DAVID APARTMENTS

11-Unit Capitol Hill Trophy Asset | Blocks from Millionaire's Row

741 FEDERAL AVE E, SEATTLE, WA

Kidder Mathews

EXCLUSIVELY LISTED BY

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Section 01

EXECUTIVE SUMMARY

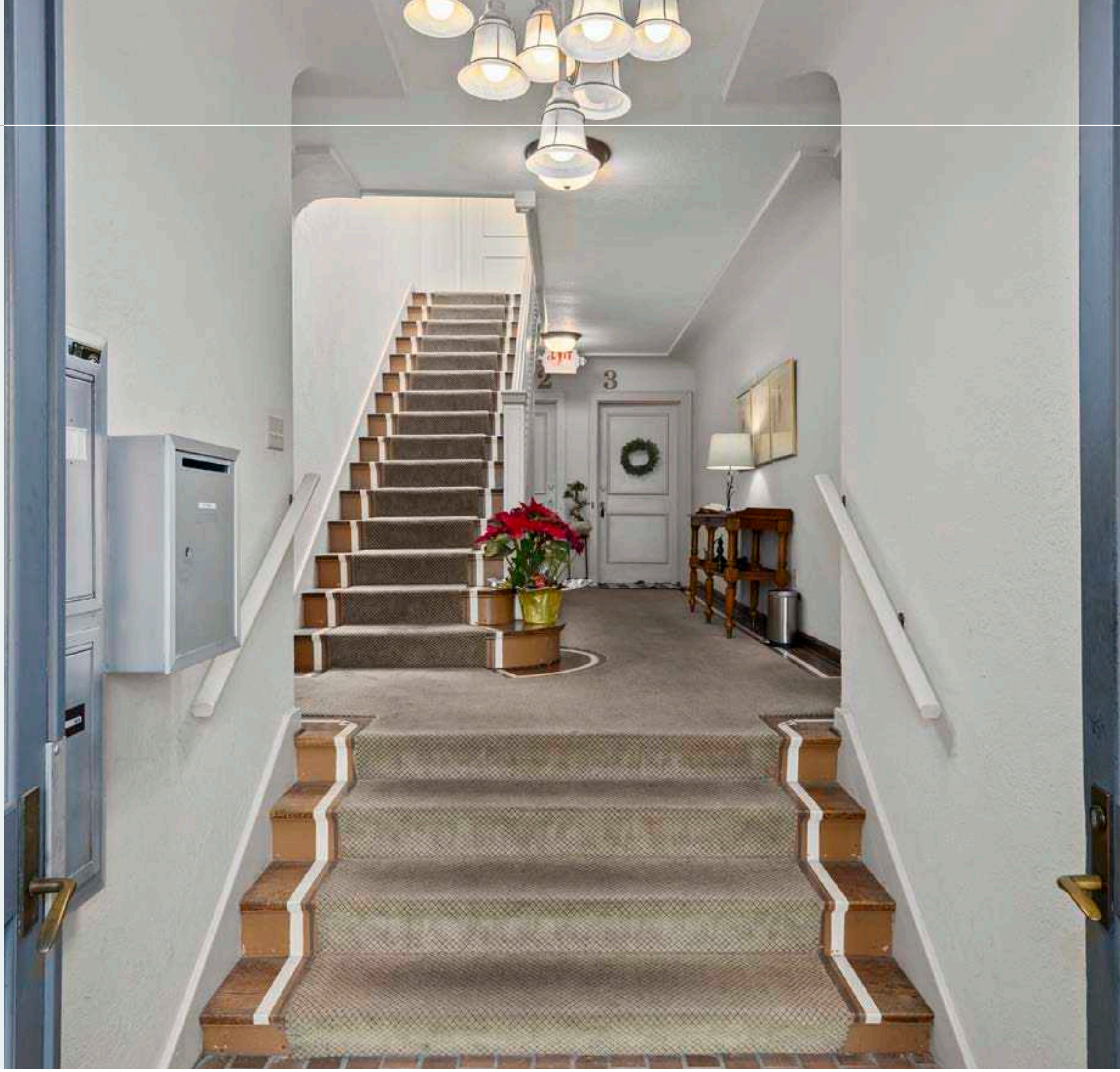
DAVID APARTMENTS

OFFERING SUMMARY

LIST PRICE	$3,250,000
PRICE/UNIT	$295,455
PRICE/NRSF	$454

PROPERTY SUMMARY

ADDRESS	741 Federal Ave E
NEIGHBORHOOD	Capitol Hill
YEAR BUILT	1927
UNITS	11
AVG. UNIT SIZE	651
NRSF*	7,165
ZONING	LR3 (M)
LAND SF	6,000
EXTERIOR	Brick Façade (Wood Frame)
WINDOWS	Double-Pane Vinyl
HEAT	Electric Baseboard
ELECTRICAL	Updated: 125 AMP Panels
PLUMBING	Mix. Original & Updated
WATER	119 Gallon Tank (2019 Install)
LAUNDRY	Common: 1 Washer /1 Dryer
STORAGE	6 Units
PARKING	5 Garages

