CASA DEL REY APARTMENTS

Opportunity for High Yield in the Heart of Capitol Hill, with Potential for Attractive Seller Financing Terms

321 BROADWAY EAST, SEATTLE, WA 98102

Kidder Mathews

EXCLUSIVELY LISTED BY

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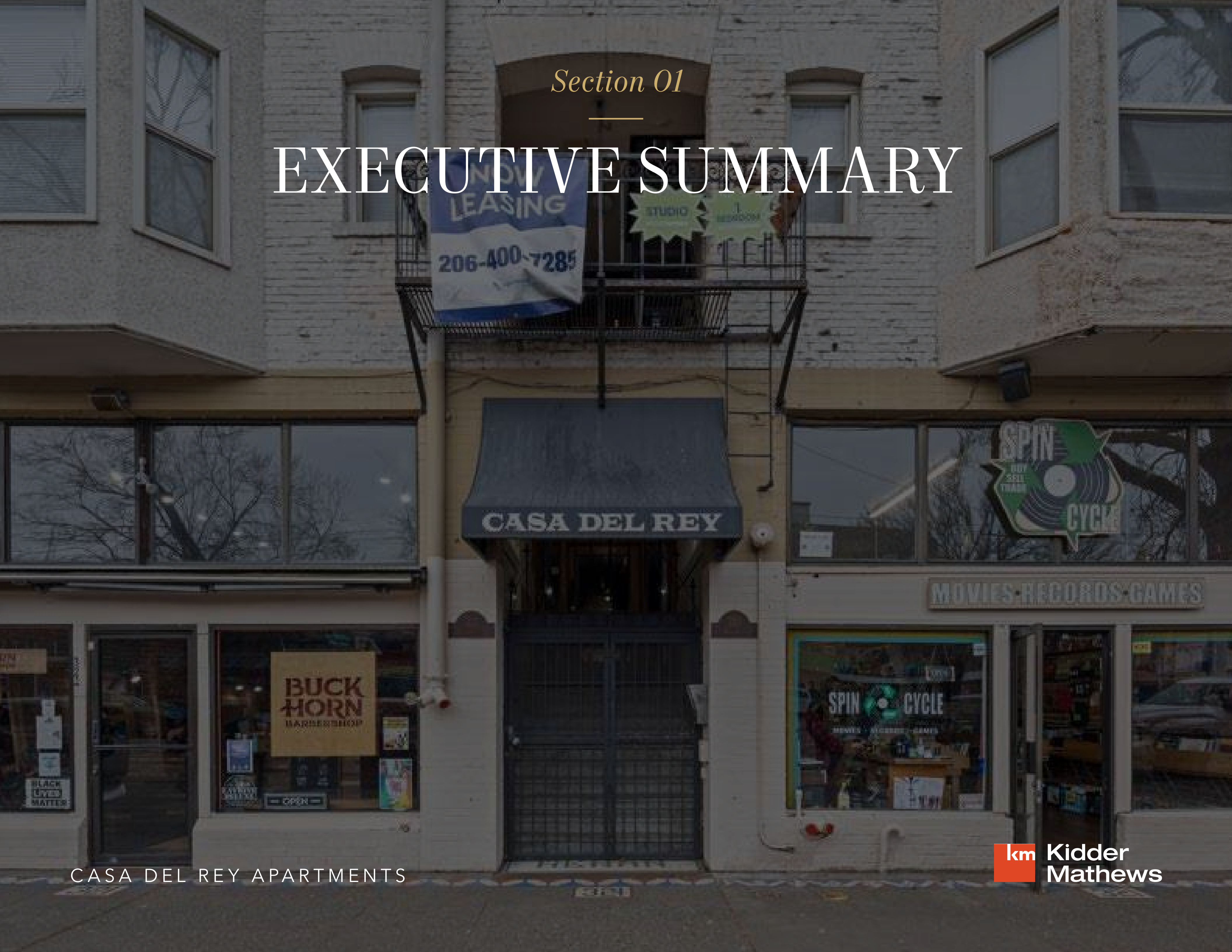
KIDDER.COM

Section 01

EXECUTIVE SUMMARY



CASA DEL REY APARTMENTS

Kidder Mathews

CASA DEL REY APARTMENTS

OFFERING SUMMARY

PRICE	$6,200,000
OFFER DATE	-

PROPERTY SUMMARY

ADDRESS	321 Broadway East Seattle WA 98102
NEIGHBORHOOD	Capitol Hill
YEAR BUILT	1910
UNITS	27
AVG UNIT SIZE	517
NRSF	15,560
ZONING	NC3P-75 (M1)
LAND SF	5,714 SF
EXTERIOR	Brick
WINDOWS	Double Pane Vinyl
ELECTRICAL	All Units Have Individual Breakers
PLUMBING	Mixed
HEATING	Gas Wall Furnaces
LIFE SAFETY	Common Area Sprinklers
ROOF	Replaced within last 5 years
LAUNDRY	Common, Machines Leased with Hainsworth

RESIDENTIAL UNIT SUMMARY

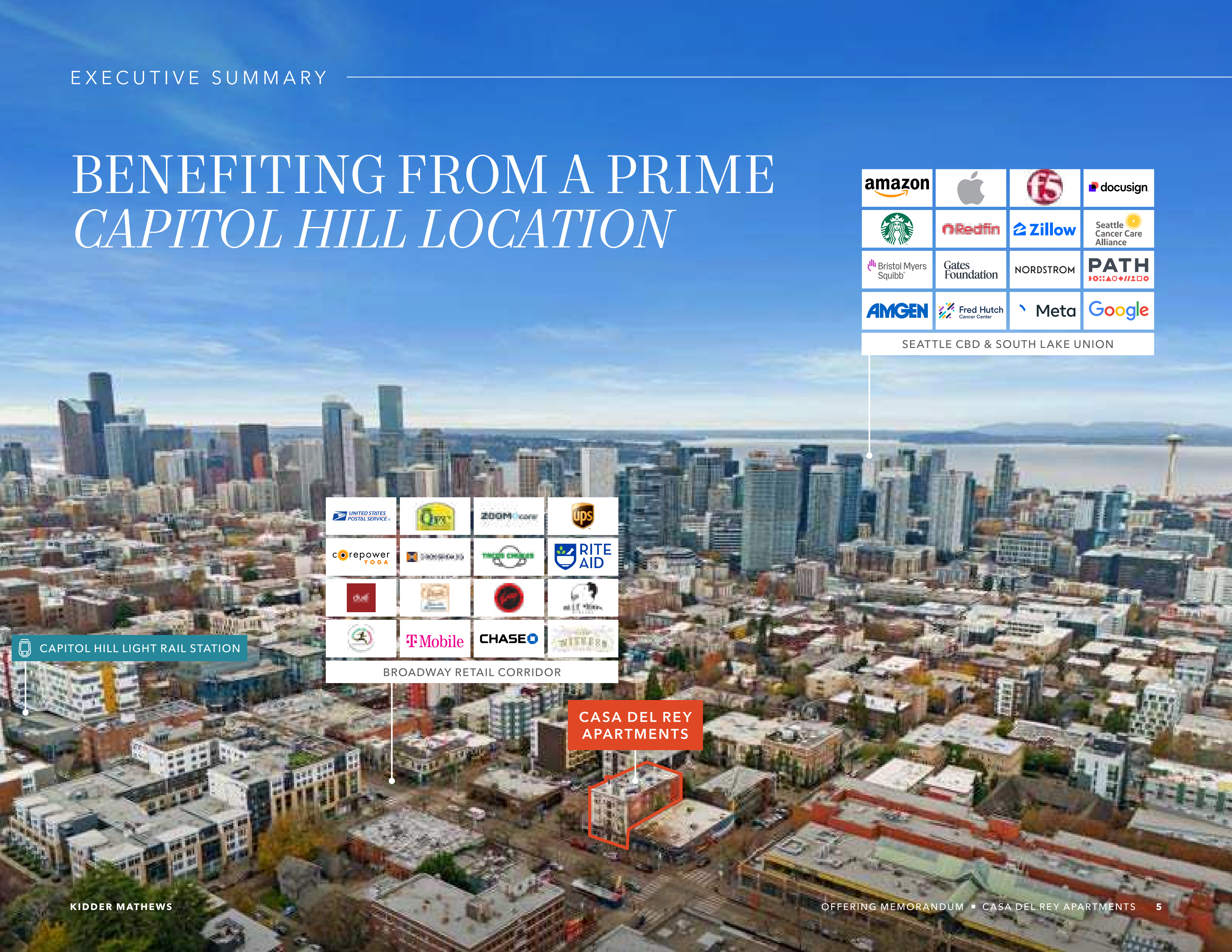
				In-Place Rent		Market Rent	
Type	Units	Avg SF	Total SF	Avg. Monthly Rent	Rent/SF	Avg. Monthly Rent	Rent/SF
Studio	13	426	5,540	$1,272	$2.99	$1,475	$3.46
1x1	14	601	8,420	$1,659	$2.76	$1,750	$2.91
Total/Average	**27**	**517**	**13,960**	**$1,473**	**$2.85**	**$1,618**	**$3.13**

