

# SETHOME HILL APARTMENTS

5-Unit Value-Add  
Investment Opportunity

Bellingham, WA





## Offering Summary

CBRE presents Sehome Hill Apartments, a 5-unit building located in Bellingham, Washington. Built in 1986, and featuring one one-bedroom unit and four two-bedroom units, the Property offers an investor the perfect opportunity to execute and capitalize on a value-add program. Averaging 710 square feet, each apartment features an open kitchen and large balcony or patio. Sehome Hill Apartments are nestled in the historic Sehome neighborhood of Bellingham, where Western Washington University, the city's central business district, and the Bellingham Bay waterfront are all within walking distance.

Sehome Hill presents investors with an opportunity to implement a new value-add program to capture renovation premiums that would successfully reposition the property. Recommendations include updating the apartments by adding in-unit washers and dryers, faux stainless-steel appliances, vinyl plank flooring throughout, new cabinet faces, updated counter tops, new lighting and bathroom fixtures. Along with other interior and exterior upgrades, these improvements would appeal to the area's tenant base and allow a new owner to increase rents significantly per unit per month. Due to its design, unit mix, and market dynamics of the surrounding area, Sehome Hill offers investors a significant opportunity to acquire a well-maintained property and capitalize on renovation premiums resulting in increased rents.



**WATERFRONT  
REDEVELOPMENT  
PROJECT**  
237 ACRES | MIXED-USE  
15-MINUTE WALK

**CENTRAL BUSINESS  
DISTRICT**  
15-MINUTE WALK

Whatcom Creek  
Waterway



**MAIN CAMPUS**  
16,000+ STUDENTS  
1-MINUTE WALK

**SETHOME HILL  
APARTMENTS**

## Property Highlights



### **Value-Add Investment Opportunity**

5-unit complex built in 1986 consisting of one one-bedroom and four two-bedroom units primed for renovations to increase rents



### **Long-Term Cash Flow Acquisition**

Perfect investment positioned to continually benefit from the overall strength of the northern Washington economy



### **Central Location**

Located next to Western Washington University; one mile from Bellingham's central business district and waterfront



### **Existing Demand & Rental Upside**

Zero vacancies in the past 20+ years demonstrates opportunity for new ownership to raise rents upon turnover

**SETHOME HILL  
APARTMENTS**

**CBRE**



# SETHOME HILL APARTMENTS

## Investment Overview

|                 |  |
|-----------------|--|
| Address         | 813 Billy Frank Jr. Street<br>Bellingham, WA 98225 |
| Price           | \$1,300,000  |
| Units           | 5  |
| Year Built      | 1986   |
| Net Rentable SF | 3,128  |
| Lot Size (SF)   | 5,227  |
| Avg. Unit Size  | 710 SF   |
| Parking         | 7 spaces   |
| Parcel #        | 3803311423850000                                   |







## Income Summary

### UNIT MIX

| Unit Type              | Unit Count | Size          | Current Average Rent | Current Rent/SF | Pro Forma Rent | Pro Forma Rent/SF |
|------------------------|------------|---------------|----------------------|-----------------|----------------|-------------------|
| 1BR/1BA                | 1          | 650 SF        | \$1,000              | \$1.54          | \$1,350        | \$2.08            |
| 2BR/1BA                | 4          | 725 SF        | \$1,194              | \$1.65          | \$1,550        | \$2.14            |
| <b>Totals/Averages</b> | <b>5</b>   | <b>710 SF</b> | <b>\$1,155</b>       | <b>\$1.63</b>   | <b>\$1,510</b> | <b>\$2.13</b>     |

# Rent Comparables

|                        |                         | 1             | 2                | 3                | 4              | 5            |
|------------------------|-------------------------|---------------|------------------|------------------|----------------|--------------|
| Property Name          | Sehome Hill             | 1505 Moore St | Turner Terrace   | 605 N Garden St  | 628 N State St | Taylor Creek |
| Current Status         |                         |               |                  |                  |                |              |
| Occupancy              | 100%                    | 84%           | 86%              | 100%             | 100%           | 89%          |
| Average Rent           | \$1,510                 | \$1,610       | \$1,695          | \$1,595          | \$1,325        | \$1,300      |
| Property Information   |                         |               |                  |                  |                |              |
| Address                | 813 Billy Frank Jr. St  | 1505 Moore St | 621 N Forest St  | 605 N Garden St  | 628 N State St | 2300 Taylor  |
| City                   | Bellingham              | Bellingham    | Bellingham       | Bellingham       | Bellingham     | Bellingham   |
| Year Built             | 1986                    | 1980          | 1923             | 1971             | 1987           | 1976         |
| Units                  | 5                       | 6             | 7                | 2                | 7              | 9            |
| Average Unit SF        | 713                     | 877           | 798              | 890              | 680            | 650          |
| Unit Interior Finishes |                         |               |                  |                  |                |              |
| Appliances             | White                   | White         | Stainless        | Sainless         | Stainless      | Stainless    |
| Countertops            | Laminate                | Quartz        | Quartz           | Quartz           | Quartz         | Granite      |
| Flooring               | Vinyl Plank/Carpet/Tile | Tile/Carpet   | Hardwoods/Carpet | Hardwoods/Carpet | Vinyl/Carpet   | Vinyl/Carpet |

| 1 Bedroom     | Property        | Type    | Rent/Unit | Average SF |
|---------------|-----------------|---------|-----------|------------|
|               | 203 E Laurel St | 1BR/1BA | \$1,520   | 712        |
|               | Sehome Hill     | 1BR/1BA | \$1,350   | 650        |
|               | 628 N State St  | 1BR/1BA | \$1,325   | 680        |
|               | Taylor Creek    | 1BR/1BA | \$1,300   | 650        |
| Total/Average |                 |         | \$1,374   | 673        |

| 2 Bedroom     | Property        | Type    | Rent/Unit | Average SF |
|---------------|-----------------|---------|-----------|------------|
|               | Turner Terrace  | 2BR/1BA | \$1,695   | 798        |
|               | 1505 Moore St   | 2BR/1BA | \$1,610   | 877        |
|               | 605 N Garden St | 2BR/1BA | \$1,595   | 890        |
|               | Sehome Hill     | 2BR/1BA | \$1,550   | 725        |
| Total/Average |                 |         | \$1,613   | 823        |







*Bellingham, WA*

## Bellingham & the Waterfront Redevelopment Project

90 miles north of Seattle, Bellingham is the northernmost major city in the contiguous United States, sitting just 21 miles from the Canadian border. The picturesque coastal hub is situated on Bellingham Bay near Mount Baker, and provides ferries to the San Juan Islands, Alaska, and Victoria on Vancouver Island. Bellingham is known for its abundance of outdoor recreation options including kayaking, skiing, camping, as well as the countless hiking and biking trails throughout the area, while the city itself is recognized for being a pedestrian and bike-friendly community. Additionally, Bellingham is home to Western Washington University, the area's second largest employer, a public university with over 16,000 enrolled students.



*Waterfront Redevelopment Rendering*



*Waterfront Redevelopment Rendering*

The Property is located in the Sehome neighborhood, bordered by the City Center and WWU neighborhoods as well as the Sehome Arboretum. Sehome is one of Bellingham's oldest neighborhoods and sits above the Bay, offering views of the water, city and Mount Baker. Notably, the Waterfront District, located one mile from the Property, is currently undergoing a massive transformation. The City and Port of Bellingham are together redeveloping 237 acres into a mixed-use neighborhood complete with parks and trails. The project will convert the area into an extension of downtown Bellingham and create thousands of new jobs.





**SEHOME HILL**  
APARTMENTS

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