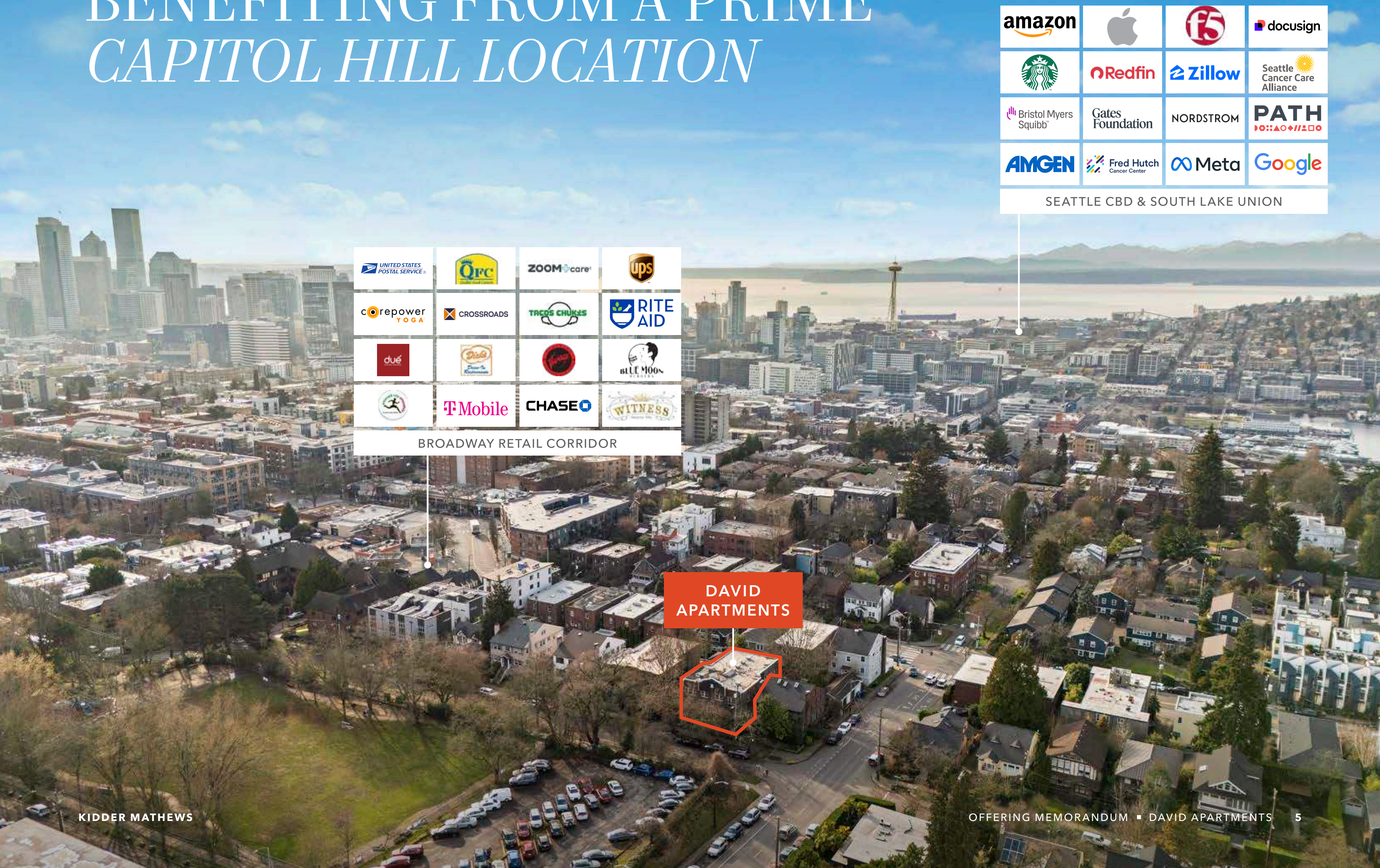


RESIDENTIAL UNIT SUMMARY

				In-Place Rent			Market Rent			Renovated Rent		
Type	Units	Avg SF	Total SF	Avg. Rent	S/SF	Rent/SF	Market Rent	$/SF	Annual Rent	Renovated Rent	$/SF	Annual Rent
Studio	2	438	875	$1,325	$3.03	$31,788	$1,500	$3.43	$36,000	$1,750	$4.00	$42,000
1x1	9	699	6,290	$1,711	$2.45	$184,788	$2,000	$2.86	$216,000	$2,500	$3.58	$270,000
Total/Average	**11**	**651**	**7,165***	**$1,641**	**$2.52**	**$216,576**	**$1,909**	**$2.93**	**$252,000**	**$2,389**	**$3.67**	**$312,000**

*Net Rentable Square Feet and unit sizes provided by management. Buyer to verify.