*Buyer to verify unit square footage. Average unit size is estimated using King County Assessor net rentable area.

COMMERCIAL UNIT SUMMARY

Type	SF	$/Mo	NNN	Lease Term
C1 Bean Espresso	646	$3,500	$449	5/31/2027
C2 Buckhorn Barbershop	964	$4,665	$670	Month to Month
C3 Spin Cycle	829	$5,386	$541	1/31/2029
Sprint / T-Mobile - Antenna	-	$2,750	-	-
Total	**2,439**	**$16,302**	**$1,660**	

BENEFITING FROM A PRIME *CAPITOL HILL LOCATION*



INVESTMENT HIGHLIGHTS

Excellent Capitol Hill Location

Located in the heart of Capitol Hill on an iconic street, residents can walk out of the front door of Casa Del Rey and be at the center of all of the most popular Cap Hill amenities. The Link Light Rail Station, Cal Anderson Park, and the Pike/Pine Retail Corridor are all blocks away.

Potential for Attractive Seller-Financing Terms

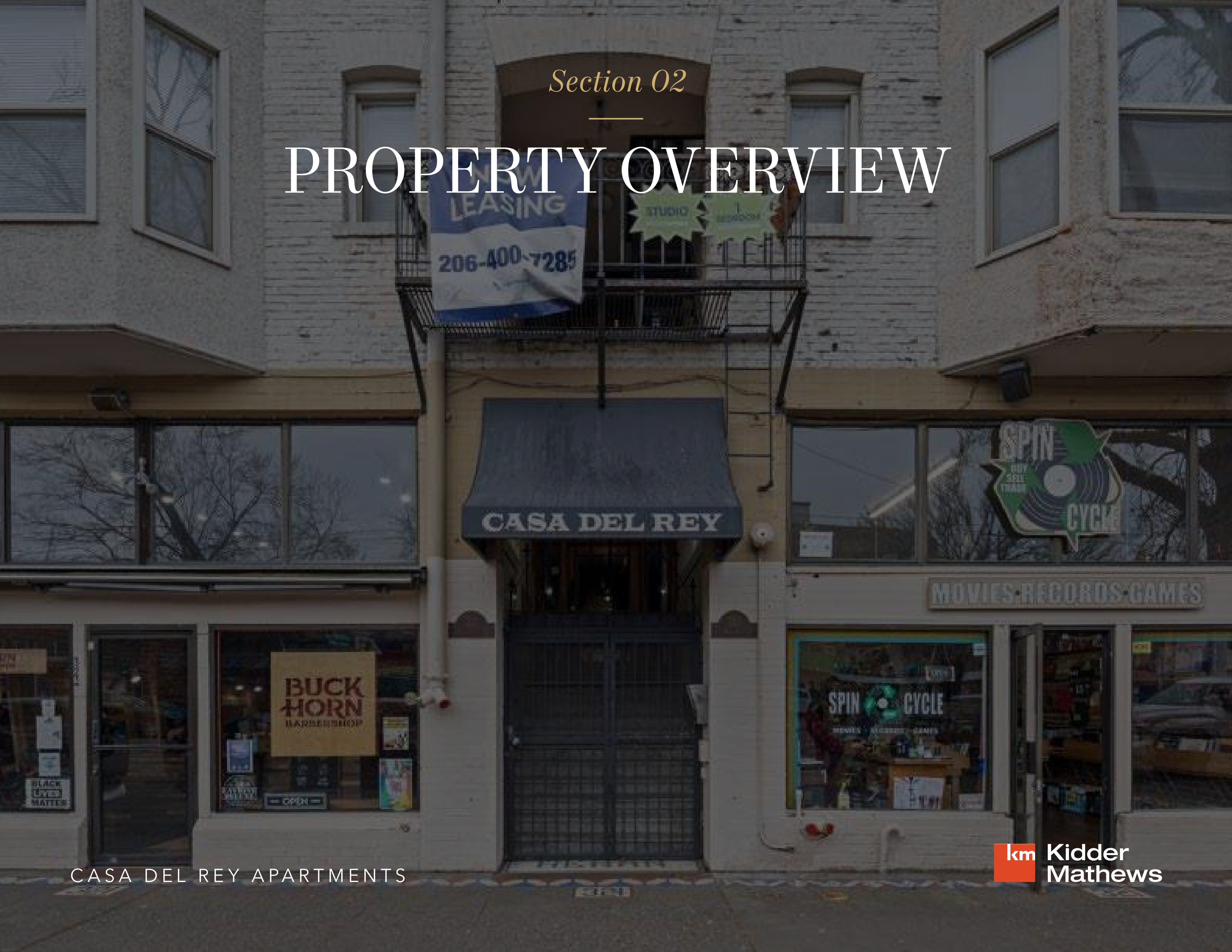
The Seller of Casa Del Rey is willing to offer seller-financing terms at a below market interest rate (pricing and Buyer dependent). Please inquire about potential terms.

Strong In-Place Yield with Clear Path to 7.5% Cap Rate

Casa Del Rey offers strong cash flow to a Buyer on day one. Lifting the average rents to the high watermark already being achieved at the property (9.8% on average) will allow for a great spread over the cost of debt.

