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REALOGICS SOTHEBY'S INTERNATIONAL REALTY

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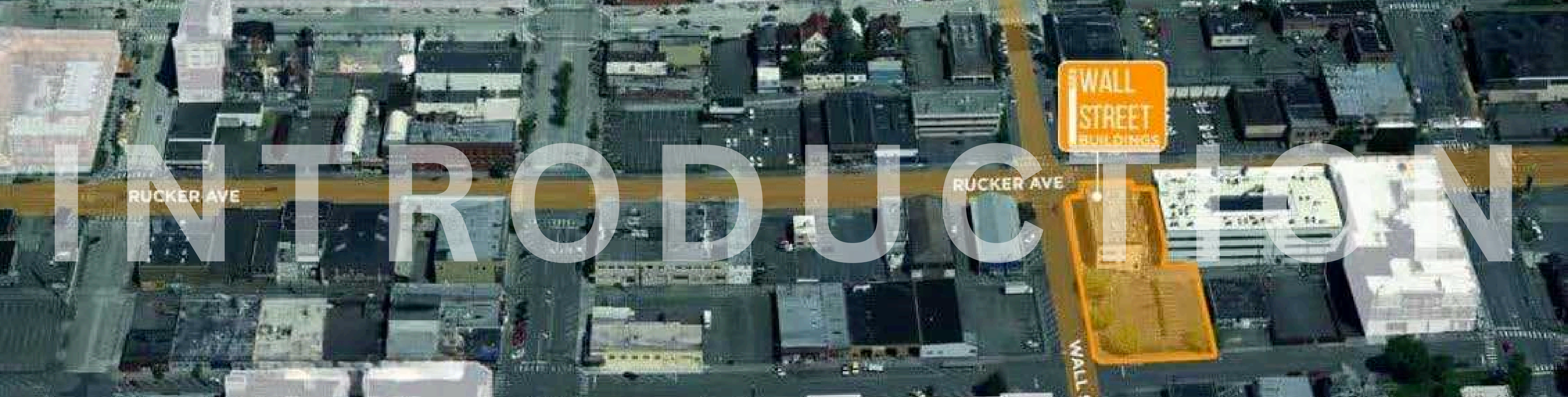
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EVERETT MU25 DEVELOPMENT OPPORTUNITY

- *Five Total Parcels (Includes 2 Buildings and 3 Parking Parcels)*
- *0.53 Acres*
- *Zoned MU25*
- *Everett's 2044 Comprehensive Plan*
- *Mixed Use Potential*

DKWOZNAK
AI Visual
CONCEPTS

Disclaimer: The images shown are AI-generated conceptual renderings provided solely for illustrative and marketing purposes. They do not represent actual architectural plans, entitlements, or guaranteed outcomes, and are intended only to demonstrate potential development possibilities under MU25 zoning.



*This is a rare opportunity to acquire a prime downtown Everett assemblage totaling approximately 23,087 SF across two corner buildings and three contiguous parking lots. With Everett's recent **MU25** zoning update, the site offers potential for up to 25 stories of mixed-use development.*

Highlights

- *Total land assemblage: ~23,087 SF (0.53 acres)*
- *MU25 zoning – mixed-use flexibility up to 25 stories*
- *Current as-is income from existing buildings & parking*
- *Prime corner location at Wall St & Rucker Ave*
- *Significant redevelopment upside (2–3x on parking parcels, premium assemblage value)*

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MU25

MU25 –
Unlocking New Potential
2044

Everett's 2044 Comprehensive Plan emphasizes housing expansion, economic vitality, and transit-oriented development. **MU25** zoning was created to unlock vertical density in the urban core, driving demand for:

- **Multifamily housing**
- **Middle housing**
- **Retail + Dining**
- **Medical & Office space**

This property sits squarely in the path of Everett's 20-year growth vision.



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Property Overview



3 Parking Parcels

1316 Wall St

3006 Rucker Ave

- **1316 Wall St (Corner Building):** Street-front visibility, income-producing, future redevelopment play.
- **3006 Rucker Ave (Skinny Building):** Flexible use, boutique redevelopment potential.
- **Parking Parcels (3):** 13,940 SF of land, most significant redevelopment upside under MU25.