BENEFITING FROM A PRIME *CAPITOL HILL LOCATION*



INVESTMENT HIGHLIGHTS

Excellent Capitol Hill Location

Situated on Federal Avenue East, David Apartments offers unparalleled access to Volunteer Park, the Broadway retail district, and Capitol Hill Light Rail – just 8 minutes on foot. A Walk Score of 94 drives consistent, quality tenant demand.

Timeless Architectural Character

Built in 1927, David Apartments features original old-world craftsmanship, high ceilings, and a distinguished brick façade that is irreplaceable at any cost – commanding a sustained premium over commodity inventory and attracting long-tenured tenants.

Significant Value-Add Potential

In-place rents sit well below renovated comps – studios and 1×1s nearby are achieving $1,750 and $2,500/month. Strategic interior renovations allow a new owner to close this gap and drive NOI to a 7.55% cap rate on a fully renovated basis.

Exceptional Market Fundamentals

High-barrier-to-entry neighborhood with a sophisticated tenant base and a historical track record of low vacancy and steady appreciation.

Section 02

PROPERTY OVERVIEW

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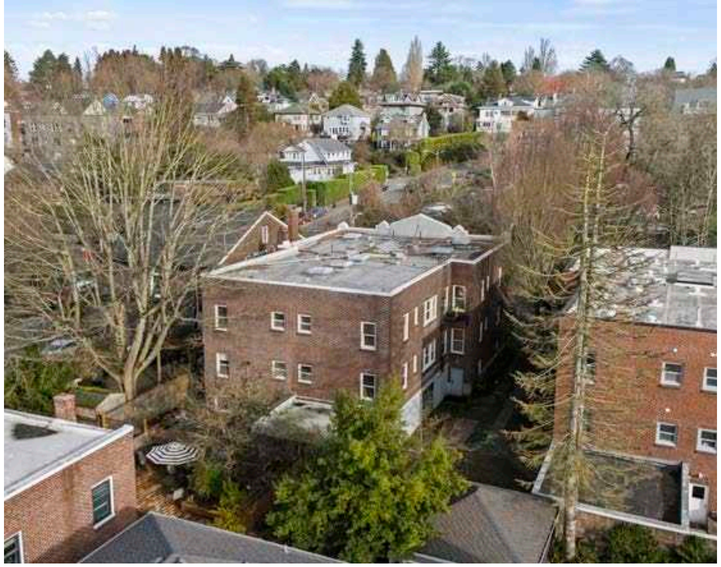
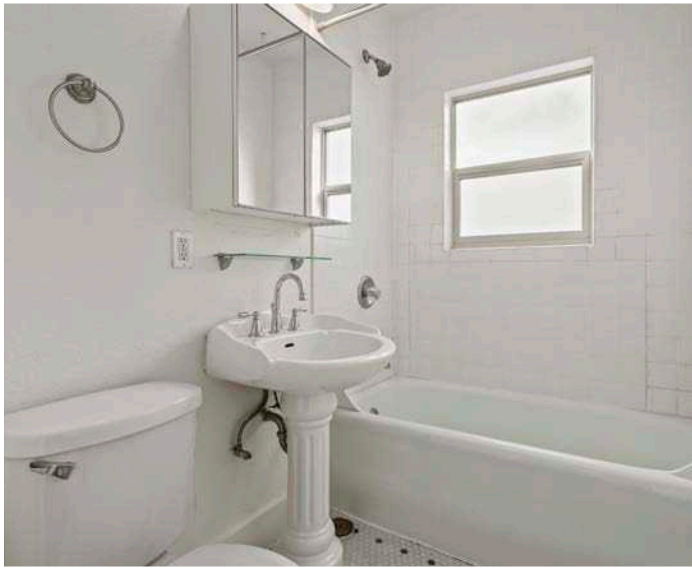
DAVID APARTMENTS

