

PARAGON
REAL ESTATE ADVISORS



BURIEN SKY APARTMENTS
OFFERING MEMORANDUM

PARAGON

REAL ESTATE ADVISORS

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Information within this marketing package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

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EXECUTIVE SUMMARY

OFFERING

Paragon Real Estate Advisors is pleased to exclusively offer for sale the Burien Sky Apartments; a 15-unit, value-add apartment community located in the heart of Burien.

Built in 1967, the Burien Sky Apartments sit on a 19,800 sqft lot surrounded by trees and greenery, offering a peaceful setting just minutes from downtown Burien. The units are large and offer a unique mix with 2 – 2Bd/2Bth units (1,500sqft), 6 – 1Bd flats and 7 – 1Bd “townhouse” style units with two levels of living space. Four of the units have been tastefully updated and feature in-unit washer/dryers. Upper-level units enjoy territorial views to the west. The apartments have functional layouts, abundant storage, complete kitchen appliance packages, and private balconies. The property has been well cared for with little deferred maintenance and managed with a focus on minimal vacancy and turnover. Current rents are well below market, offering immediate upside opportunity of almost 20%.

The Burien Sky Apartments offers an investor the opportunity to acquire a well-located apartment community with immediate income upside and potential to add value. New ownership can immediately push income in several ways and take advantage of a strong, rising rental market and has the option to add further value through a renovation and repositioning plan for an even greater return.



OFFERING SUMMARY

NAME	Burien Sky Apartments
ADDRESS	15801 4th Ave S, Burien, WA 98148
PRICE	\$2,700,000
TOTAL UNITS	15
BUILT	1967
SQUARE FEET	14,255 Net Rentable (15,742 Gross)
PRICE PER UNIT	\$180,000
PRICE PER FOOT	\$189
CURRENT GRM/CAP	10.9 / 4.8%
MARKET GRM/CAP	8.5 / 7.0%
LOT SIZE	19,800 Square Feet
ZONING	RM-24

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D O W N T O W N
S E A T T L E

W E S T
S E A T T L E



B U R I E N

S E A T A C

BURIEN SKY APARTMENTS

HWY 509



INVESTMENT HIGHLIGHTS

- Excellent downtown Burien location
- Value-add opportunity: Immediate income upside and reposition opportunity
- Large units: 2 – 2Bd/2Bth (1,500 sqft), 6 – 1Bd’s, and 7 – two-level “townhouse” 1Bd’s
- Walking distance to Five Corners Shopping Center: Trader Joe’s, PCC Community Market, McDonald’s, Starbucks, Jersey Mike’s, Panda Express, Ross and many other food, retail, and service options
- Quick access to major freeways and public transportation including Sea-Tac airport
- Unit features: private balconies, fireplaces, complete appliance packages
- In-unit washers and dryers in 4 apartments
- Territorial and mountain views from upper levels
- Private and peaceful forest-like setting with beautiful trees and mature landscaping
- Recent improvements: new roof (2022), exterior painting, rebuilt balconies, refreshed laundry rooms and stairways
- Features: Common Laundry (2) and In-Unit (4), large resident and owner/manager storage space
- Parking: 18+ surface parking spaces



PROPERTY DETAILS

PROPERTY QUICK FACTS

ADDRESS	15801 4th Ave S, Burien, WA 98148
PARCEL NUMBER	202304-9524
TOTAL UNITS	15
BUILT	1967
BUILDINGS	1
CONSTRUCTION	Wood frame
STORIES	2
EXTERIOR	Wood siding
ROOF	Pitched Composition (New 2022)
WINDOWS	Double-Pane Vinyl
HEATING	Electric Baseboard
PLUMBING	Copper and Galvanized Supply Lines
LAUNDRY	Common Laundry (2) and In-Unit (4 units)
STORAGE	Tenant and Owner Storage Spaces
PARKING	18+ Total Stalls (Surface Parking)
LOT INFO	19,800 Square Feet Zoned RM-24



NEIGHBORHOOD ANALYSIS - SEATTLE, WA

The city of Burien is located just south of Seattle on the Puget Sound in King County. Burien is in close proximity to SeaTac Airport and is under 30 Minutes from Seattle's Central Business District.

