



## **GREEN LAKE (5) UNIT**

7103 Linden Ave N  
Seattle, WA 98103

MLS#2453662



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7103 LINDEN AVE N  
SEATTLE, WA 98103

**EXCLUSIVELY PRESENTED BY:**



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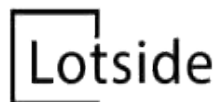
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# PROPERTY SUMMARY

Offering Price	\$1,495,000.00
Building SqFt	3,275 SqFt
Lot Size (acres)	0.06
Levels	2
Units	5.00
Year Built	1904,
Subdivision Name	HILLMANS LAKE FRONT ADD DIV NO 01
County	King,
Parcel ID / APN	336240-1290,
Zoning	Residential,
Foundation	Poured Concrete ,

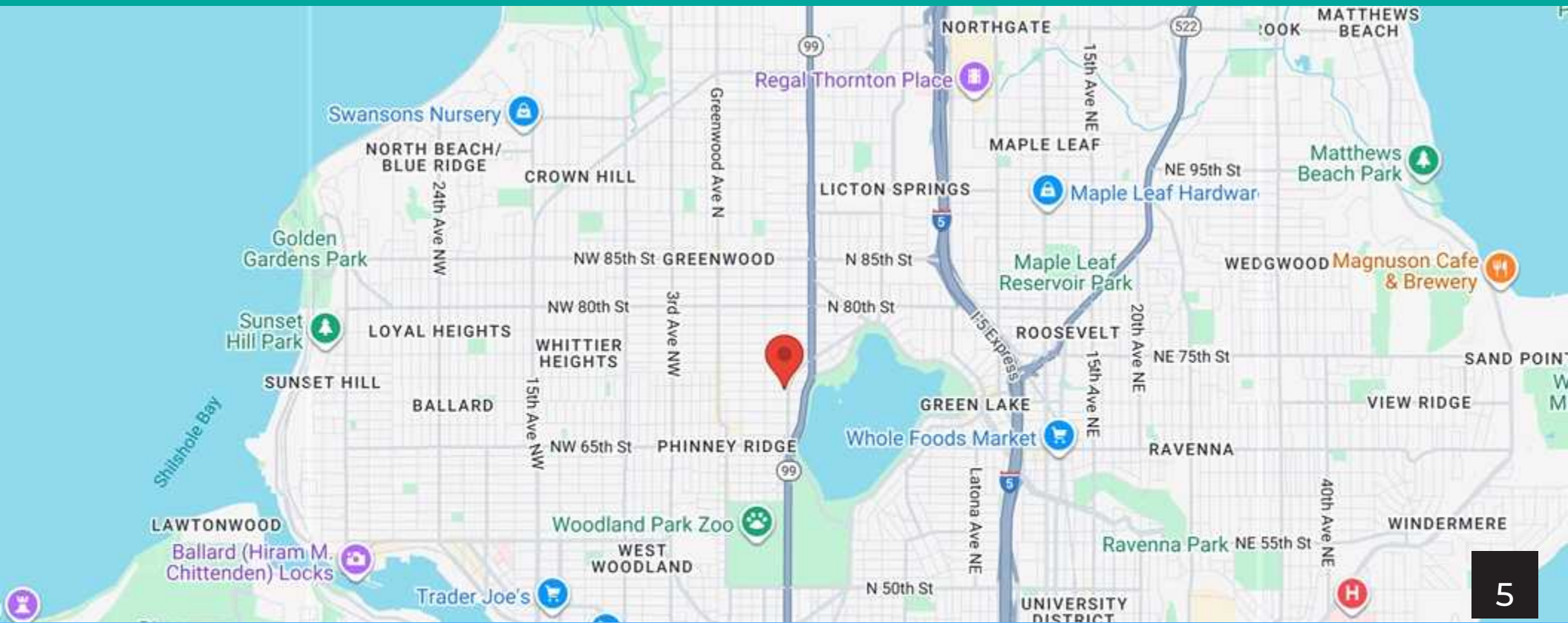
# INVESTMENT SUMMARY

Prime location just one block from Green Lake! This 5-unit property features two buildings on one tax parcel. The west structure is a 3-bedroom home offering 1,280 sq. ft. of living space, while the east building includes four 1-bedroom units—two with views of Green Lake. Total of 3275 livable sq ft. Units offer open floor plans with abundant natural light. Updates include roofs, siding, windows, and exterior paint. Unit#2 recently remodeled. The property also features updated electrical systems, separately metered and coin-op laundry machines. On site storage units. Excellent location with strong potential for increased rental income. LR3 Zoning, development potential. Current Cap Rate 4.61%.