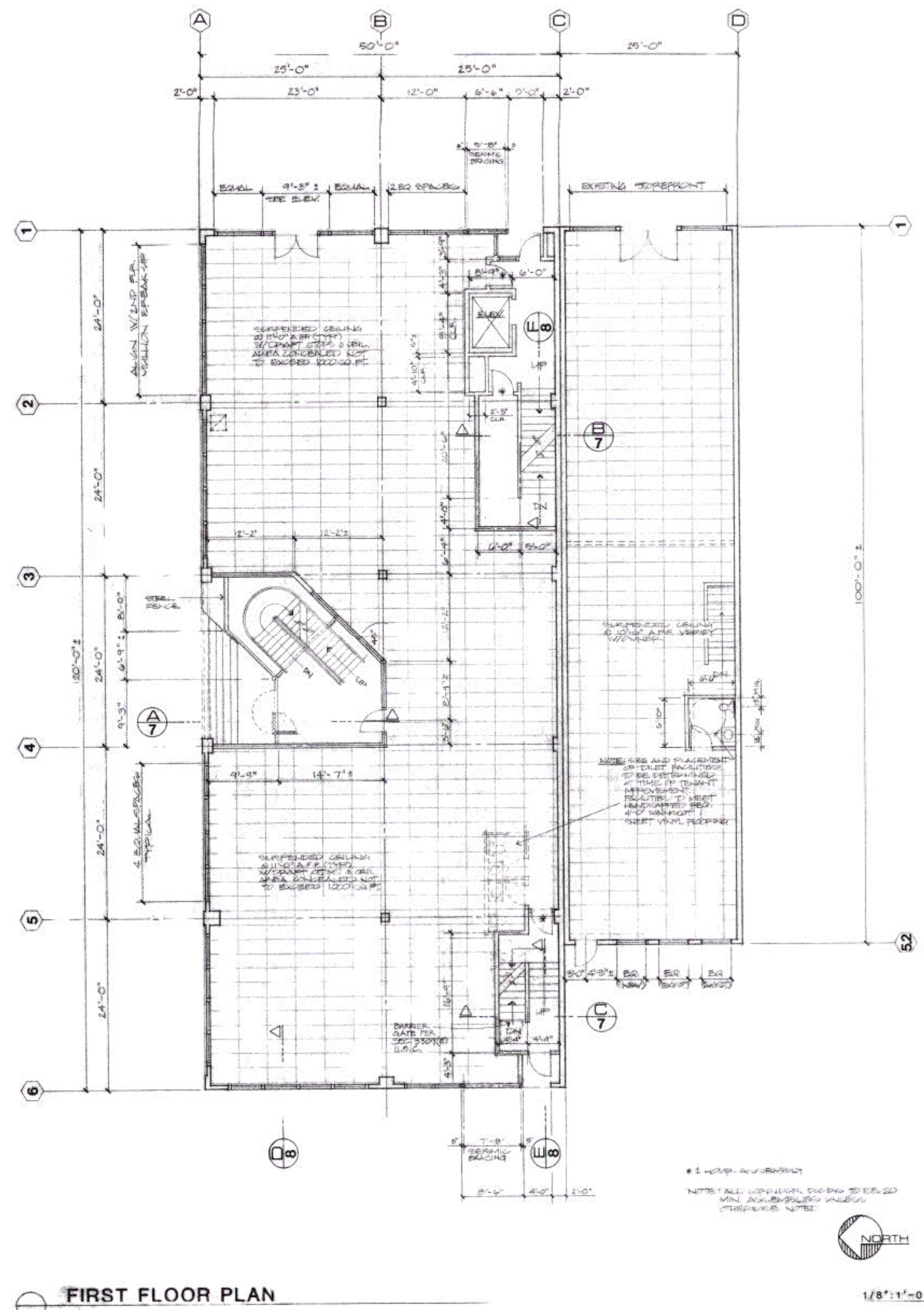
- **CBA #44851108**
- **NWMLS #2518698**
- **WEBSITE - 2518698.RSIR.HOMES**