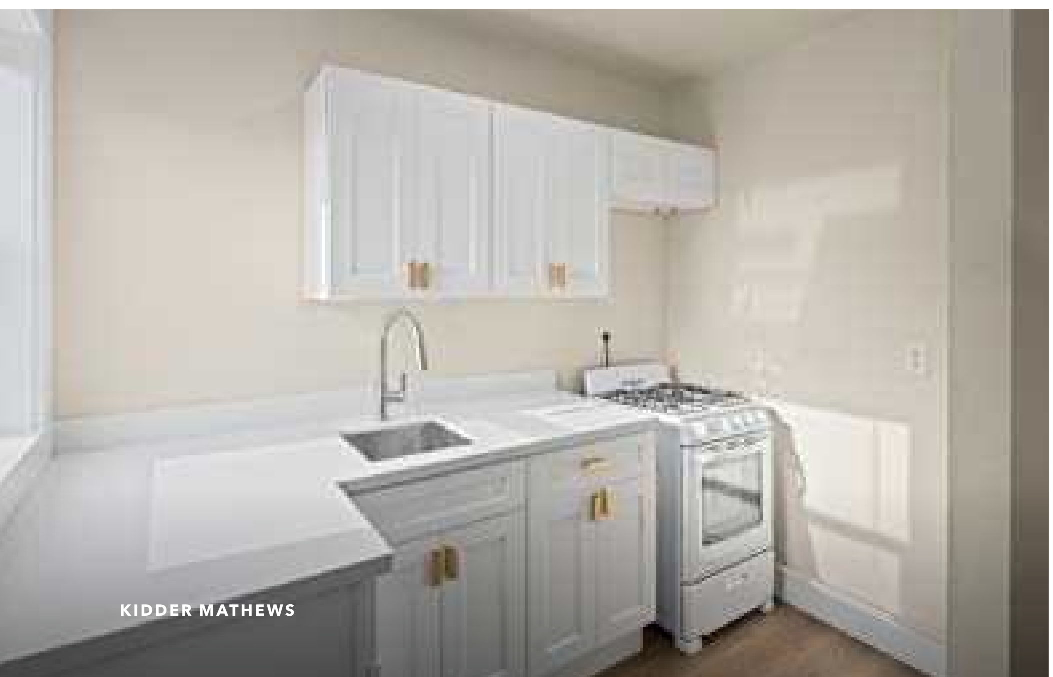
Section 02

PROPERTY OVERVIEW



EXTERIOR PHOTOS

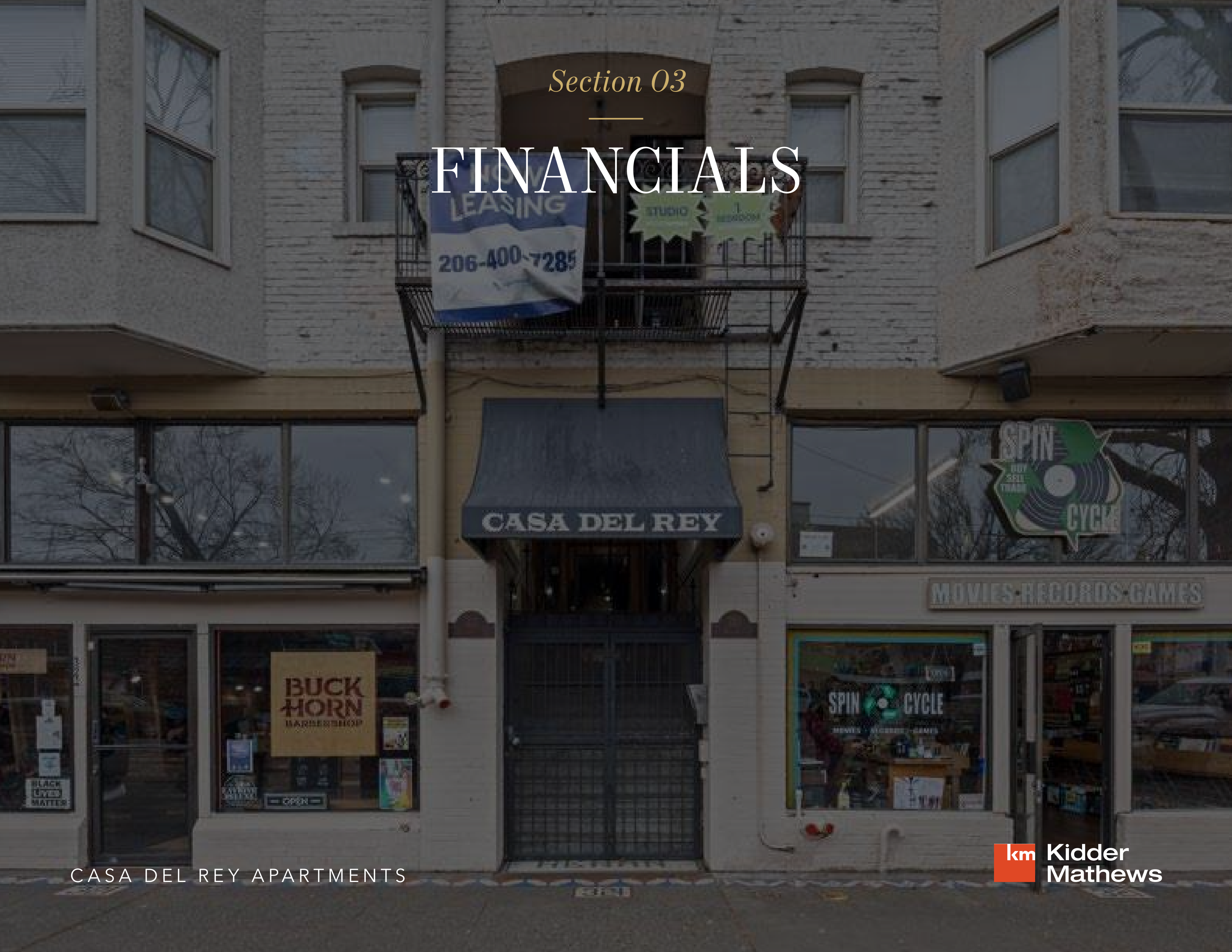
INTERIOR PHOTOS



COMMON AREA PHOTOS

Section 03

FINANCIALS



UNIT SUMMARY

RESIDENTIAL UNIT SUMMARY

				In-Place Rent		Market Rent	
Type	Units	Avg SF	Total SF	Avg. Monthly Rent	Rent/SF	Avg. Monthly Rent	Rent/SF
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Sprint / T-Mobile - Antenna	-	$2,750	-	-
Total	**2,439**	**$16,302**	**$1,660**	

CASH FLOW ANALYSIS

Income	T-12 Income		Current Income		Market Income	
Gross Potential Rent	**446,322**	**2.66/SF/Mo**	**477,196**	**2.85/SF/Mo**	**524,100**	**3.13/SF/Mo**
Vacancy	0	0.0%	(19,088)	4.0%	(20,964)	4.0%
Bad Debt & Concessions	(2,126)	0.5%	(4,772)	1.0%	(5,241)	1.0%
Net Rental Income	**444,196**		**453,336**		**497,895**	
Utility Fees	40,207	124/U/Mo	40,207	124/U/Mo	40,207	124/U/Mo
Laundry	4,463	165/U	4,463	165/U	4,463	165/U
Pet	665	25/U	665	25/U	665	25/U
Miscellaneous	12,471	462/U	12,471	462/U	12,471	462/U
Effective Residential Income	**502,002**		**511,142**		**555,701**	
Commercial Rent	187,747	77/SF	195,619	80/SF	201,487	83/SF
NNN Reimbursement	16,199	7/SF	16,199	7/SF	16,199	7/SF
Commercial PGI	**203,946**		**211,817**		**217,686**	
Commercial Vacancy	0		(10,591)	5.0%	(10,884)	5.0%
Commercial EGI	**203,946**		**201,227**		**206,802**	
Effective Gross Income	**705,948**		**712,368**		**762,502**	