Burien has been designated by the Puget Sound Regional Council as one of the 25 regional growth centers that will experience focused urban growth in decades ahead. The City of Burien and its partners have invested over \$200 million to create a new vibrant place to live, work, shop and play for the

whole family with completion of the Burien Town Square. With three more phases planned and on the horizon for this exciting downtown development and revitalization project, the "Frenzi Retail" is perfectly situated in the heart of the positive growth taking place.

\$1,821

Average Unit Rent

\$79,797

Median Household Income

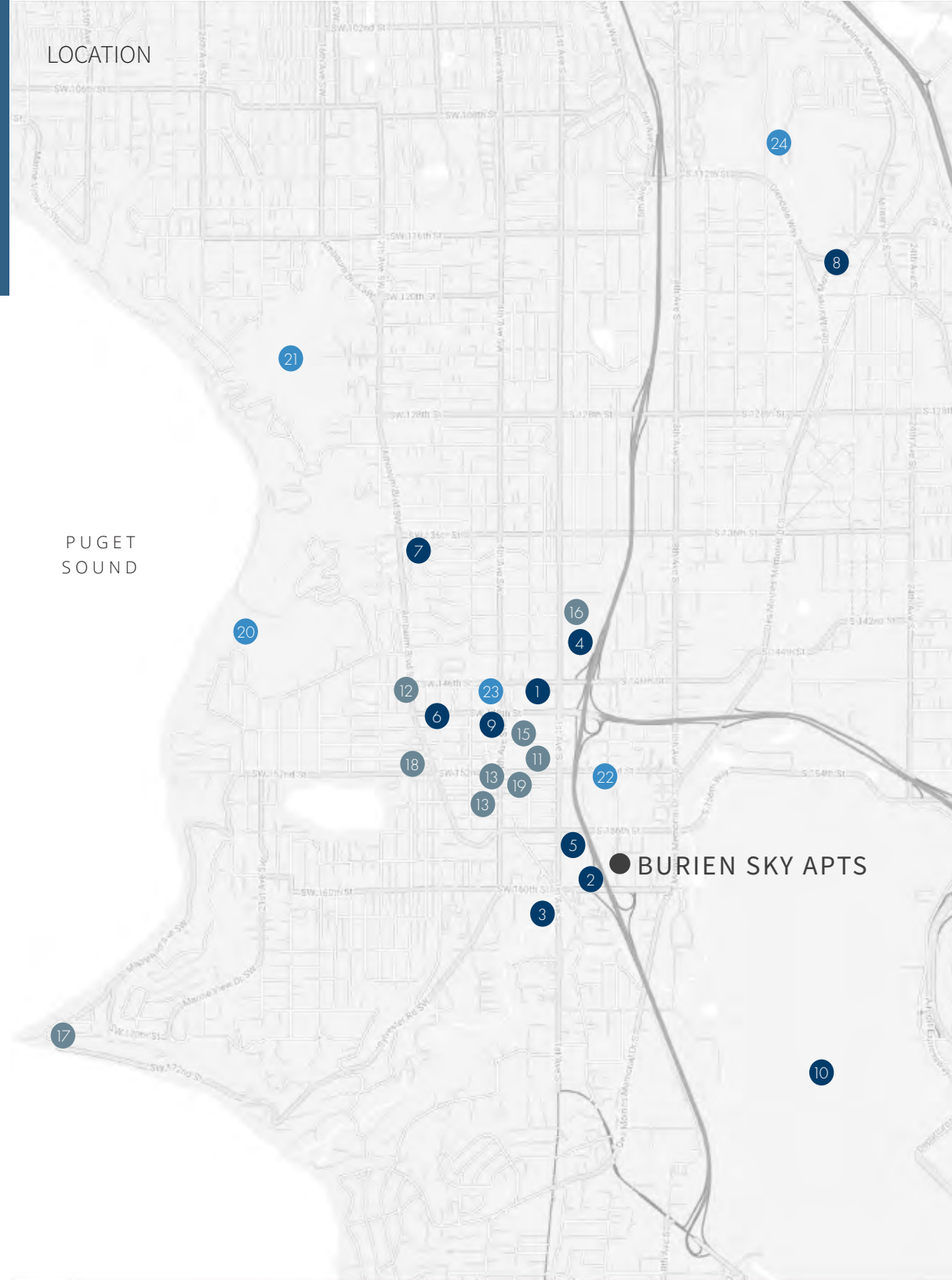
44%

Renter Occupied Housing

BURIEN, WA

LOCATION

PUGET
SOUND



SHOPS & SERVICES ●

1. Safeway
2. Trader Joe's
3. CVS
4. Fred Meyer
5. PCC Community Market
6. Walgreen's
7. Goodwill
8. 7-Eleven
9. LA Fitness
10. Seattle-Tacoma Airport

RESTAURANTS & BARS ●

11. Burien Fish House
12. El Cabrito
13. The Point
14. Bakery Nouveau
15. Logan Brewing Company
16. Mawadda Cafe
17. Three Tree Point Store
18. Classic Eats
19. Elliot Bay Brewhouse & Pub

PARKS & SCHOOLS ●

20. Seahurst Park
21. Salmon Creek Ravine Park
22. Highline High School
23. Dottie Harper Park
24. Rainier Golf and Country Club