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1st Floor Blueprint

1316 Wall St (Corner Building)

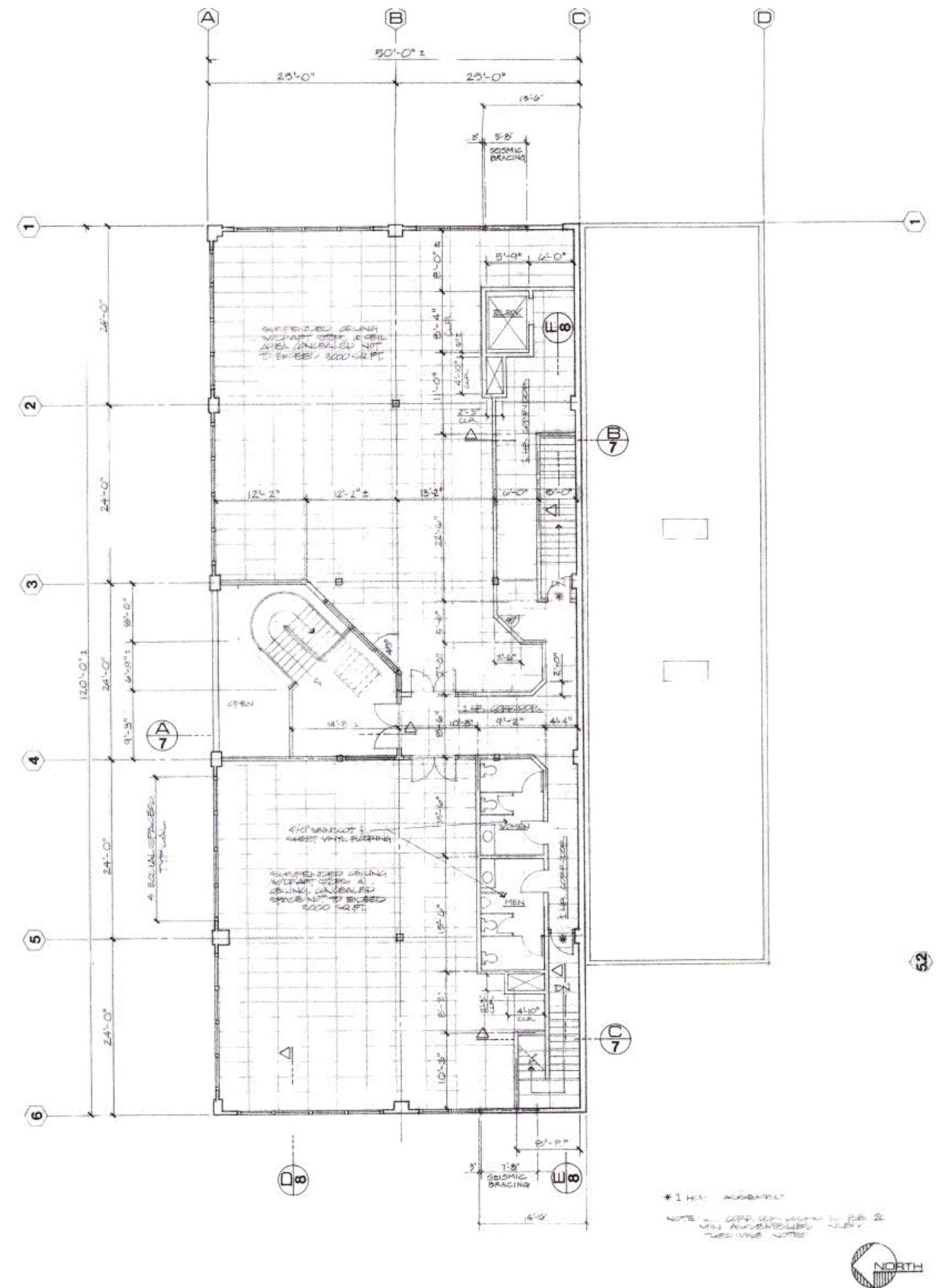
- **Floor 1** is 5,760SF
- **Floor 2** is 5,841SF
- **Basement** is 6,000SF and finished
- **Multiple entrances** and an **elevator** that goes to all three floors.



2nd Floor Blueprint

1316 Wall St (Corner Building)

- **Floor 1** is 5,760SF
- **Floor 2** is 5,841SF
- **Basement** is 6,000SF and finished
- **Multiple entrances** and an **elevator** that goes to all three floors.