# INVESTMENT HIGHLIGHTS

- On site Coin-Operated Laundry, Income generating
- On site storage units, income generating
- Updated Roofs, Siding & Windows
- Separately Metered Electric
- (1) 3 bed 1 bath unit (4) 1 bed 1 bath units





7103

# LOCATION HIGHLIGHTS

- Less than 6 miles to Downtown Seattle (15min commute)
- Excellent Walk Score: 85 Transit Score: 51 Bike Score: 93
- 1 Block from Green Lake
- This property is in an excellent central Seattle location near major retail, educational, and employment opportunities.



# RENT ROLL

## Tess Rentals Itemized Rent Roll

**Properties:** 7103 TM TESS RENTALS - 7103 Linden Ave N Seattle, WA 98103

**Units:** Active

**GL Accounts:** 4100: Rent Income, 4103: Pet Rent, 4560: Laundry Income, 5685: Utility Income, 5686: Parking Income, 5690: Storage Unit Income, and Liability to Landlord Insurance

**As of:** 08/31/2025

Unit	BD/BA	Status	Total	Rent Income	Pet Rent	Laundry Income	Utility Income	Parking Income	Storage Unit Income	Liability to Landlord Insurance
<b>7103 TM TESS RENTALS - 7103 Linden Ave N Seattle, WA 98103</b>										
House - 750 N 71st	3/1.00	Current	2,835.50	2,595.00	0.00	0.00	195.00	0.00	0.00	10.50
Unit 1	1/1.00	Current	1,049.50	965.00	0.00	0.00	75.00	0.00	0.00	9.50
Unit 2	1/1.00	Notice-Unrented	1,604.50	1,495.00	50.00	0.00	50.00	0.00	0.00	9.50
Unit 3	1/1.00	Current	1,705.00	1,620.00	0.00	0.00	50.00	0.00	0.00	0.00
Unit 4	1/1.00	Current	1,925.00	1,595.00	0.00	0.00	50.00	0.00	0.00	0.00
<b>5 Units</b>		<b>100.0% Occupied</b>	<b>9,119.50</b>	<b>8,270.00</b>	<b>50.00</b>	<b>0.00</b>	<b>420.00</b>	<b>0.00</b>	<b>0.00</b>	<b>29.50</b>
<b>Total 5 Units</b>		<b>100.0% Occupied</b>	<b>9,119.50</b>	<b>8,270.00</b>	<b>50.00</b>	<b>0.00</b>	<b>420.00</b>	<b>0.00</b>	<b>0.00</b>	<b>29.50</b>

# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

PRICING	\$1,495,000.00
IN PLACE NOI	\$68,990.00
IN PLACE CAP RATE	4.61%

## EXPENSE BREAKDOWN

GENERAL EXPENSES	IN PLACE
PROPERTY INSURANCE	\$2,512.00
PROPERTY TAX	\$10,457.00
MANAGEMENT FEE	\$5,196.78
TOTAL EXPENSES	\$18,165.78



# SALES COMPARABLES

## 8302 8th Avenue NW Seattle, WA 98117 Seattle, Washington 98117

Nestled in Seattle's vibrant Greenwood neighborhood, this 5 unit apartment is compelling investment opportunity suitable for both novice and seasoned investors. Positioned strategically amidst Seattle's coveted Phinney Ridge, Ballard and Greenwood neighborhoods and boasting a robust rental track record, this property provides consistent rental income and the prospect of substantial long term value



## 719 N 85th St Seattle, Washington 98103

Greenwood 6 is a well-maintained apartment building. This asset provides immediate cash flow and the opportunity to increase NOI through rent increases. Further opportunity lies in value-add play through cosmetic upgrades, and the addition of in-unit laundry presents a straightforward path to increasing rental income. Located just blocks from Greenwood's vibrant commercial core, the property benef