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EXTERIORS



EXTERIORS



UNIT 10



UNIT 4



UNIT BREAKDOWN

	UNIT TYPE	SIZE*	CURRENT RENT	PER SQFT	MARKET RENT	PER SQFT
1	2 Bd/2 Bth	1,500	\$1,550	\$1.03	\$1,975	\$1.32
2	1 Bd/1 Bth	800	\$1,275	\$1.59	\$1,550	\$1.94
3	1 Bd/1 Bth	800	\$1,225	\$1.53	\$1,550	\$1.94
4	1 Bd/1 Bth	800	\$1,550	\$1.94	\$1,550	\$1.94
5	2 Bd/2 Bth	1,500	\$1,800	\$1.20	\$1,975	\$1.32
6	1 Bd/1 Bth	800	\$1,495	\$1.87	\$1,550	\$1.94
7	1 Bd/1 Bth	800	\$1,275	\$1.59	\$1,550	\$1.94
8	1 Bd/1 Bth	800	\$1,225	\$1.53	\$1,550	\$1.94
9	1 Bd/1 Bth TH	850	\$1,295	\$1.52	\$1,550	\$1.82
10	1 Bd/1 Bth TH	850	\$1,350	\$1.59	\$1,550	\$1.82
11	1 Bd/1 Bth TH	850	\$1,125	\$1.32	\$1,550	\$1.82
12	1 Bd/1 Bth TH	850	\$1,395	\$1.64	\$1,550	\$1.82
13	1 Bd/1 Bth TH	850	\$1,450	\$1.71	\$1,550	\$1.82
14	1 Bd/1 Bth TH	850	\$1,125	\$1.32	\$1,550	\$1.82
15	1 Bd/1 Bth TH	850	\$1,300	\$1.53	\$1,550	\$1.82
15	Total/Avg	950	\$1,362	\$1.43	\$1,607	\$1.69

*Unit sizes are conservative estimates



FINANCIALS

INCOME & EXPENSES

Units	15	Price	\$2,700,000
Year Built	1967 SqFt	Per Unit	\$180,000
Rentable Area	14,255	Per Sq. Ft.	\$189.41
Down Pmt	\$1,215,000	Current GRM	10.85
Loan Amount	\$1,485,000	Current CAP	4.80%
Interest Rate	6.25%	Market GRM	8.51
Amortization	30 years	Market CAP	7.00%