Expenses	Sept. 2025 T-12 Expenses		Market Expenses		Market Expenses	
Taxes	67,567	2,502/U	67,567	2,502/U	67,567	2,502/U
Insurance*	60,000	2,222/U	32,400	1,200/U	32,400	1,200/U
Utilities	56,557	2,095/U	56,557	2,095/U	56,557	2,095/U
R&M*	50,635	1,875/U	50,635	1,875/U	50,635	1,875/U
Contract Services	8,291	307/U	8,291	307/U	8,291	307/U
Turnover	9,504	352/U	6,750	250/U	6,750	250/U
Management	36,735	5% EGI	35,618	5% EGI	38,125	5% EGI
Payroll	8,513	315/U	21,600	800/U	21,600	800/U
Marketing	0	0/U	2,700	100/U	2,700	100/U
Administration	5,795	215/U	5,795	215/U	5,795	215/U
Total Expenses	**303,596**	**43% EGI**	**287,913**	**40% EGI**	**290,420**	**38% EGI**
Expenses/U		11,244/U		10,663/U		10,756/U
Expenses/SF		17/SF		19/SF		19/SF
Net Operating Income	**402,352**	**14,902/U**	**424,455**	**15,721/U**	**472,083**	**17,485/U**

*Insurance expense in trailing operations reflects recent accruals annualized.

*Capital expenditures have been removed from the trailing 12-month repairs and maintenance line item.

6.49%
T-12 CAP RATE

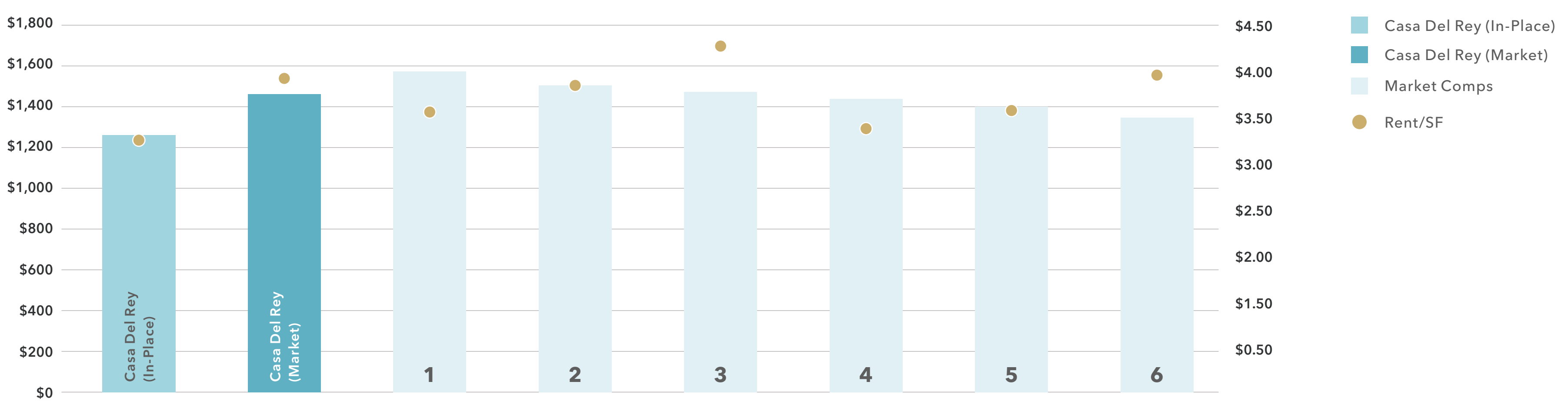
6.85%
CURRENT CAP RATE

7.61%
MARKET CAP RATE

RENT COMPARABLES – STUDIO

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
	Casa Del Rey (In-Place)	321 Broadway East	Capitol Hill	1910	426	$1,272	$2.99
	Casa Del Rey (Market)	321 Broadway East	Capitol Hill	1910	426	$1,475	$3.46
01	**Austin Apartments**	409 10th Ave	Capitol Hill	1928	450	$1,575	$3.50
02	**532 Belmont Ave E**	532 Belmont Ave E	Capitol Hill	1925	400	$1,525	$3.81
03	**Serena Apartments**	633 12th Ave	Capitol Hill	1926	350	$1,475	$4.21
04	**Viceroy**	505 Boylston Ave E	Capitol Hill	1930	445	$1,450	$3.26
05	**Rajah Apartments**	611 Harvard Ave E	Capitol Hill	1964	400	$1,395	$3.49
06	**Broadway Court**	425 & 435 10th Ave E	Capitol Hill	1925	350	$1,350	$3.86
	Average			**1933**	**399**	**$1,462**	**$3.69**