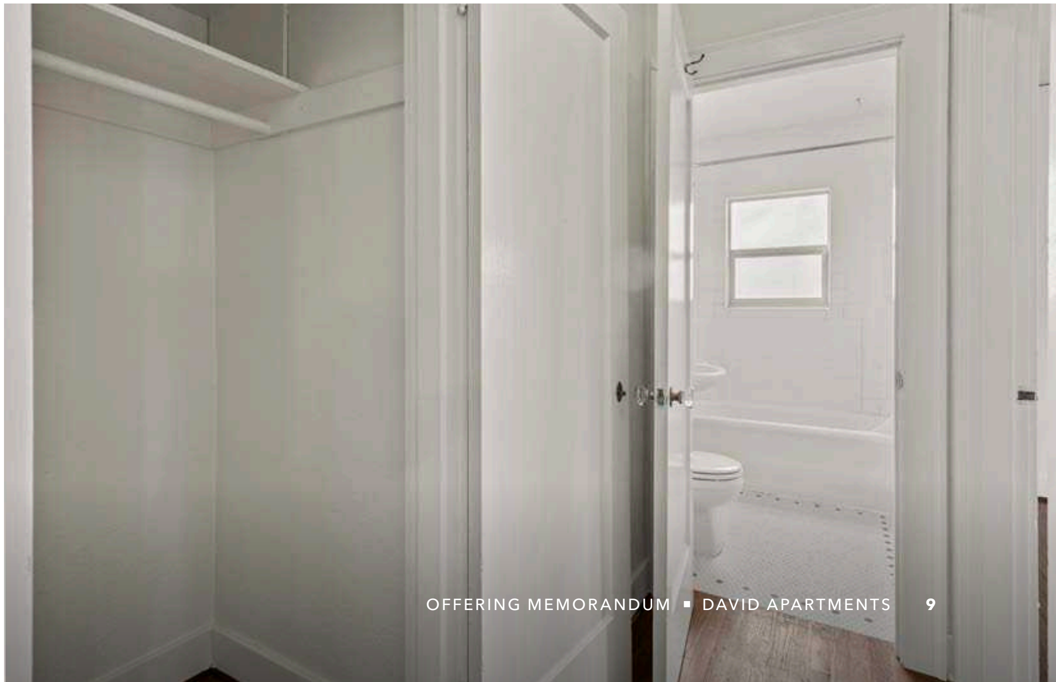
EXTERIOR PHOTOS



INTERIOR PHOTOS







Section 03

FINANCIALS

Kidder Mathews

DAVID APARTMENTS

RESIDENTIAL UNIT SUMMARY

RESIDENTIAL UNIT SUMMARY

				In-Place Rent			Market Rent			Renovated Rent		
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*Net Rentable Square Feet and unit sizes provided by management. Buyer to verify.

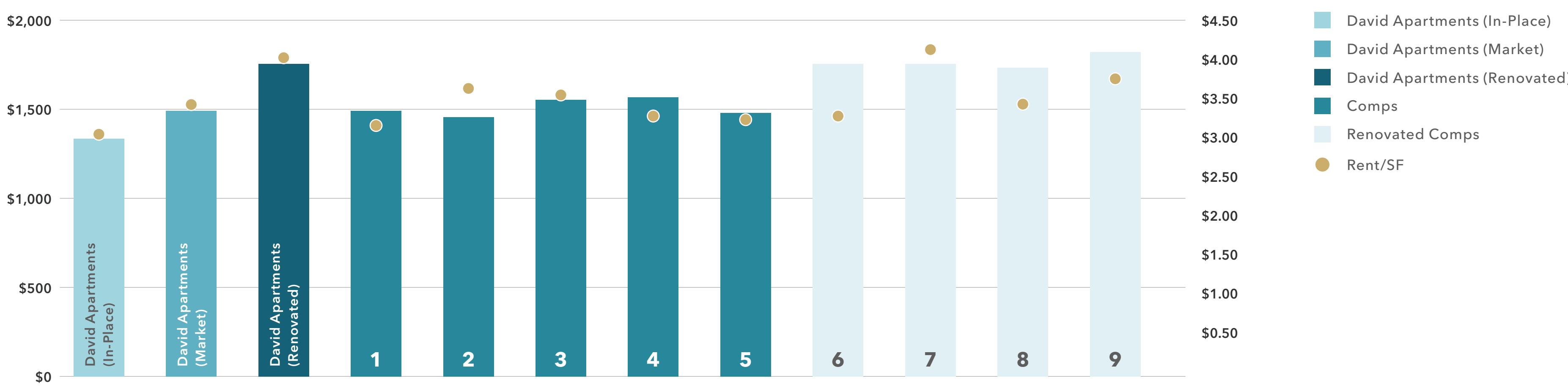
CASH FLOW ANALYSIS

	YEAR 1 STABILIZED OPERATIONS		MARKET OPERATIONS		RENOVATED OPERATION	
Income	**Current Income**		**Market Income**		**Renovated Income**	
Gross Potential Rent	**216,576**	**2.52/SF/Mo**	**252,000**	**2.93/SF/Mo**	**312,000**	**3.63/SF/Mo**
Vacancy	(6,497)	3.0%	(7,560)	3.0%	(9,360)	3.0%
Net Rental Income	**210,079**		**244,440**		**302,640**	
Utility Fees	15,746	119/U/Mo	17,649	134/U/Mo	17,649	134/U/Mo
Parking	3,450	314/U	12,000	1,091/U	12,000	1,091/U
Laundry	1,052	96/U	1,052	96/U	1,052	96/U
Pet	30	3/U	1,650	150/U	1,650	150/U
Miscellaneous	220	20/U	3,600	327/U	3,600	327/U
Effective Gross Income	**230,577**		**280,391**		**338,591**	
Expenses	**Market Expenses**		**Market Expenses**		**Market Expenses**	
Taxes	23,258	2,114/U	23,258	2,114/U	23,258	2,114/U
Insurance	8,800	800/U	8,800	800/U	8,800	800/U
Utilities	19,610	1,783/U	19,610	1,783/U	19,610	1,783/U
R&M	7,700	700/U	7,700	700/U	7,700	700/U
Contract Services	2,200	200/U	2,200	200/U	2,200	200/U
Turnover	2,750	250/U	2,750	250/U	2,750	250/U
Management	18,446	8% EGI	22,431	8% EGI	27,087	8% EGI
Administration	1,650	150/U	1,650	150/U	1,650	150/U
Total Expenses	**84,415**	**37% EGI**	**88,400**	**32% EGI**	**93,056**	**27% EGI**
Expenses/U		7,674/U		8,036/U		8,460/U
Expenses/SF		12/SF		12/SF		13/SF
Net Operating Income	**146,162**	**13,287/U**	**191,991**	**17,454/U**	**245,535**	**22,321/U**
CAP RATE	*4.50%*		*5.91%*		*7.55%*	

