MAGNOLIA
APARTMENTS

2415 Thorndyke Ave W
Seattle, WA 98199

Leibsohn & Company
Commercial Real Estate Services

PROPERTY OVERVIEW

RARE ‘VALUE-ADD’ OPPORTUNITY IN MAGNOLIA NEIGHBORHOOD

PRICE	**$4,768,000**
PRICE / UNIT	**$298,000/UNIT**
PRICE / SQFT	**$352/SF**
CURRENT CAP RATE	**2.7%**
PROJECTED 2023 CAP RATE	**3.0%**
PROFORMA CAP RATE	**5.9%**

PROPERTY SUMMARY

Property Name	The Magnolia Apartments
Address	2415 Thorndyke Ave W, Seattle, WA 98199
Total Units	16
Year Built	1960
Stories	4
Parking	15 stalls
Building Size	13,564 SF
Lot Size	12,500 SF
Avg. Unit Size	678 SF
Zoning	LR-3 (M)
Paracel ID	277160-0880

AMENITIES MAP

UNIT MIX

				2022			PROJECTED 2023			PROFORMA VALUE-ADD		
UNIT TYPE	UNITS	AVG SF	TOTAL SF	CURRENT RENT	Price / SF	ANNUAL RENT	Average	Price / SF	ANNUAL RENT	Average	Price / SF	ANNUAL RENT
Studio	1	434	434	$765	$1.76 /SF	$9,180	$819	$1.89 /SF	$9,823	$1,225	$2.82 /SF	$14,700
1x1	11	615	6,765	$1,190	$1.93 /SF	$157,080	$1,273	$2.07 /SF	$168,076	$1,925	$3.13 /SF	$254,100
2x1	4	915	3,660	$1,694	$1.85 /SF	$81,300	$1,812	$1.98 /SF	$86,991	$2,325	$2.54 /SF	$111,600
Average / Total	**16**	**678**	**10,859**	**$1,216**	**$1.79 /SF**	**$247,560**	**$1,301**	**$1.92 /SF**	**$264,889**	**$1,825**	**$2.69 /SF**	**$380,400**