SECOND FLOOR PLAN

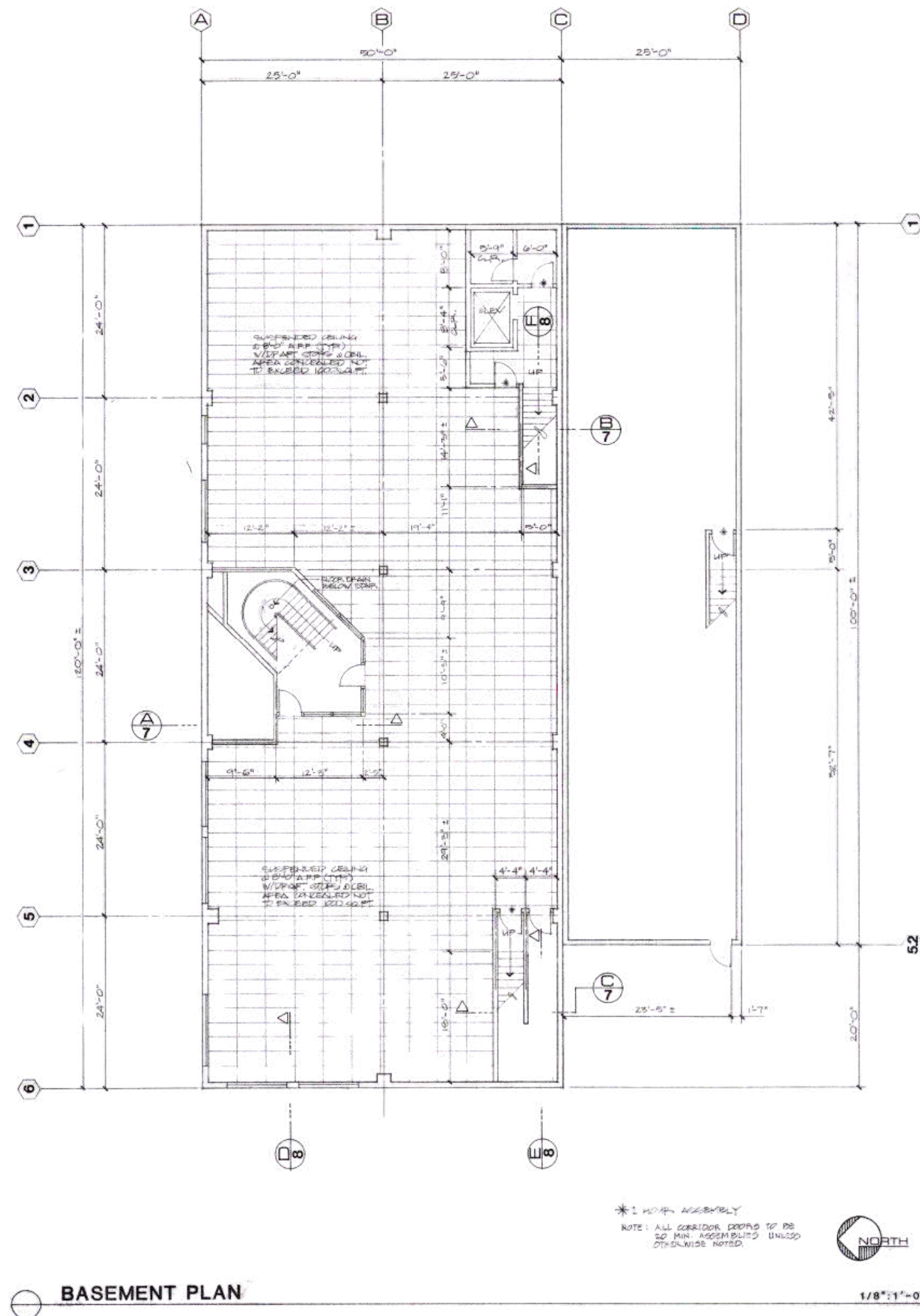


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Basement Floor Blueprint

1316 Wall St (Corner Building)

- **Floor 1** is 5,760SF
- **Floor 2** is 5,841SF
- **Basement** is 6,000SF and finished
- **Multiple entrances** and an **elevator** that goes to all three floors.





Premium Assemblage Opportunity

Individually, each property carries strong as-is and redevelopment potential. Combined, the assemblage creates a premium development site with scale and efficiency.