RENT COMPARABLES – STUDIO

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF	Type
	David Apartments (In-Place)	741 Federal Ave E	Capitol Hill	1927	438	$1,325	$3.03	Classic
	David Apartments (Market)	741 Federal Ave E	Capitol Hill	1927	438	$1,500	$3.43	Classic
	David Apartments (Renovated)	741 Federal Ave E	Capitol Hill	1927	438	$1,750	$4.00	Renovated
01	**Viceroy**	505 Boylston Ave E	Capitol Hill	1930	466	$1,495	$3.21	Classic
02	**Marwood Apartments**	531 Bellevue Ave E	Capitol Hill	1927	407	$1,481	$3.64	Classic
03	**Cornell Apartments**	531 Malden Ave E	Capitol Hill	1928	440	$1,550	$3.52	Classic
04	**Parkway Apartments**	603 12th Ave E	Capitol Hill	1929	470	$1,595	$3.39	Classic
05	**Littlefield Apartments**	205 19th Ave E	Capitol Hill	1910	453	$1,495	$3.30	Classic
06	**Lombardi Court**	421 Summit Ave E	Capitol Hill	1929	525	$1,750	$3.33	Renovated
07	**Prince of Wales**	1818 20th Ave	Capitol Hill	1927	400	$1,750	$4.38	Renovated
08	**Buckley**	201 17th Ave E	Capitol Hill	1928	500	$1,745	$3.49	Renovated
09	**De Selm**	403 14th Ave E	Capitol Hill	1930	495	$1,795	$3.63	Renovated
	Average			**1927**	**459**	**$1,641**	**$3.59**	