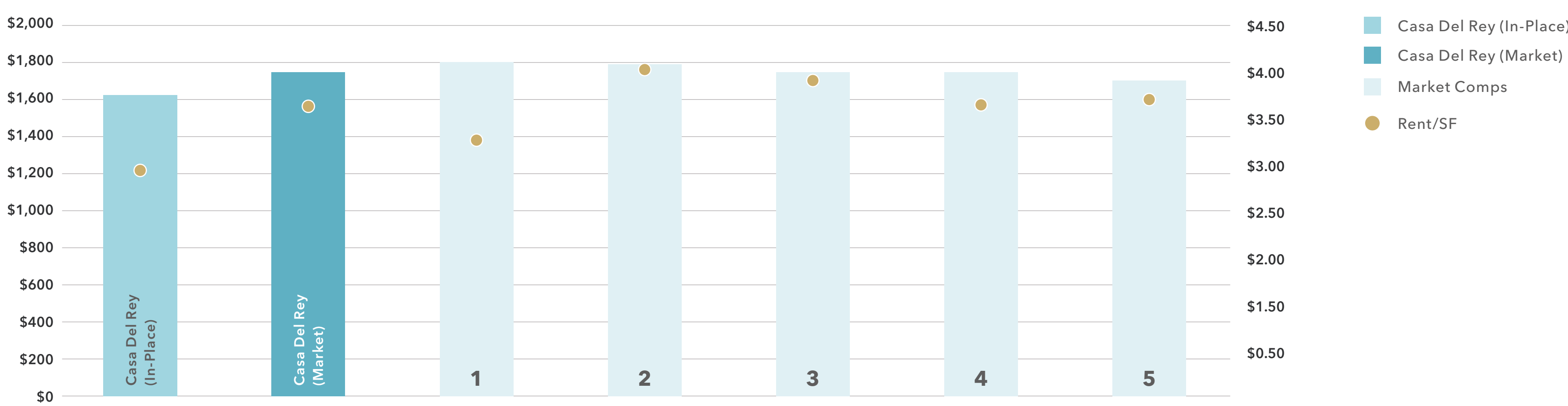
RENT VS RENT/SF



RENT COMPARABLES – 1X1

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF
	Casa Del Rey (In-Place)	321 Broadway East	Capitol Hill	1910	601	$1,659	$2.76
	Casa Del Rey (Market)	321 Broadway East	Capitol Hill	1910	601	$1,750	$2.91
01	**Swansonia Apartmets**	1017 Harrison St	Capitol Hill	1925	570	$1,800	$3.16
02	**Parkway Apartments**	603 12th Ave E	Capitol Hill	1929	455	$1,795	$3.95
03	**Cheville Apartments**	1300 E Denny Way	Capitol Hill	1957	455	$1,745	$3.84
04	**411 Boylston Ave E**	411 Boylston Ave E	Capitol Hill	1930	498	$1,745	$3.50
05	**Harvard House**	224 Harvard Ave E	Capitol Hill	1964	475	$1,695	$3.57
	Average			**1941**	**491**	**$1,756**	**$3.60**

