

OFFERING BROCHURE

THE OREGONIAN

4315 & 4319 SW OREGON ST, SEATTLE, WA 98116

12-UNIT VALUE-ADD INVESTMENT OPPORTUNITY IN WEST SEATTLE

 **CUSHMAN &
WAKEFIELD**
MULTIFAMILY CAPITAL MARKETS

EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present **The Oregonian Apartments**, a 12-unit apartment building in West Seattle. This value-add offering provides significant upside through continued unit renovation and rental rate optimization. Three units have been renovated to date, demonstrating a \$200-\$325/month premium over classic units, with nine classic units remaining.

PROPERTY SUMMARY

Property Address	4315 & 4319 SW Oregon St, Seattle, WA 98116
Submarket	West Seattle
Site Size	5,850 SF (0.14 acres)
Parcel Numbers	338990-0141, 338990-0140
Zoning	NC2-75 (M)
Number of Units	12
Year Built	1927
Average Unit Size	765 SF
Rentable Area	9,000 SF
Unit Mix	12 - 1 Bed / 1 Bath

PRICING SUMMARY

Offering Price	\$3,600,000
Price / Unit	\$300,000
Renovated NOI	\$224,721
In-Place NOI	\$192,879
In-Place Cap Rate	5.36%
Renovated Cap Rate	5.94%





The
OREGONIAN

44TH AVE SW

SW OREGON ST

UNIT MIX & RENTS

Unit Type	Units	Avg SF	In-Place Rent	Pro Forma Rent	Renovated Rents
1BD 1BA - Classic	9	765	\$2,134	\$2,300	\$2,500
1BD 1BA - Reno	3	765	\$2,470	\$2,500	\$2,500
TOTAL / AVERAGE	12	765	\$2,218	\$2,350	\$2,500



LIVING ROOM



LIVING ROOM



RENOVATED KITCHEN



BEDROOM



WASHER/DRYER



BATHROOM





The
OREGONIAN

CALIFORNIA AVESW

44TH AVESW

SW OREGON ST

FOR SALE

THE OREGONIAN

4315 & 4319 SW OREGON ST, SEATTLE, WA 98116

EXCLUSIVE ADVISORS

MULTIFAMILY CAPITAL MARKETS

DEAL LEADS

TIM MCKAY

Managing Director

+1 206 369 7599

Tim.McKay@cushwake.com

MATT KEMPER

Senior Director

+1 206 877 3378

Matt.Kemper@cushwake.com

DYLAN ROETER

Senior Associate

+1 425 445 0071

Dylan.Roeter@cushwake.com

DAN CHHAN

Managing Director

+1 206 321 2047

Dan.Chhan@cushwake.com

BYRON ROSEN

Director

+1 206 819 4488

Byron.Rosen@cushwake.com

EQUITY, DEBT, & FINANCING

DAVID KARSON

Executive Vice Chair

+1 203 550 1441

Dave.Karson@cushwake.com

CHRIS MOYER

Executive Managing Director

+1 570 764 1335

Chris.Moyer@cushwake.com

JOHN SPREITZER

Senior Director

+1 908 295 1953

John.Spreitzer@cushwake.com



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