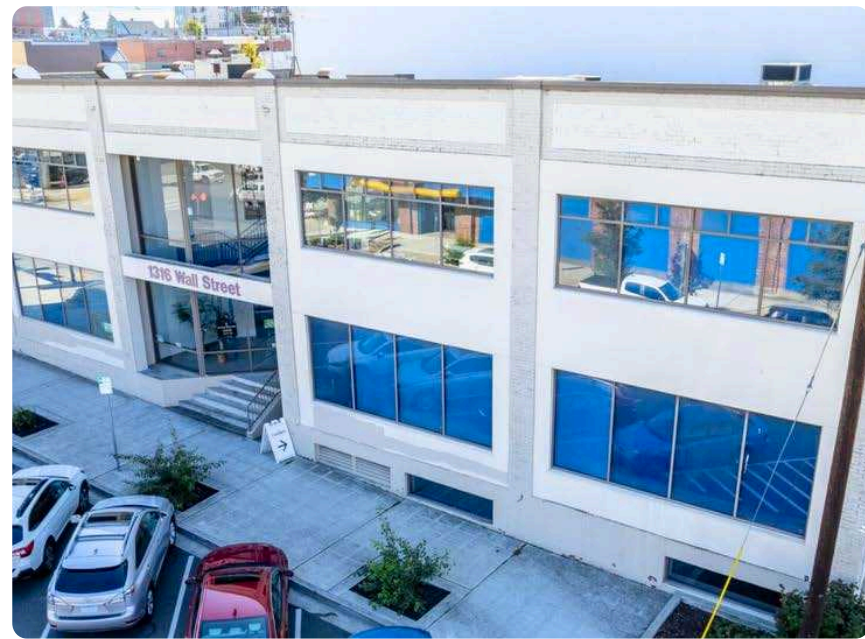
- *Combined footprint: ~23,087 SF*
- *Contiguous frontage across Wall St & Rucker Ave*
- *Skybridge potential between buildings*
- *Attractive to institutional developers seeking scale*



SITES, VIEWS & SURROUNDINGS

Sites Layout & Development Potential

This assemblage includes two corner buildings and three contiguous parking parcels with combined frontage along Wall Street and Rucker Avenue. Current improvements provide holding income, while the land footprint positions the site as a prime redevelopment play. Photos showcase existing structures, surface parking, and the scale of opportunity for high-rise mixed-use under MU25 zoning.



From stable income today to institutional-scale redevelopment tomorrow.