UNITS	UNIT TYPE	SIZE	CURRENT RENT	MARKET RENT
6	1 Bd/1 Bth	800	\$1,225 - \$1,550	\$1,550
7	1 Bd/1 Bth TH	850	\$1,125 - \$1,450	\$1,550
2	2 Bd/2 Bth	1,500	\$1,550 - \$1,800	\$1,975
15	Total/Avg	950	\$1.43	\$1.69

MONTHLY INCOME	CURRENT	MARKET
Gross Potential Rent	\$20,435	\$24,100
Utility Bill Back	\$0	\$1,908
Laundry Income	\$150	\$150
Parking Income	\$0	\$50
Miscellaneous	\$150	\$225
Gross Potential Income	\$20,735	\$26,433

ANNUALIZED OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income	\$248,820	\$317,191
Less Vacancy 4.00%	\$9,953	5.00% \$15,860
Gross Operating Income	\$238,867	\$301,332
Less Expenses	\$109,305	\$112,429
Net Operating Income	\$129,562	\$188,903
Annual Debt Service (\$9,143/mo)	\$109,721	\$109,721
Cash Flow Before Tax 1.63%	\$19,841	6.52% \$79,182
Principal Reduction	\$17,401	\$17,401
Total Return Before Tax 3.07%	\$37,242	7.95% \$96,584

ANNUALIZED OPERATING EXPENSES	CURRENT	MARKET
Real Estate Taxes 2025	\$32,931	\$32,931
Insurance Estimated	\$15,000	\$15,000
Utilities 2024 Estimated	\$26,931	\$26,931
Maintenance & Repairs Proforma	\$13,500	\$13,500
Landscaping Proforma	\$3,000	\$3,000
Management Proforma 5%	\$11,943	\$15,067
Administration/Misc. Proforma \$150/u	\$2,250	\$2,250
Reserves Proforma \$250/u	\$3,750	\$3,750
Total Expenses	\$109,305	\$112,429

CURRENT OPERATIONS	Expense/Unit	Expense/Foot	Percent of EGI	MARKET OPERATIONS	Expense/Unit	Expense/Foot	Percent of EGI
	\$7,287	\$7.67	45.76%		\$7,495	\$7.89	37.31%

SALES COMPARABLES



Burien Sky Apartments

15801 4th Ave S, Burien, WA 98148

Year Built	1967
Units	15
Price	\$2,700,000
Price/Unit	\$180,000
Price/Foot	\$189
GRM/CAP	10.9 / 4.8%



Jenny Marie Apts

429 SW 155th, Burien, WA 98166

Year Built	1978
Units	8
Sales Price	\$1,688,800
Price/Unit	\$211,100
Price/Foot	\$299
GRM/CAP	- / 3.5%
Status	01.04.2025



Landmark I Apts

416 SW 155th, Burien, WA 98166

Year Built	1973
Units	8
Sales Price	\$1,750,000
Price/Unit	\$218,750
Price/Foot	\$295
GRM/CAP	13.0/4.5%
Sale Date	11.27.2024



The Crisjanic Apartments

443 SW 154th St, Burien, WA 98166

Year Built	1961
Units	12
Sales Price	\$2,280,000
Price/Unit	\$190,000
Price/Foot	\$249
GRM/CAP	15.4/3.7%
Status	11.20.2024



Sunwest Apartments

815 S 219th St, Des Moines, WA 98198

Year Built	1967
Units	10
Sales Price	\$2,240,000
Price/Unit	\$224,000
Price/Foot	\$239
GRM/CAP	11.1/5.4%
Sale Date	11.06.2024

