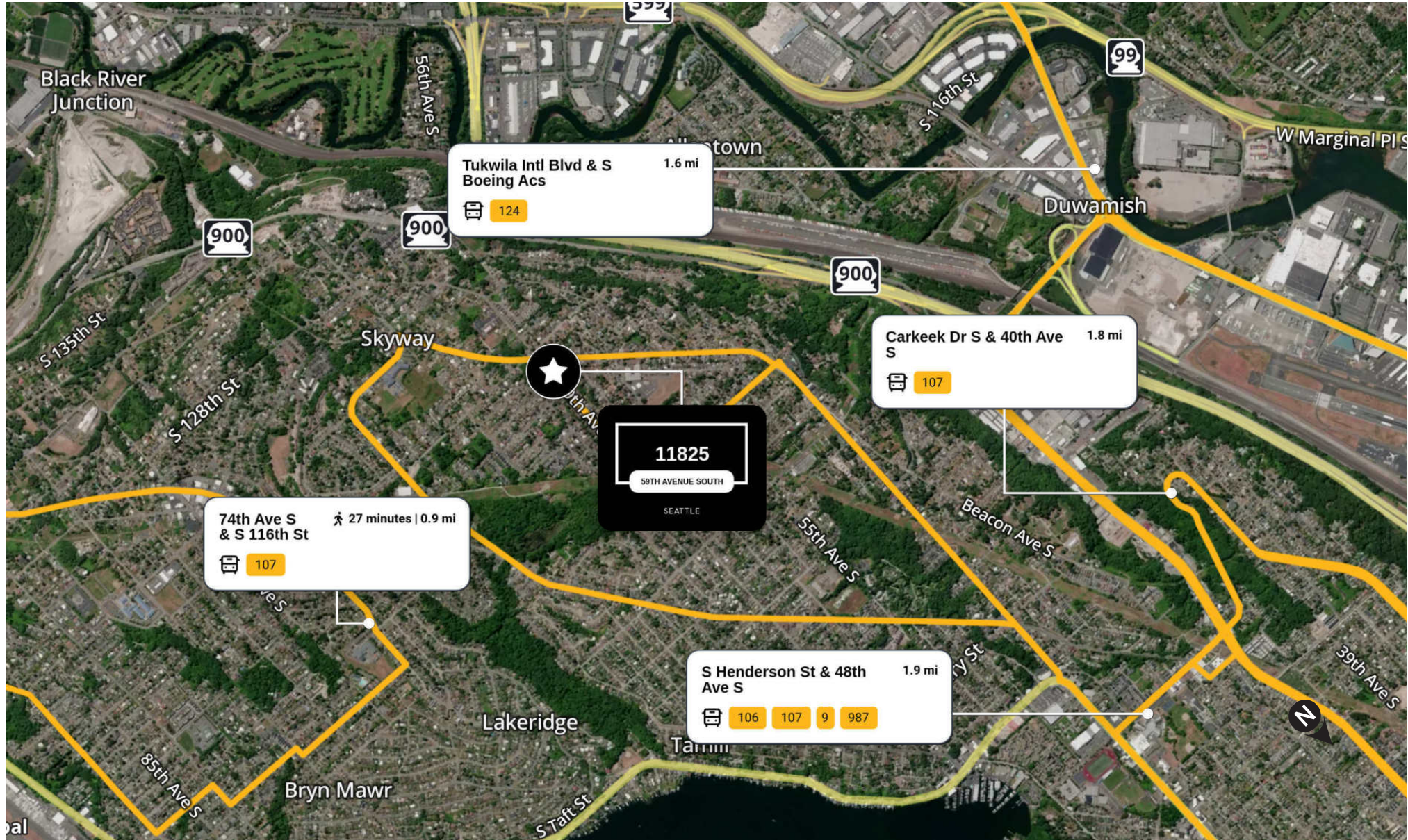
Employer	Industry	Employees	Distance
Amazon	Technology / E-commerce	55,000	16.5 mi
Providence Health & Services	Healthcare	44,000	3.8 mi
University of Washington	Education / Healthcare	35,000	14.5 mi
Swedish Health Services	Healthcare	13,500	15.7 mi
Boeing	Aerospace and Defense	12,000	4.9 mi
Alaska Airlines	Aviation / Transportation	10,000	8.1 mi
Virginia Mason Medical Center	Healthcare	8,755	10.0 mi
T-Mobile	Telecommunications	6,000	5.3 mi
Nordstrom	Retail	5,000	4.7 mi
Starbucks	Retail / Food & Beverage	4,600	2.9 mi
Sound Transit	Transportation / Government	1,600	9.4 mi