COMMUNITY



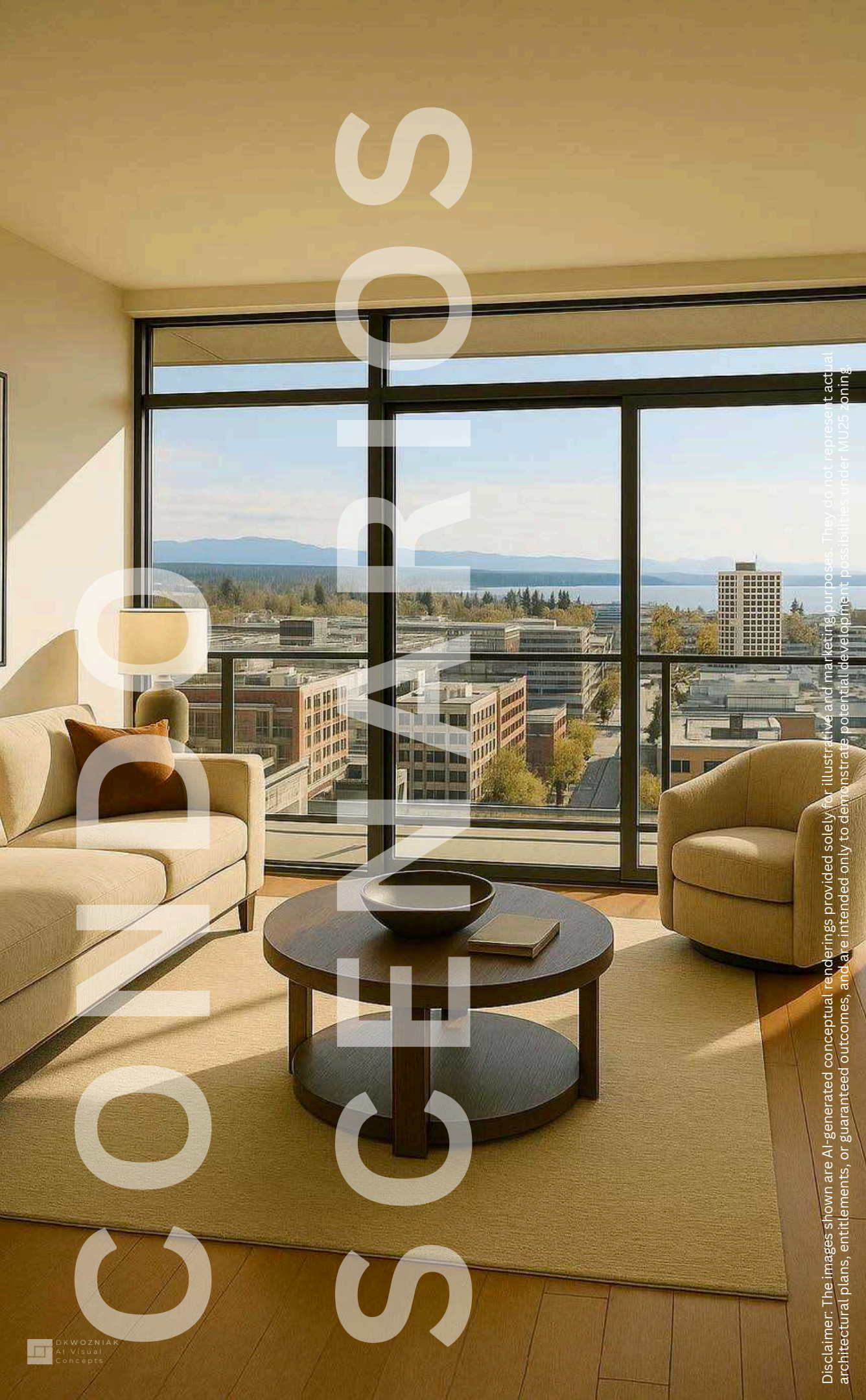
Views Today, Lifestyle Tomorrow

The property sits at the center of Everett's growing downtown, with strong street visibility and access to the urban core. These photos capture the character of the current buildings, the open potential of the parking lots, and the upper-level views that future residents or office tenants could enjoy – the Everett skyline, the Sound, and the Cascades beyond.

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From corner presence to skyline living – this site is ready to shape Everett's future.



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Condo Development Potential

Key Modeling Assumptions (industry-standard for early massing)

- **Site area** (5 parcels combined): ~23,087 SF (your assemblage)
- **Tower floorplate:** 11,500–12,500 SF (typical urban tower over a podium on a ~0.5-acre site).
- **Residential floors:** varies by scenario (see below).
- **Efficiency** (gross → net sellable condos): 75–80% (accounts for corridors, shafts, amenities).
- **Average condo size:** ~850–950 SF (mix of studios–2BRs; adjust to your program).
- **Ground floor/podium:** reserved for retail, lobby, services, structured parking (parking reductions possible per EMC 19.34).

12–15 Story Development Snapshot

Scenario	Total Floors	Estimated Gross Build SF	Estimated Sellable Condo SF	Estimated Unit Count*	Projected Sellout Range
12 Stories	1 Retail + 11 Residential	~155,000 SF	~110,000 SF	115–130 Units	\$48M–\$55M
14 Stories	1 Retail + 13 Residential	~170,000 SF	~120,000 SF	125–140 Units	\$52M–\$60M
15 Stories	1 Retail + 14 Residential	~180,000 SF	~130,000 SF	135–150 Units	\$55M–\$65M

*Unit counts based on average 850–950 SF mix.



Disclaimer: The development scenarios, square footage, and unit counts presented are preliminary, high-level feasibility estimates based on MU25 zoning allowances and typical urban design assumptions. They are provided for illustrative and marketing purposes only and do not constitute architectural plans, entitlements, or guarantees of buildable area. Actual development potential will depend on final site planning, city approvals, design standards, parking requirements, and buyer due diligence.