## 5506 7th Ave NW Seattle, Washington 98107

Explore this prime multi-family property in the heart of the Seattle MF area. Boasting a 2,770 SF building with three updated units and 2 one-car garages this impeccably maintained property offers outstanding investment potential. Built in 1969 and thoughtfully renovated in 2012, it presents a compelling opportunity for a discerning investor. With LR1(M) zoning and a full occupancy rate, this asse



PRICE	\$1,346,000.00
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CAP RATE%	4.81
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NET OPERATING INCOME	\$74,505.00
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BUILDING SIZE	3,516 SQFT
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LOT SIZE	4,512 SQFT
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NUMBER OF UNITS	5.00
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OCCUPANCY %	100.00
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MARKET RENT (PSF)	\$29.69
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PRICE	\$1,295,000.00
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SALE DATE	ACTIVE
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CAP RATE%	5.20
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NET OPERATING INCOME	\$67,150.00
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BUILDING SIZE	4,150 SQFT
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LOT SIZE	6,457 SQFT
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NUMBER OF UNITS	6.00
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OCCUPANCY %	95.00
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MARKET RENT (PSF)	\$25.27
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PRICE	\$1,250,000.00
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SALE DATE	10/07/2025
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CAP RATE%	4.16
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NET OPERATING INCOME	\$52,024.00
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BUILDING SIZE	2,770 SQFT
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LOT SIZE	5,000 SQFT
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NUMBER OF UNITS	3.00
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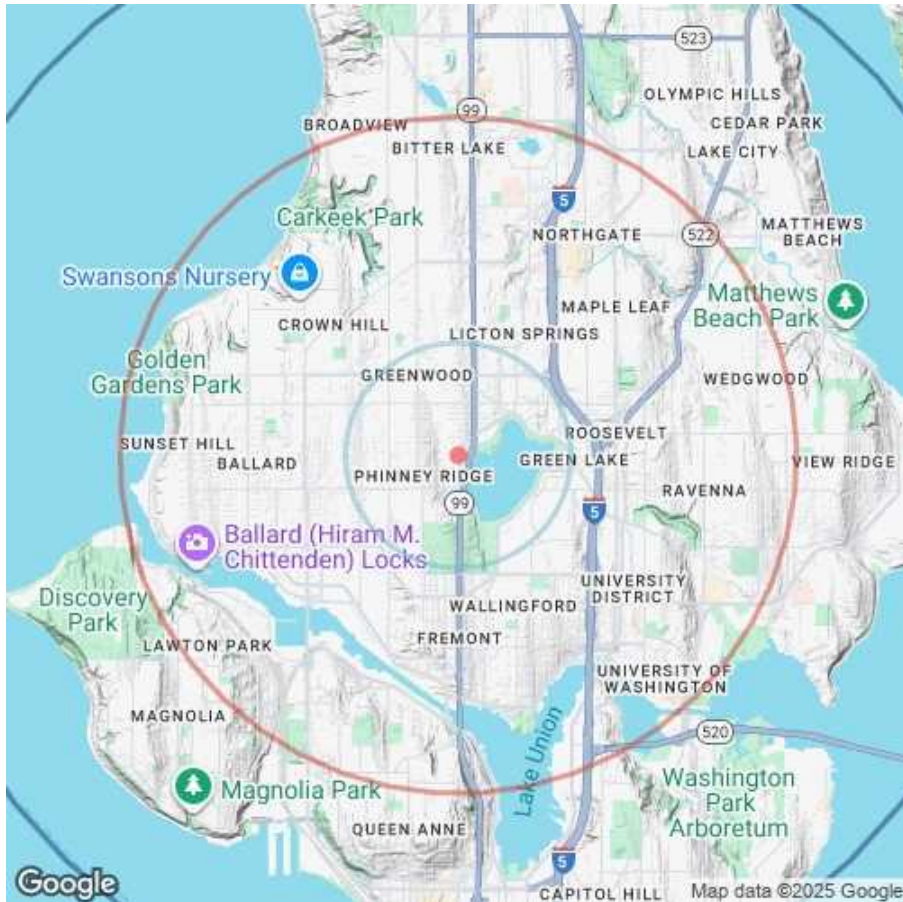
OCCUPANCY %	94.00
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MARKET RENT (PSF)	\$30.15
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# DEMOGRAPHICS