RENT VS RENT/SF

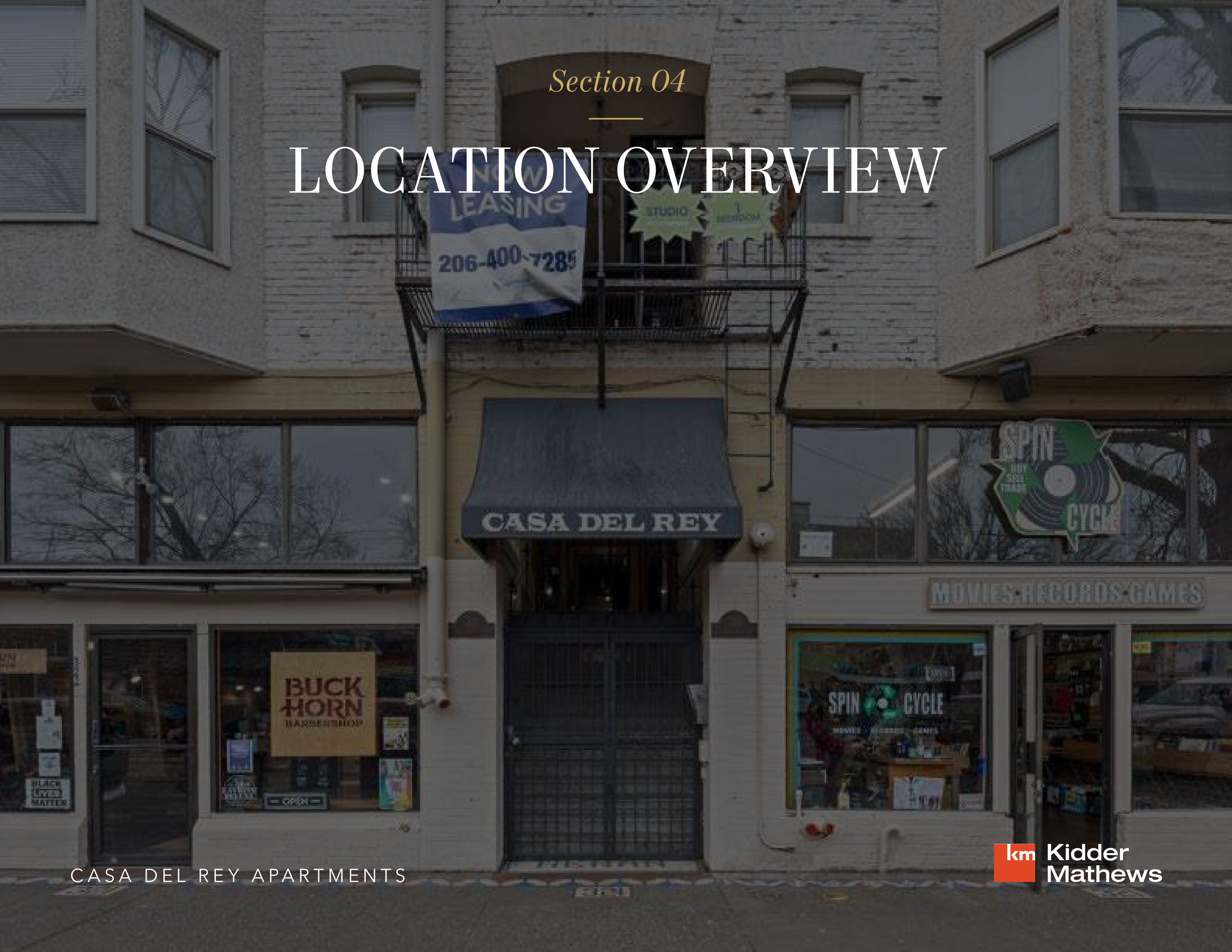


SALE COMPARABLES

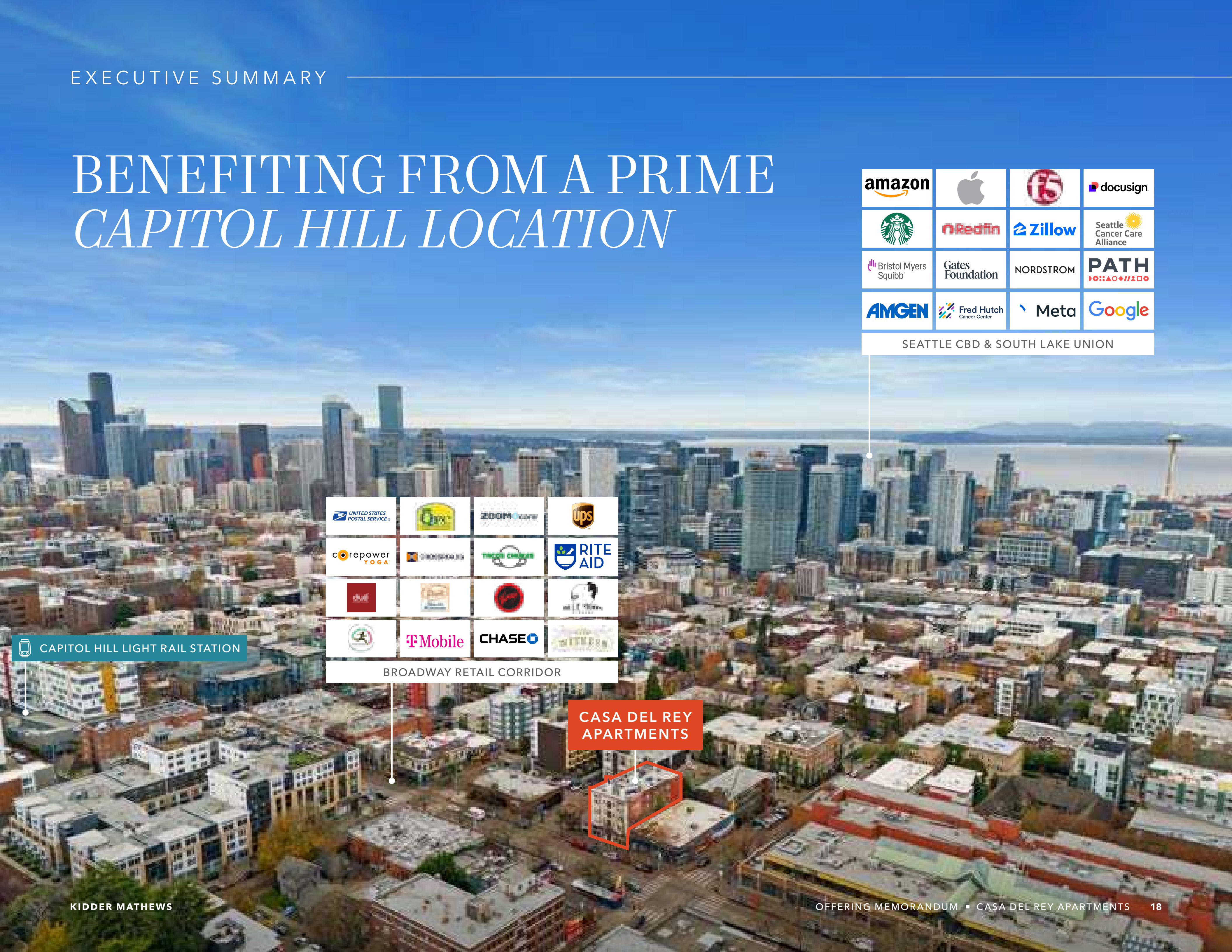
	Property	Neighborhood	Built	Units	Residential SF	Avg Unit Size	Sale Date	Price	$/Unit	$/SF	Cap	
01	MAPLE 311 12th Ave E	Capitol Hill	1928	5	3,865	773	9/3/2025	$1,800,000	$360,000	$466	4.7%	
02	ELLIOT VIEW APARTMENTS 909 4th Ave N	Queen Anne	1930	8	4,390	549	8/15/2025	$2,135,000	$266,875	$486	5.4%	
03	GOLDIE 1521 15th Ave	Capitol Hill	1910	34	21,770	640	5/23/2025	$6,700,000	$197,059	$308	2.2%	URM
04	HILLCREST 1616 E Howell St	Capitol Hill	1905	38	30,695	808	2/7/2025	$11,857,000	$312,026	$386	-	
05	CARLYLE APARTMENTS 320 Summit Ave E	Capitol Hill	1908	19	14,604	769	2/7/2025	$5,000,000	$263,158	$342	3.2%	
06	GLEN ELLEN 1305 E Denny Way	Capitol Hill	1922	30	12,180	406	8/13/2024	$5,000,000	$166,667	$411	5.3%	URM
07	MARKETSIDE FLATS 84 Union St	Pike Place	1915	27	22,918	849	7/10/2024	$10,200,000	$377,778	$445	5.2%	
08	VILLA LUISA APARTMENTS 5909-5919 15th Ave NW	Ballard	1927	17	14,007	824	5/17/2024	$4,485,600	$263,859	$320	6.4%	
09	NEW CARROLL 305 Bellevue Ave E	Capitol Hill	1909	58	50,182	865	2/23/2024	$18,000,000	$310,345	$359	-	
10	THOMAS EAST 317 E Thomas St	Capitol Hill	1910	8	7,000	875	2/23/2024	$2,400,000	$300,000	$343	5.3%	
	Average		**1916**	**24**		**736**			**$281,777**	**$387**	**4.7%**	
	CASA DEL REY 321 Broadway E	Capitol Hill	1910	27	15,560	517	--	$6,200,000	$229,630	$398	6.5%	

Section 04

LOCATION OVERVIEW



BENEFITING FROM A PRIME *CAPITOL HILL LOCATION*



IN THE HEART OF CAPITOL HILL— STEPS FROM EVERYTHING A TENANT WANTS

Nestled in one of Seattle's most vibrant neighborhoods, Casa del Rey Apartments places residents just steps from the city's best dining, nightlife, and cultural attractions—providing an unmatched lifestyle and ensuring strong tenant demand.

WALK SCORE OF 94

A walker's paradise with everything you need just steps away.

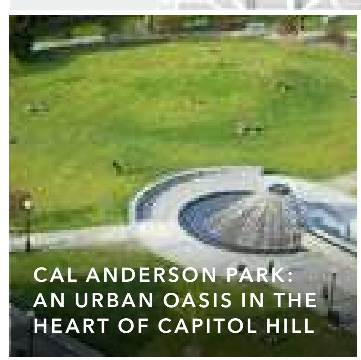
OVER 100 RESTAURANTS & BARS WITHIN A MILE

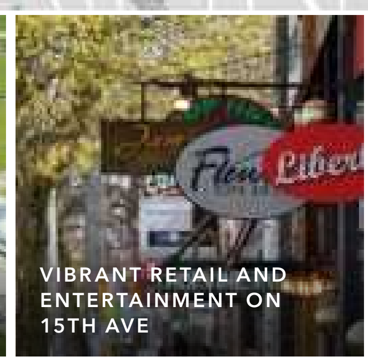
Enjoy a diverse mix of dining and nightlife options.

8-MINUTE WALK TO LIGHT RAIL

Quick and convenient access to downtown Seattle and South Lake Union

Eat + Drink · Health + Wellness · Grocery + Shopping · Schools + Parks


CAL ANDERSON PARK: AN URBAN OASIS IN THE HEART OF CAPITOL HILL


VIBRANT RETAIL AND ENTERTAINMENT ON 15TH AVE


WEEKLY CAPITOL HILL FARMERS MARKET – A KEY COMMUNITY HUB

SEATTLE IS A NATIONAL LEADER IN *AI INNOVATION*

The AI wave is real—and it's anchored in Seattle.

Seattle's AI economy is a structural tailwind for long-term multifamily value.

TIER 1 AI METRO

Seattle is 1 of 28 "Star Hubs" per Brookings, excelling in talent, innovation, and adoption.

TOP RESEARCH & TALENT

Amazon, Microsoft, UW, and Ai2 lead AI research and employment.

VENTURE-FUNDED MOMENTUM

Seattle AI startups are growing rapidly across enterprise sectors.

Why Seattle's AI Ecosystem Matters for Multifamily Investors

TOP 5 U.S. METRO FOR AI READINESS

Seattle ranks in the top tier nationally for AI research and industry activity (Brookings, 2024).

HOME TO AI POWERHOUSES

Amazon, Microsoft, and the Allen Institute for AI anchor the region's AI economy.

UNMATCHED TALENT PIPELINE

The University of Washington and global recruiting funnel top-tier engineers into the local market.

VENTURE CAPITAL MAGNET

Billions in AI VC funding drive job creation, new startups, and long-term population growth.

STABILITY IN A SHIFTING MARKET

As AI transforms industries, Seattle's diversified tech base offers resilient demand for housing.