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59th Avenue South



TRANSPORTATION MAP





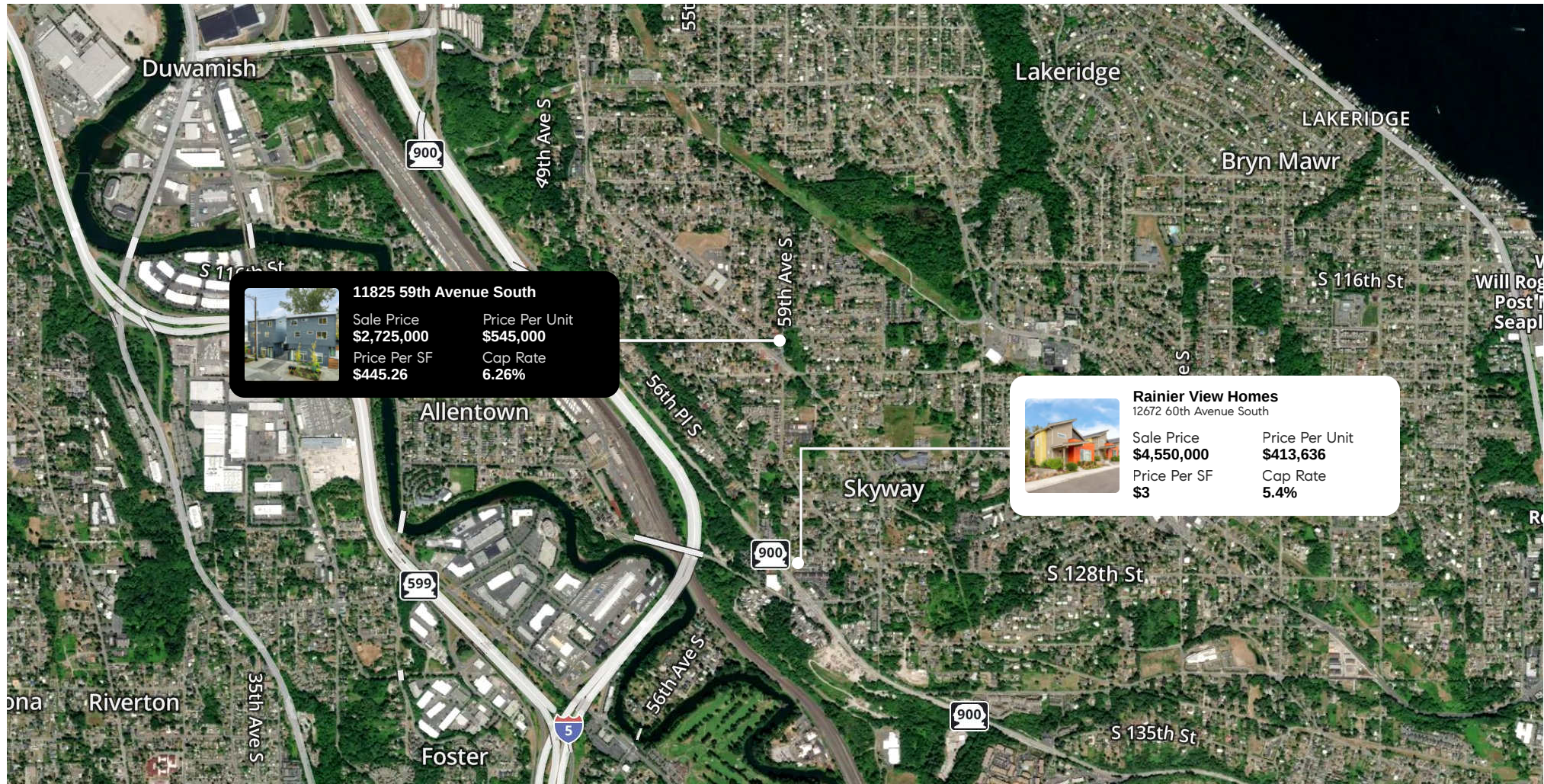
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59th Avenue South



SALES COMPARABLES

ADDRESS	Name	SALES DATE	# OF UNITS	YEAR BUILT	SALES PRICE	GRM	CAP	PRICE/ SQFT	PRICE / UNIT
12672 60th Ave S, Seattle	Rainier View Homes	10/09/2025	11	2018	\$4,550,000	11.2	5.47%	\$312	\$413,636
AVERAGE						11.2	5.47%	\$312	\$413,636





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