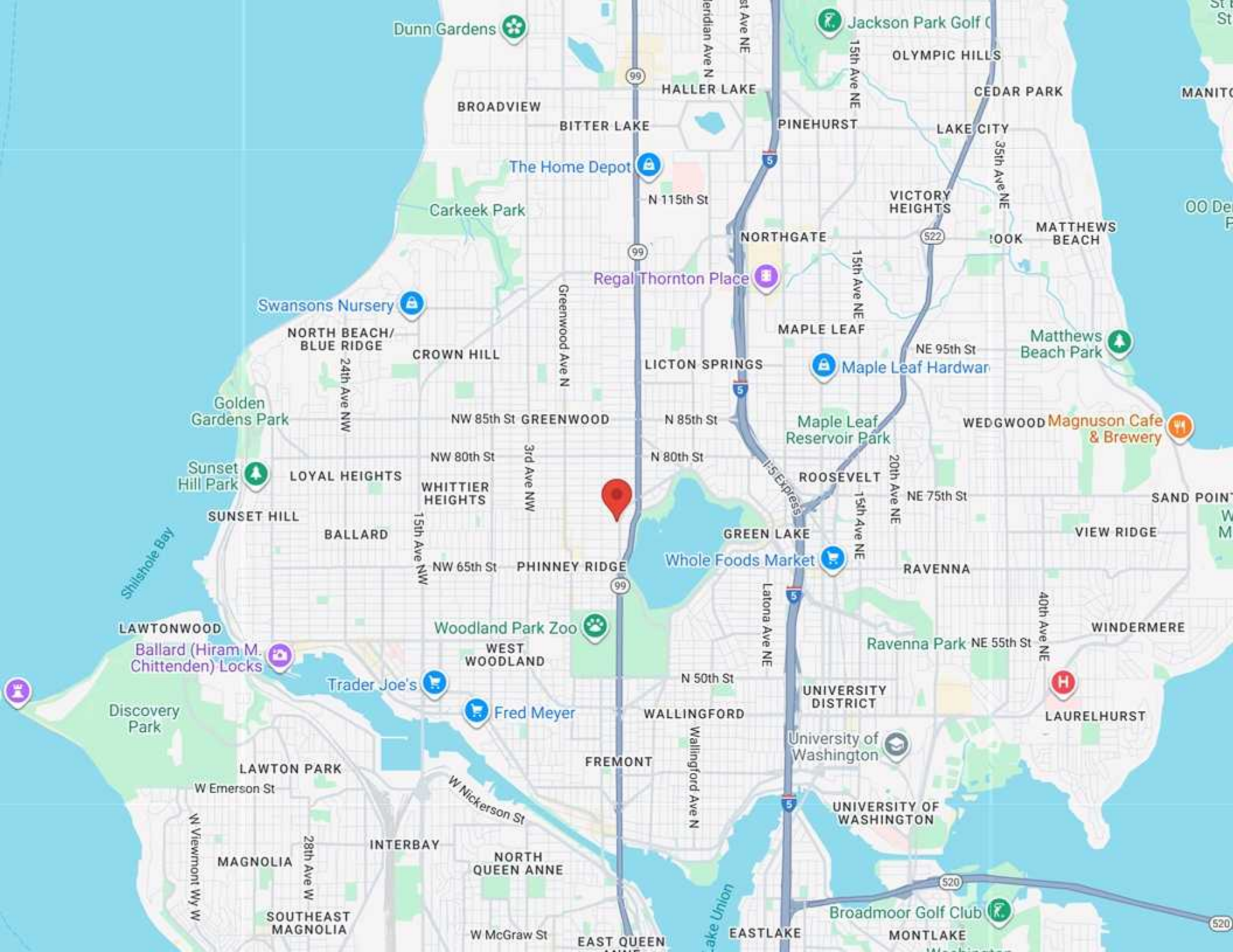
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,886	209,462	377,289
2010 Population	25,822	227,307	411,706
2025 Population	29,968	279,216	531,846
2030 Population	30,819	291,711	560,938
2025-2030 Growth Rate	0.56 %	0.88 %	1.07 %
2025 Daytime Population	23,649	279,257	578,457