SEATTLE ENTERPRISE AI MARKET

amazon	Microsoft	Ai2	OCTO	GitHub
UNIVERSITY of WASHINGTON	NVIDIA	Overland AI	WellSaid	Roboto
EDGE DELTA	Clarify	PICTORY	stealthwriter	tableau from Salesforce
muir ai	Outreach	Cimba.ai	gradial	CopyCat
yoodli	symbl.ai	CarbonAi	EDERA	OLERIA
PROTECT AI	Hyphen	ClearlyAI	dexcare	Outbound AI
lexion	ozette	TalusBio	Groundlight	envive
Casium	Outpace	AIGEN	NoxuData	Augmodo

EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

ACCESS TO SEATTLE	**5 MIN DRIVE**
Current Office Space	**108.1M SF**
Office Space Under Dev.	**3.0M SF**
ACCESS TO BELLEVUE	**20 MIN DRIVE**
Current Office Space	**30.9M SF**
Office Space Under Dev.	**2.8M SF**
ACCESS TO REDMOND	**25 MIN DRIVE**
Current Office Space	**17.1M SF**
Office Space Under Dev.	**3.0M SF**
ACCESS TO SOUTH END	**25 MIN DRIVE**
Current Office Space / Industrial	**16.6M SF**
Industrial Space Under Dev.	**674K SF**

Source: CoStar, US Census Bureau

MAJOR EMPLOYERS

Seattle

108,690,376
TOTAL OFFICE SF

511,688
TOTAL EMPLOYEES

Amazon, Expedia Group, Starbucks, Nordstrom, Expeditors, Weyerhaeuser, Bill & Melinda Gates Foundation, Fred Hutch Cancer Center, UW Medicine, Meta, Allen Institute for Brain Science, Google, Adobe, Docusign, Redfin, Remitly, Zillow, Qualtrics, Snapchat, Oracle, Deloitte., F5, Disney, Russell Investments, Apple, Bristol Myers Squibb, Moss Adams, Avalara, Big Fish, Vulcan, HBO, Uber, Tableau, Port of Seattle, Seattle Cancer Care Alliance, Safeco Insurance, Trident Seafoods, Seattle U, Booking.com, Porch, Filson Since 1897, Rover, Holland America Line, BlackRock, Dropbox, PATH, Brooks, NanoString, Kaiser Permanente, Blue Nile, Virginia Mason Franciscan Health, PayScale, Moderna, Tommy Bahama, ISB, Fortive, Trupanion, Funko, PitchBook, Zumiez, CK, PEMCO Insurance, Xealth, Getty Images, Seattle Children's, AI2

Eastside

77,834,835
TOTAL OFFICE SF

259,322
TOTAL EMPLOYEES

T-Mobile, PACCAR, Amazon, Eddie Bauer, Microsoft, Concur, Smartsheet, Bungie, Pokémon, eBay, Samsung, Salesforce, Meta, Valve, Kaiser Permanente, Overlake Medical Center & Clinics, Google, Tableau, GoDaddy, Astronics, Nabtesco, Luxoft, EvergreenHealth, Pfizer, AGC Biologics, Philips, General Dynamics, Delta, Nintendo, Oculus, AT&T, SpaceX, Accenture, Honeywell, Kymeta, Symetra, Terex, Costco Wholesale, REI, SanMar, Lakeside Industries, Siemens, Swedish, GE Healthcare, Darigold, Lakeside Industries, NAES, Chewy

Kent Valley

114,094,059
TOTAL INDUSTRIAL SF

279,560
TOTAL EMPLOYEES

Alaska, Boeing, SEA Seattle-Tacoma International Airport, Blue Origin, Amazon, Hexcel, Exotic Metals Forming, Sysco, Providence Health & Services, World Vision Proud Supporter

HEADQUARTERED IN THE PUGET SOUND

amazon

$638B	1.5M+	87K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

Amazon, ranked #2 on the Fortune 500 list, has a market capitalization of $1.61 trillion. The company has invested over $225.6B in Washington State, contributing $205B to the state's GDP. Amazon employs over 87,000 people directly in Washington and supports more than 487,200 indirect jobs. Its footprint in the state consists of 54 buildings with a total of 12M square feet of office space.

Microsoft

$245B	228K	55.1K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

Ranked #13 on the Fortune 500, Microsoft is a global leader in technology and boasts a $2.96 trillion market cap. Microsoft is expanding its Redmond World HQ with a multibillion-dollar project, adding 17 buildings and 6.7M SF of renovated space by 2025. Microsoft's influence in the region is highlighted by its more than 58,400 employees in Washington and its status as the 2024 World's Most Valuable Company.

T Mobile

$81.4B	70K	6.6K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

T-Mobile recently completed a $160M renovation of its Bellevue headquarters. The company employs around 7,600 people in Washington and occupies 1.5M SF of real estate in the Puget Sound region. This includes its national technology lab and Tech Experience 5G Hub, demonstrating its dedication to innovation in the telecommunications industry.

STARBUCKS

$36.2B	361K	10K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

Starbucks is the leading roaster and retailer of specialty coffee worldwide, with over 38,000 stores globally. Headquartered in Seattle, it employs 10,700 people in Washington State and occupies over 1M SF of office space, driving economic growth and development in Seattle.

HEADQUARTERED IN THE PUGET SOUND

expedia group™

$13.7B	16.5K	3.3K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

Expedia Group ranks among the world's largest online travel companies, with major consumer brands including Expedia, Hotels.com, and VRBO. In 2021, the company opened a new $900M headquarters in Seattle's Interbay neighborhood, which spans 1.38M SF across a 40-acre campus. The facility is designed to accommodate up to 6,500 employees, underscoring Expedia's commitment to the Puget Sound region.

(Image Source: ZGF)

COSTCO WHOLESALE

$255B	333K+	21.5K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

Ranked #12 on the Fortune 500, Costco's global HQ is in Issaquah. In 2023, it opened a nine-story, 625K SF office building. With 876+ locations worldwide, serving 132M cardholders, Costco employs around 21,000 in WA. Known for community engagement, it ranks 6th among the state's top corporate philanthropists.

NORDSTROM

$15.1B	54K+	6.5K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

Nordstrom, a luxury department store chain founded in Seattle, operates 99 stores in the U.S. and 260 Nordstrom Rack locations. In 2023, the company opened 19 new Nordstrom Rack stores and plans to continue its expansion with 22 more in 2024 and four in 2025. Nordstrom is known for its strong corporate philanthropy in the Puget Sound area, donating over $3M to Washington State in 2022.

Alaska®

$11.7B	26K+	11.4K
2024 REVENUE	EMPLOYEES	WA EMPLOYEES

Alaska Airlines is one of the largest airline carriers in the United States, serving a broad network of destinations across North America and beyond. The recent opening of "The Hub 2020" office facility at SeaTac enhances its regional operations. Alaska Airlines announced its plan to acquire Hawaiian Airlines for $1.9B in December 2023, aiming to integrate the airlines' operations & loyalty programs.