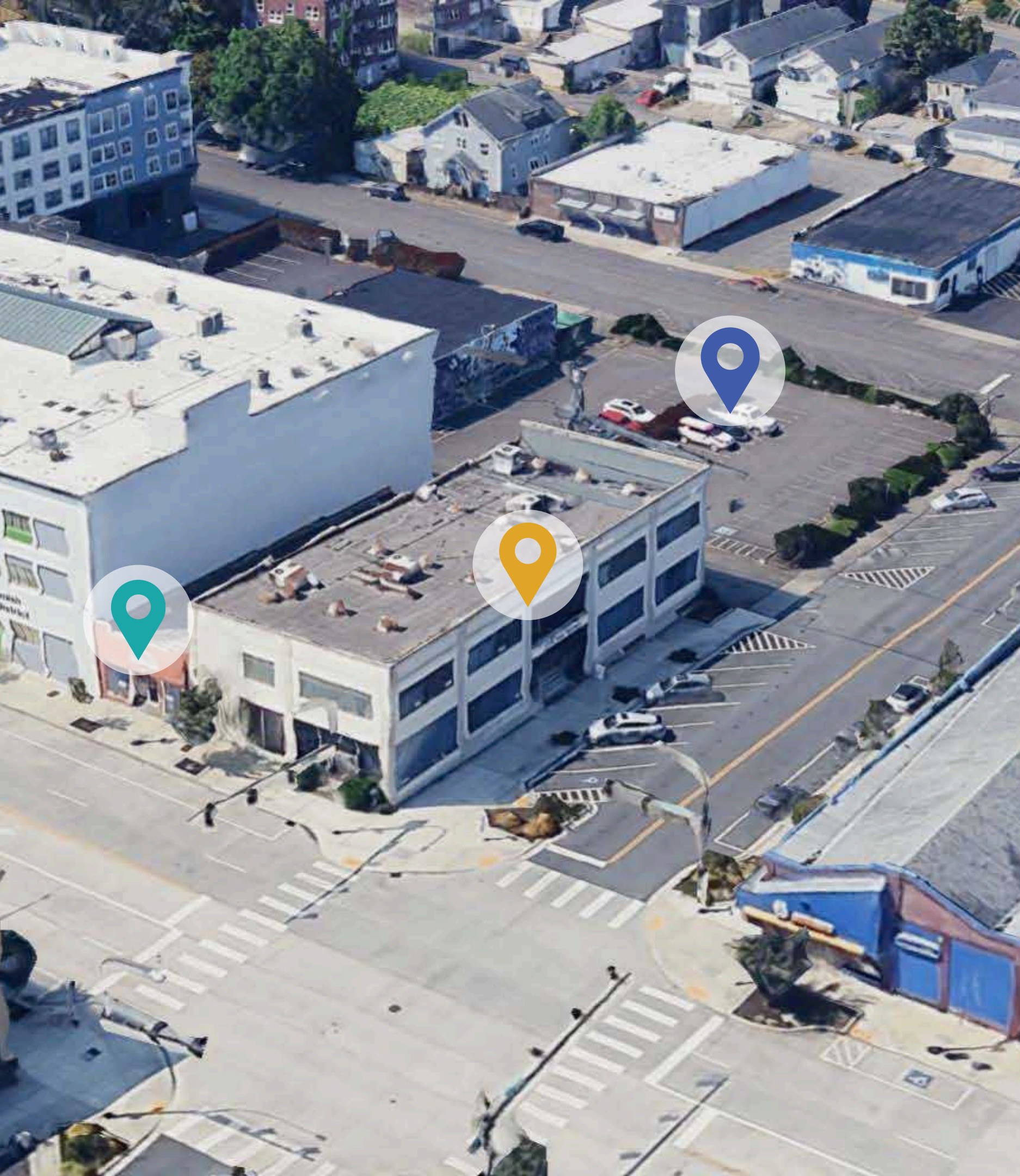
Development Vision

Conceptual renderings demonstrate the range of possible outcomes under MU25 zoning:

- *Mixed-use towers with ground-floor retail and residential above.*
- *Class A medical or Office building with structured parking.*
- *Dual-tower concept with skybridge connection across parcels.*

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Investment Highlights

- **Rare MU25 Opportunity:** First-mover advantage in Everett's newly upzoned core.
- **Diverse Exit Strategies:** Hold for income, redevelop individually, or assemble for maximum value.
- **Long-Term Demand:** Everett's growth trajectory supports housing, retail, and medical/office demand.
- **Strong Visibility:** Corner location with multiple street frontages.



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THANK YOU

Thank you for your interest in this rare and exceptional Rucker Avenue and Wall Street / Everett MU25 development opportunity. We look forward to connecting and discussing how this property aligns with your investment goals.



Dan Wozniak



James Betzer