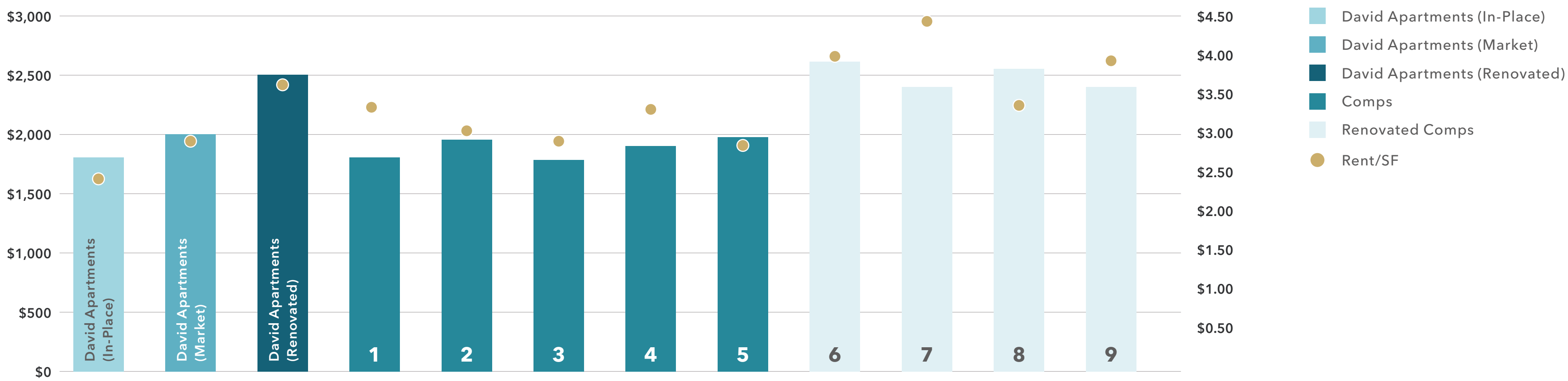
RENT VS RENT/SF



RENT COMPARABLES – 1X1

	Property	Address	Neighborhood	Year	Unit SF	Rent	$/SF	Type
	David Apartments (In-Place)	741 Federal Ave E	Capitol Hill	1927	699	$1,711	$2.45	Classic
	David Apartments (Market)	741 Federal Ave E	Capitol Hill	1927	699	$2,000	$2.86	Classic
	David Apartments (Renovated)	741 Federal Ave E	Capitol Hill	1927	699	$2,500	$3.58	Renovated
01	**Varick Apartments**	503 E Thomas St	Capitol Hill	1929	560	$1,895	$3.38	Classic
02	**Summit Apartments**	733 Summit Ave E	Capitol Hill	1949	647	$1,945	$3.01	Classic
03	**Austin Apartments**	409 10th Ave	Capitol Hill	1928	655	$1,895	$2.89	Classic
04	**Summit Crest**	315 Summit Ave E	Capitol Hill	1930	600	$1,978	$3.30	Classic
05	**Carlyle Apartments**	320 Summit Ave E	Capitol Hill	1908	700	$1,995	$2.85	Classic
06	**Belory**	703 Bellevue Ave E	Capitol Hill	1930	670	$2,595	$3.87	Renovated
07	**1124 Lakeview Blvd**	1124 Lakeview Blvd	Capitol Hill	1912	541	$2,425	$4.48	Renovated
08	**1903 E Highland Dr**	1903 E Highland Dr	Capitol Hill	1928	725	$2,525	$3.48	Renovated
09	**Anhalt**	1600 E John St	Capitol Hill	1930	620	$2,448	$3.95	Renovated
	Average			**1927**	**642**	**$2,220**	**$3.48**	

RENT VS RENT/SF



SALE COMPARABLES

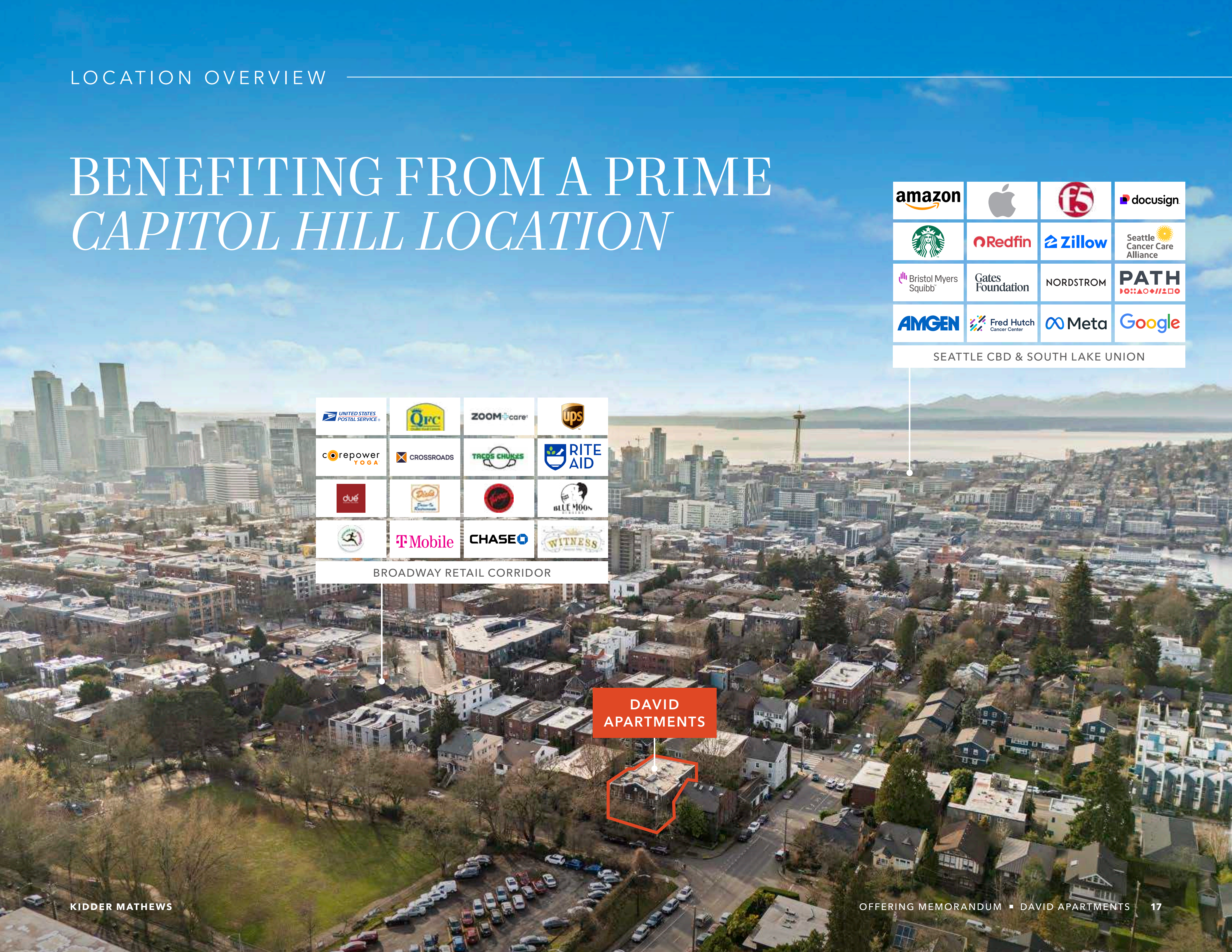
	Property	Neighborhood	Built	Units	Residential SF	Avg Unit Size	Sale Date	Price	$/Unit	$/SF
01	633 33RD AVE E 633 33rd Ave E	Madison Valley	1907	5	5,679	1,136	1/29/2026	$1,950,000	$390,000	$343
02	2114 7TH AVE W 2114 7th Ave W	Queen Anne	1927	5	3,654	731	1/28/2026	$2,000,000	$400,000	$547
03	BOYLSTON MANOR 752 Boylston Ave E	Capitol Hill	1928	9	5,840	649	1/9/2026	$3,045,500	$338,389	$521
04	MALDEN 612 Malden Ave E	Capitol Hill	1907	7	6,824	975	11/13/2025	$2,050,000	$292,857	$300
05	311 12TH AVE E 311 12th Ave E	Capitol Hill	1928	5	3,094	619	9/3/2025	$1,800,000	$360,000	$582
06	THE UNION 3618 Woodland Park Ave N	Fremont	1925	7	5,352	765	8/7/2025	$2,308,950	$329,850	$431
07	TILTSONIAN APARTMENTS 528 20th Ave E	Capitol Hill	1913	5	3,647	729	6/2/2025	$2,050,000	$410,000	$562
08	1501 31ST AVE S 1501 31st Ave S	Mt. Baker	1927	5	3,350	670	1/3/2025	$1,700,000	$340,000	$507
09	THE BROADWAY APARTMENTS 946 Broadway Ave E	Capitol Hill	1916	5	2,258	452	12/9/2024	$1,400,000	$280,000	$620
10	THOMAS EAST APARTMENTS 317 E Thomas St	Capitol Hill	1910	8	7,100	888	2/15/2024	$2,400,000	$300,000	$338
	Average		**1919**	**6**		**761**			**$344,110**	**$475**
	DAVID APARTMENTS 741 Federal Ave E	Capitol Hill	1927	11	7,165*	651	-	$3,250,000	$295,454	$454