SPORTS & ENTERTAINMENT

CLIMATE PLEDGE ARENA

18,100

SEATING CAPACITY

League: NHL, WNBA

LUMEN FIELD

68,740

SEATING CAPACITY

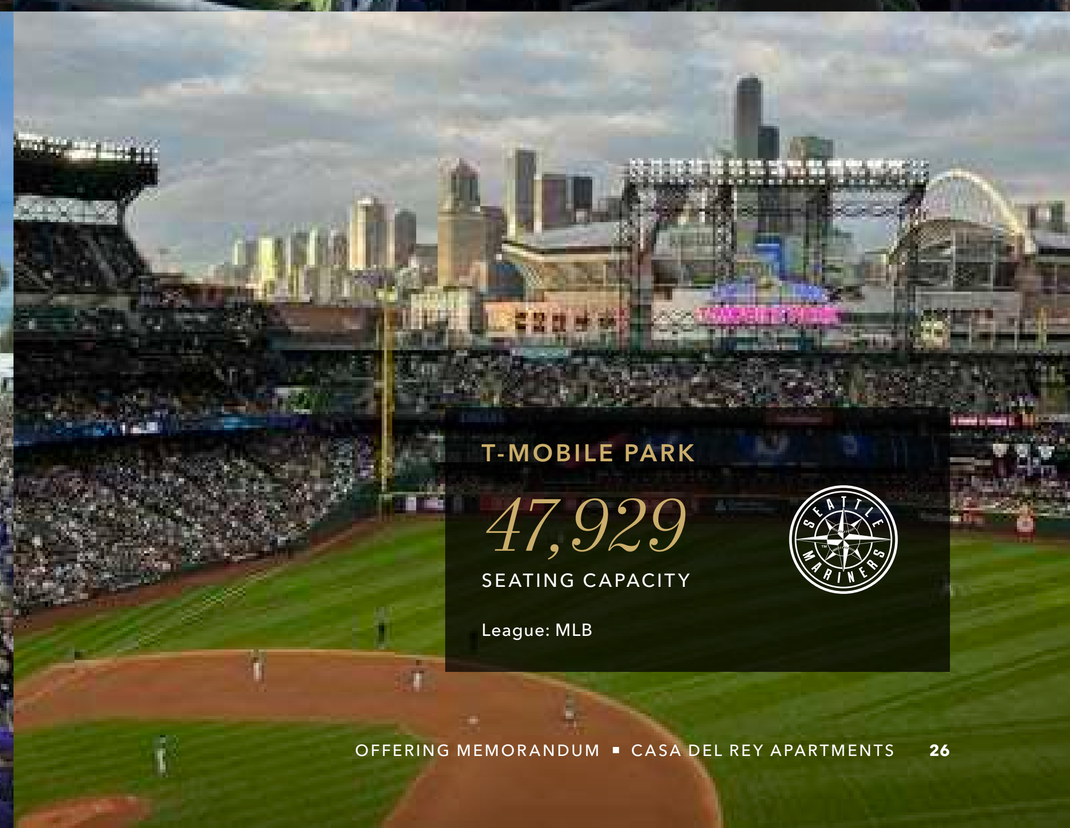
League: NFL, MLS

HUSKY STADIUM

70,138

SEATING CAPACITY

League: NCAA | Big Ten Conference



T-MOBILE PARK

47,929

SEATING CAPACITY

League: MLB

INSTITUTIONS OF HIGHER EDUCATION

Sources: U.S. News & World Report, U.S. Census, WalletHub

#3
IN HIGHER EDUCATION RANKINGS IN U.S.

#1
MOST EDUCATED BIG CITY IN THE U.S.

#1
METRO IN THE U.S. FOR STEM PROFESSIONALS

37%
WITH A BACHELOR'S OR HIGHER IN WA

68%
OF SEATTLE RESIDENTS AGED 25+ WITH A DEGREE

#1
U.S. CITY FOR HIGHLY VALUED TECH SKILLS

UNIVERSITY of WASHINGTON

#1 MOST INNOVATIVE
Among U.S. Public Universities, Reuters

#1 FED. RESEARCH FUNDING
Among U.S. Public Universities

#4 U.S. PUBLIC INSTITUTIONS
Times Higher Education, 2025

#7 GLOBAL UNIVERITY RANKING
U.S. News & World Report, 2025

- 60,690+ student body
- Best in the nation programs, with 41 programs placed in the top 10
- 75% of students call Washington home after graduation, most staying in Seattle
- $1.87 billion in research awards
- UW Medical Center ranked #1 hospital in WA for 12 years running
- 5th Largest Employer in the State, supporting 1 out of every 34 jobs in the state, with an annual economic impact of $21 billion

GLOBAL INNOVATION EXCHANGE

Global Innovation Exchange (GIX), located in Bellevue, is a graduate-level institute for interdisciplinary engineering, business, and design. Founded by the UW, Tsinghua University (China's leading university), and Microsoft, GIX brings together top faculty and learners worldwide to work closely with industry, non-profit, and government partners.

PUGET SOUND REGION UNIVERSITIES

Seattle U	Seattle Pacific	Pacific Lutheran University	University of Puget Sound	Bellevue College	Northwest University	DigiPen	Bastyr University
7,172 Students	2,662 Students	2,600 Students	2,100 Students	19,134 Students	723 Students	1,288 Students	742 Students

LIFE SCIENCES & HEALTHCARE

Seattle Ranked #9 Largest Life Science Ecosystem in the U.S.

The Seattle area ranked third for life sciences employment growth, which increased 25% from 2019 to 2022. R&D employment in the region increased even more rapidly, at 39.3%.

LIFE SCIENCES

- 1,100+ life science organizations
- 46,540+ individuals employed directly in life science jobs
- 112,810+ jobs supported by WA life science industry
- $39 billion total economic impact
- $22 billion added to WA's GDP
- $49 billion record high WA life science M&A activity in 2023

HEALTHCARE

- 1,365+ healthcare organizations
- 218,515+ individuals employed directly in healthcare jobs
- $46 billion total revenues

LEADING LIFE SCIENCE COMPANIES IN SEATTLE

Biotech & Pharmaceutical

Pfizer
AGC Biologics
nanoString
Bristol Myers Squibb

Medical Research & Innovation

UW Medicine
Fred Hutch Cancer Center
Seattle Children's HOSPITAL · RESEARCH · FOUNDATION
Pacific Northwest NATIONAL LABORATORY

Healthcare Providers

Providence
MultiCare
KAISER PERMANENTE
Virginia Mason Franciscan Health
SWEDISH MEDICAL GROUP

Nonprofit & Philanthropic

BILL & MELINDA GATES foundation
ALLEN INSTITUTE
ISB

LOCATION OVERVIEW

151K+	$3.6B+	50.8M
JOBS GENERATED	DIRECT EARNINGS	PASSENGERS IN 2023

SeaTac Airport has a 4-star skytrax airport rating and designation as the best airport in North America, connecting directly to Seattle via Light Rail in 35 minutes.

- 35 total airlines connecting to 93 non-stop domestic and 30 international destinations
- More than 87,300 direct jobs
- $3.6B+ direct earnings
- $442M+ state/local taxes
- 50.8 MM passengers in 2023, 10% up from 2022
- 2024 cargo on track for four-year high (up 6.5% YTD)

$12.4B+	58.4K	$4B+
IN BUSINESS OUTPUT	JOBS GENERATED	IN LABOUR INCOME

The Northwest Seaport Alliance is a marine cargo operating partnership of the Ports of Seattle and Tacoma in the Puget Sound. It is the third largest cargo port in the United States.

- 20,100 of direct jobs
- Over $70 BB of waterborne trade
- $4B+ labor income
- $136M+ state and local taxes
- 180 global trading partners (2022)
- 1.9x job multiplier
- Full international exports up 4.9% for 2023

Exclusively listed by the Simon | Anderson Multifamily Team

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