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	477	9,233	18,798
\$15000-24999	396	3,855	8,779
\$25000-34999	396	3,699	8,397
\$35000-49999	573	6,707	14,406
\$50000-74999	1,032	12,509	25,660
\$75000-99999	1,152	11,802	24,057
\$100000-149999	2,043	19,053	39,451
\$150000-199999	1,550	14,519	30,778
\$200000 or greater	5,353	44,249	90,360
Median HH Income	\$ 160,955	\$ 137,622	\$ 136,356
Average HH Income	\$ 220,467	\$ 194,505	\$ 193,386



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	11,134	96,944	184,525
2010 Total Households	11,787	103,650	201,474
2025 Total Households	12,972	125,631	260,691
2030 Total Households	13,281	131,294	275,106
2025 Average Household Size	2.3	2.12	1.97
2025 Owner Occupied Housing	7,602	56,887	103,319
2030 Owner Occupied Housing	7,849	58,822	107,127
2025 Renter Occupied Housing	5,370	68,744	157,372
2030 Renter Occupied Housing	5,432	72,472	167,979
2025 Vacant Housing	671	8,278	19,061
2025 Total Housing	13,643	133,909	279,752





Dunn Gardens

Jackson Park Golf C

BROADVIEW

HALLER LAKE

OLYMPIC HILLS

CEDAR PARK

BITTER LAKE

PINEHURST

LAKE CITY

The Home Depot

N 115th St

Carkeek Park

NORTHGATE

VICTORY HEIGHTS

100K

MATTHEWS BEACH

Regal Thornton Place

Swansons Nursery

NORTH BEACH/  
BLUE RIDGE

CROWN HILL

MAPLE LEAF

NE 95th St

Matthews Beach Park

Golden Gardens Park

24th Ave NW

NW 85th St GREENWOOD

N 85th St

Maple Leaf Hardwar

WEDGWOOD Magnuson Cafe & Brewery

Sunset Hill Park

LOYAL HEIGHTS

NW 80th St

N 80th St

ROOSEVELT

NE 75th St

SUNSET HILL

BALLARD

WHITTIER HEIGHTS

3rd Ave NW

N 80th St

11-5 Express

20th Ave NE

SAND POINT

VIEW RIDGE

Shilshole Bay

SUNSET HILL

BALLARD

15th Ave NW

NW 65th St

PHINNEY RIDGE Whole Foods Market

GREEN LAKE

RAVENNA

LAWTONWOOD

Ballard (Hiram M. Chittenden) Locks

Woodland Park Zoo

WEST WOODLAND

GREEN LAKE

Ravenna Park NE 55th St

WINDERMERE

Discovery Park

Trader Joe's

Fred Meyer

WALLINGFORD

UNIVERSITY DISTRICT

LAURELHURST

LAWTON PARK

W Emerson St

FREMONT

University of Washington

UNIVERSITY OF WASHINGTON

W Viewmont Wy W

MAGNOLIA

28th Ave W

INTERBAY

NORTH QUEEN ANNE

Wallingford Ave N

University of Washington

UNIVERSITY OF WASHINGTON

SOUTHEAST MAGNOLIA

W McGraw St

EAST QUEEN

Lake Union

EASTLAKE

Broadmoor Golf Club

MONTLAKE

520

# ABOUT SEATTLE

Seattle ( see-AT-əl) is the most populous city in the U.S. state of Washington and the Pacific Northwest region of North America. It is the 18th-most populous city in the United States with a population of 780,995 in 2024, while the Seattle metropolitan area at over 4.15 million residents is the 15th-most populous metropolitan area in the nation. The city is the county seat of King County, the most populous county in Washington.



## CITY OF SEATTLE

INCORPORATED 1/13/1865

## AREA

CITY	142.1 SQ MI
LAND	84 SQ MI
WATER	58.1 SQ MI
ELEVATION	148 FT

## POPULATION



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from LOTSIDE LLC and it should not be made available to any other person or entity without the written consent of LOTSIDE LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to LOTSIDE LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. LOTSIDE LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, LOTSIDE LLC has not verified, and will not verify, any of the information contained herein, nor has LOTSIDE LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE LOTSIDE LLC ADVISOR FOR MORE DETAILS.**