*Net Rentable Square Feet and unit sizes provided by management. Buyer to verify.

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, David 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

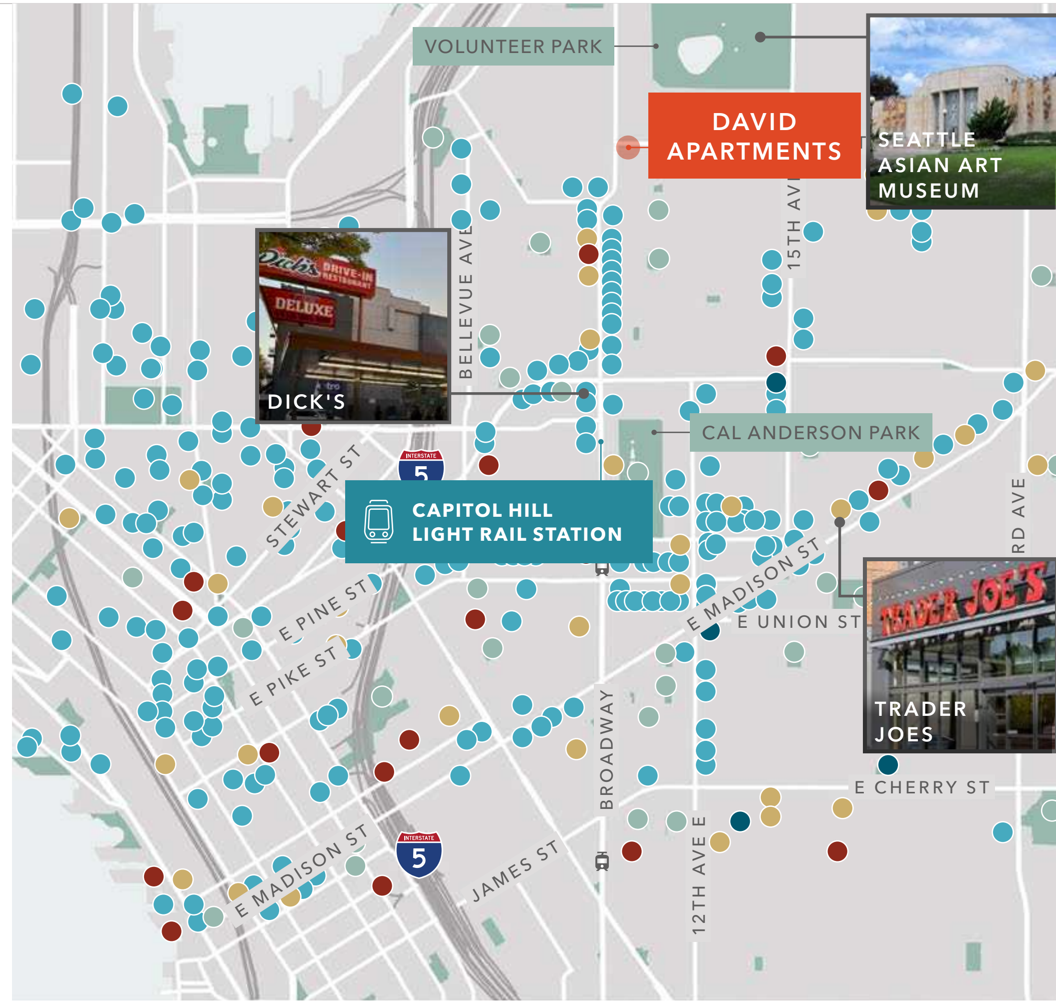
A walker's paradise with everything you need just steps away.