RENT

				2022				PROJECTED 2023				PROFORMA VALUE-ADD			
UNIT	SIZE (SF)		TYPE	MARKET RENT	Current Monthly Base Rent	=	ANNUAL RENT	MARKET RENT (SF)	Current Monthly Base Rent	=	ANNUAL RENT	MARKET RENT (SF)	Current Monthly Base Rent	=	ANNUAL RENT
1	915	SF	2x1	$1.67 /PSF	$1,530.00 /Month	=	$18,360.00 /Year	$1.79 /PSF	$1,637.10 /Month	=	$19,645.20 /Year	$2.54 /PSF	$2,325.00 /Month	=	$27,900.00 /Year
2	640	SF	1x1	$2.01 /PSF	$1,285.00 /Month	=	$15,420.00 /Year	$2.15 /PSF	$1,374.95 /Month	=	$16,499.40 /Year	$3.01 /PSF	$1,925.00 /Month	=	$23,100.00 /Year
3	600	SF	1x1	$1.57 /PSF	$940.00 /Month	=	$11,280.00 /Year	$1.68 /PSF	$1,005.80 /Month	=	$12,069.60 /Year	$3.21 /PSF	$1,925.00 /Month	=	$23,100.00 /Year
4	434	SF	Studio	$1.76 /PSF	$765.00 /Month	=	$9,180.00 /Year	$1.89 /PSF	$818.55 /Month	=	$9,822.60 /Year	$2.82 /PSF	$1,225.00 /Month	=	$14,700.00 /Year
5	915	SF	2x1	$1.99 /PSF	$1,820.00 /Month	=	$21,840.00 /Year	$2.13 /PSF	$1,947.40 /Month	=	$23,368.80 /Year	$2.54 /PSF	$2,325.00 /Month	=	$27,900.00 /Year
6	640	SF	1x1	$2.01 /PSF	$1,285.00 /Month	=	$15,420.00 /Year	$2.15 /PSF	$1,374.95 /Month	=	$16,499.40 /Year	$3.01 /PSF	$1,925.00 /Month	=	$23,100.00 /Year
7	600	SF	1x1	$2.04 /PSF	$1,225.00 /Month	=	$14,700.00 /Year	$2.18 /PSF	$1,310.75 /Month	=	$15,729.00 /Year	$3.21 /PSF	$1,925.00 /Month	=	$23,100.00 /Year
8	600	SF	1x1	$2.04 /PSF	$1,225.00 /Month	=	$14,700.00 /Year	$2.18 /PSF	$1,310.75 /Month	=	$15,729.00 /Year	$3.21 /PSF	$1,925.00 /Month	=	$23,100.00 /Year
9	915	SF	2x1	$2.10 /PSF	$1,925.00 /Month	=	$23,100.00 /Year	$2.25 /PSF	$2,059.75 /Month	=	$24,717.00 /Year	$2.54 /PSF	$2,325.00 /Month	=	$27,900.00 /Year
10	640	SF	1x1	$1.84 /PSF	$1,175.00 /Month	=	$14,100.00 /Year	$1.96 /PSF	$1,257.25 /Month	=	$15,087.00 /Year	$3.01 /PSF	$1,925.00 /Month	=	$23,100.00 /Year
11	600	SF	1x1	$1.71 /PSF	$1,025.00 /Month	=	$12,300.00 /Year	$1.83 /PSF	$1,096.75 /Month	=	$13,161.00 /Year	$3.21 /PSF	$1,925.00 /Month	=	$23,100.00 /Year
12	600	SF	1x1	$1.67 /PSF	$1,000.00 /Month	=	$12,000.00 /Year	$1.78 /PSF	$1,070.00 /Month	=	$12,840.00 /Year	$3.21 /PSF	$1,925.00 /Month	=	$23,100.00 /Year
13	915	SF	2x1	$1.64 /PSF	$1,500.00 /Month	=	$18,000.00 /Year	$1.75 /PSF	$1,605.00 /Month	=	$19,260.00 /Year	$2.54 /PSF	$2,325.00 /Month	=	$27,900.00 /Year
14	640	SF	1x1	$1.88 /PSF	$1,200.00 /Month	=	$14,400.00 /Year	$2.01 /PSF	$1,284.00 /Month	=	$15,408.00 /Year	$3.01 /PSF	$1,925.00 /Month	=	$23,100.00 /Year
15	600	SF	1x1	$2.05 /PSF	$1,230.00 /Month	=	$14,760.00 /Year	$2.19 /PSF	$1,316.10 /Month	=	$15,793.20 /Year	$3.21 /PSF	$1,925.00 /Month	=	$23,100.00 /Year
16	600	SF	1x1	$2.50 /PSF	$1,500.00 /Month	=	$18,000.00 /Year	$2.68 /PSF	$1,605.00 /Month	=	$19,260.00 /Year	$3.21 /PSF	$1,925.00 /Month	=	$23,100.00 /Year
Average / Total	**10,854**	**SF**		**$1.90 /PSF**	**$20,630.00 /Month**	**=**	**$247,560.00 /Year**	**$2.04 /PSF**	**$22,074.10 /Month**	**=**	**$264,889.20 /Year**	**$2.97 /PSF**	**$31,700.00 /Month**	**=**	**$380,400.00 /Year**

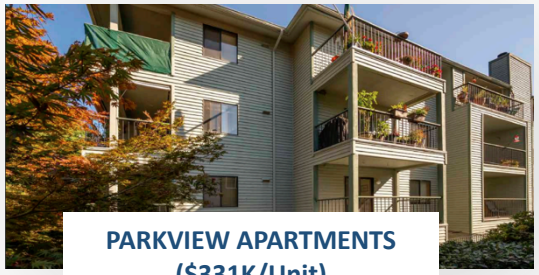
PROPERTY VALUATION

INCOME	CURRENT		PROJECTED 2024		PROFORMA VALUE-ADD	
Gross Potential Rent	**$247,560**	**$15,472.50 /Unit**	**$264,889**	**$16,555.58 /Unit**	**$380,400**	**$23,775.00 /Unit**
Vacancy (5%)	-$12,378		-$12,116		-$15,586	
Capital Reserves	-$4,000		-$4,000		-$4,000	
Net Rental Income	**$231,182**	**$14,448.88 /Unit**	**$248,773**	**$15,548.33 /Unit**	**$360,814**	**$22,550.86 /Unit**
RUBS	$0	$0.00 /Unit	$0	$0.00 /Unit	$22,936	$1,433.50 /Unit
Parking	$0	$0.00 /Unit	$0	$0.00 /Unit	$1,600	$100.00 /Unit
Washer/Dryer	$5,640	$352.50 /Unit	$5,640	$352.50 /Unit	$5,809	$363.08 /Unit
Pet	$0	$0.00 /Unit	$0	$0.00 /Unit	$3,466	$216.63 /Unit
Miscellaneous	$0	$0.00 /Unit	$0	$0.00 /Unit	$1,350	$84.38 /Unit
Effective Residential Income	**$236,822**	**$14,801.38 /Unit**	**$254,413**	**$15,900.83 /Unit**	**$395,975**	**$24,748.44 /Unit**