OVER 100 RESTAURANTS & BARS WITHIN A MILE

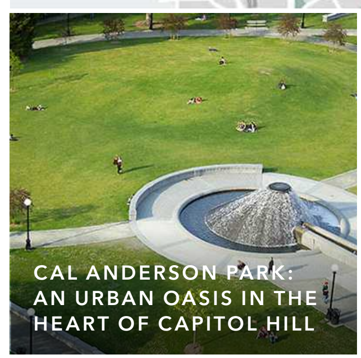
Enjoy a diverse mix of dining and nightlife options.

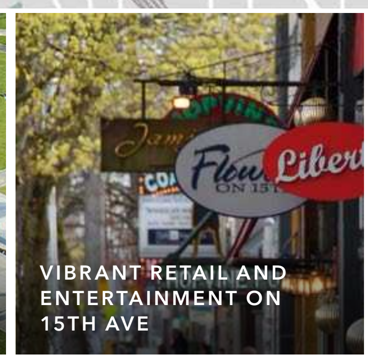
8-MINUTE WALK TO LIGHT RAIL

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, SeattleU, 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, CZ, PEMCO Insurance, xealth, gettyimages, 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

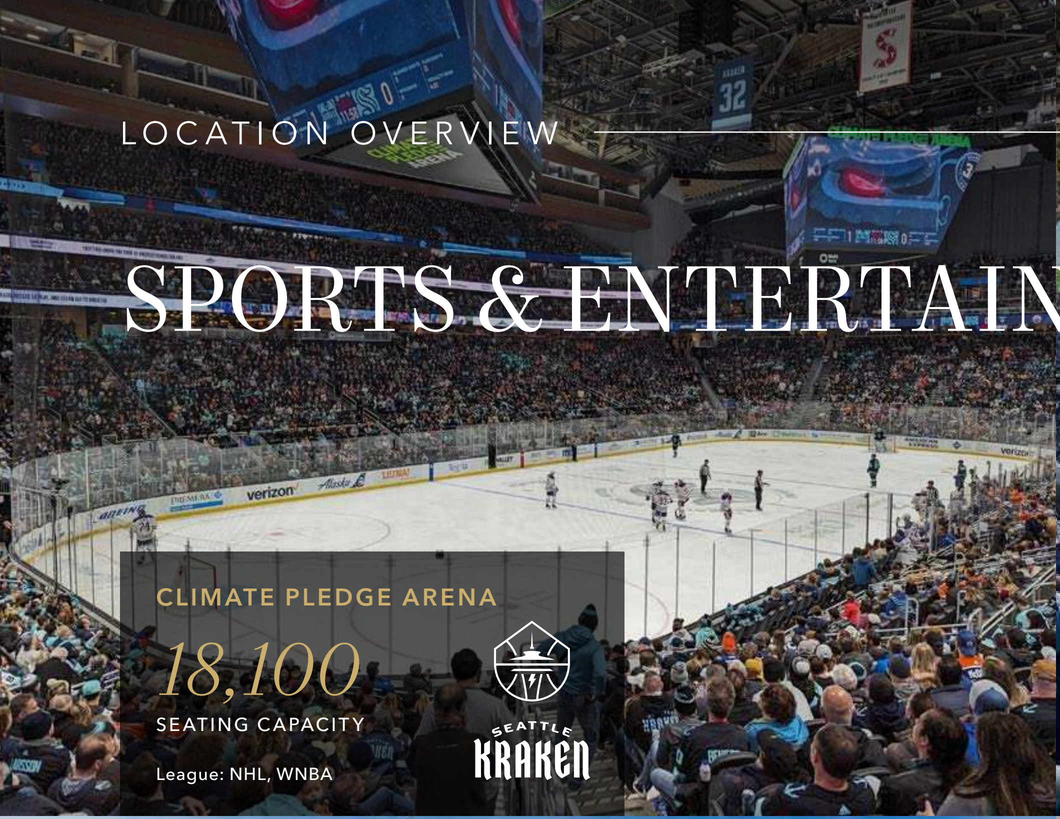
Nordstrom, a luxury department store chain founded in Seattle, operates 99 stores in the U.S. and 260 Nordstrom Rack locations. In 2023, the company opened 19 new Nordstrom Rack stores and plans to continue its expansion with 22 more in 2024 and four in 2025. Nordstrom is known for its strong corporate 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
UNIVERSITY of WASHINGTON

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

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

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

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)

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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