EXPENSES	CURRENT		PROJECTED 2024		VALUE-ADD MARKET	
Taxes	$44,672	$2,792.02 /Unit	$46,013	$2,875.78 /Unit	$46,013	$2,875.78 /Unit
Insurance	$7,720	$482.49 /Unit	$7,951	$496.96 /Unit	$7,951	$496.96 /Unit
Utilities	$26,198	$1,637.35 /Unit	$26,984	$1,686.48 /Unit	$26,984	$1,686.48 /Unit
Repairs & Maintenance	$25,245	$1,577.81 /Unit	$26,002	$1,625.14 /Unit	$13,001	$812.57 /Unit
Professional Management	$0	$0.00 /Unit	$0	$0.00 /Unit	$19,020	$1,188.75 /Unit
Miscellaneous	$3,365	$210.31 /Unit	$3,466	$216.62 /Unit	$3,466	$216.62 /Unit
Total Expenses	**$107,200**	**45% EGI**	**$110,416**	**43% EGI**	**$116,435**	**29% EGI**
Net Operating Inome	**$129,622**	**$8,101.39 /Unit**	**$143,998**	**$8,999.85 /Unit**	**$279,540**	**$17,471.27 /Unit**
Cap Rate (%)	**2.7%**		**3.0%**		**5.9%**	

SALE COMPARABLES

NAME	ADDRESS	City	BUILT/ RENOVATED	SOLD	UNITS	Size		PRICE	PRICE /UNIT		GRM	CAP
The Nuetra	6401 20th Ave NW	Seattle	1958	6/21/21	12	7,651	SF	$3,620,000	$301,667	/Unit	14.40	4.11%
2005 Building	2005 13th Ave W	Seattle	1968	8/26/21	9	7,023	SF	$2,940,000	$326,667	/Unit	NA	NA
17 Etruria Apartments	17 Etruria St	Seattle	1977	9/17/21	9	6,210	SF	$3,000,000	$333,333	/Unit	16.61	NA
Parkview Apartments	3517 W Government Way	Seattle	1987	11/22/21	16	13,584	SF	$5,300,000	$331,250	/Unit	16.60	4.01%
717 Apartments	717 4th Ave N	Seattle	1954/1987	11/24/21	10	7,070	SF	$3,250,000	$325,000	/Unit	NA	2.56%
Maywood Apartments	1321 4th Ave W	Seattle	1909	1/24/22	10	9,576	SF	$3,400,000	$340,000	/Unit	NA	NA
Tudor Apartments	1109 5th Ave	Seattle	1928	4/26/22	12	9,996	SF	$4,350,000	$362,500	/Unit	NA	4.20%
Fountain Court	3825-3831 34th Ave W	Seattle	1967	8/26/22	18	9,997	SF	$5,799,750	$322,208	/Unit	14.93	4.39%
The Bluff Apartments	2401 Thorndyke Pl NW	Seattle	1958	12/27/22	12	12994	SF	$4,600,000	$383,333	/Unit	NA	NA
Subject Property ***The Magnolia Apartments***	**2415 Thorndyke Ave W**	**Seattle**	**1960**	**On Market**	**16**	**13,564**	**SF**	**$4,768,000**	**$298,000**	**/Unit**	**18.83**	**2.7%**
Averages:					**13**	**9,517**	**SF**	**$3,985,219**	**$308,932**	**/Unit**	**16.04**	**3.87%**



PARKVIEW APARTMENTS ($331K/Unit)

FOUNTAIN COURT ($322K/Unit)

THE NUETRA ($302K/Unit)

MAGNOLIA LIVING

"The Magnolia Village operates as the center of the neighborhood, where you can find the post office and other necessities. It's a great place to stroll on a Saturday afternoon, where you can browse Magnolia's Bookstore or visit Petit Pierre Bakery, a cozy, family-owned French cafe. They have more than eleven macaron flavors on any given day! Try the Nutella pop tart or the lemon meringue tarte (or maybe one of each). The Magnolia Farmers Market, offered during Seattle's warmer months, offers local produce, fresh seafood, and other artisanal goods.

Magnolia is home to a Seattle favorite. Discovery Park, an impressive 534 acre playground, features a 2.8 mile loop around the perimeter that is a favorite among Seattle trail runners. It is Seattle's largest park, and never feels crowded due to its sheer size. Highlights also include the West Point Lighthouse and two miles of protected beaches. Visitors often spot wildlife there, including eagles, herons, seals and owls. On the other hand, Magnolia Park, located on the Magnolia Bluff, offers a more groomed experience, with picnic tables, tennis courts, and stunning views of the Seattle skyline."

(Compass Real Estate, (n.d.).

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APA Reference: *Welcome to magnolia.* Compass. (n.d.). Retrieved November 18, 2022, from https://www.compass.com/neighborhood-guides/seattle/magnolia/