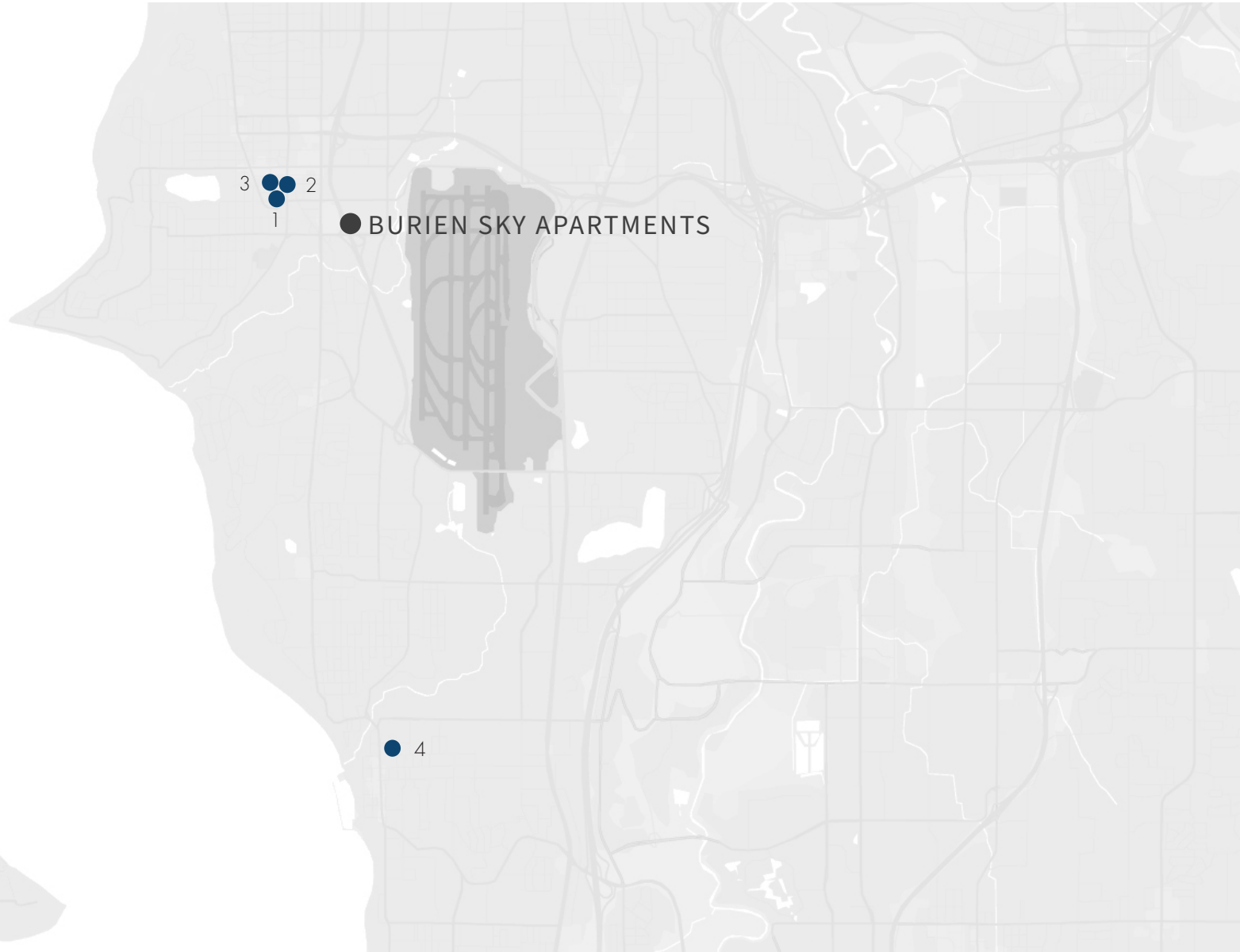
SALES COMPARABLES

1. JENNY MARIE APTS - 429 SW 155th, Burien, WA 98166

2. LANDMARK I APTS - 416 SW 155th, Burien, WA 98166

3. BURIEN 6 UNIT - 216 SW 154th St, Burien, WA 98166

4. SUNWEST APTS - 815 S 219th St, Des Moines, WA 98198



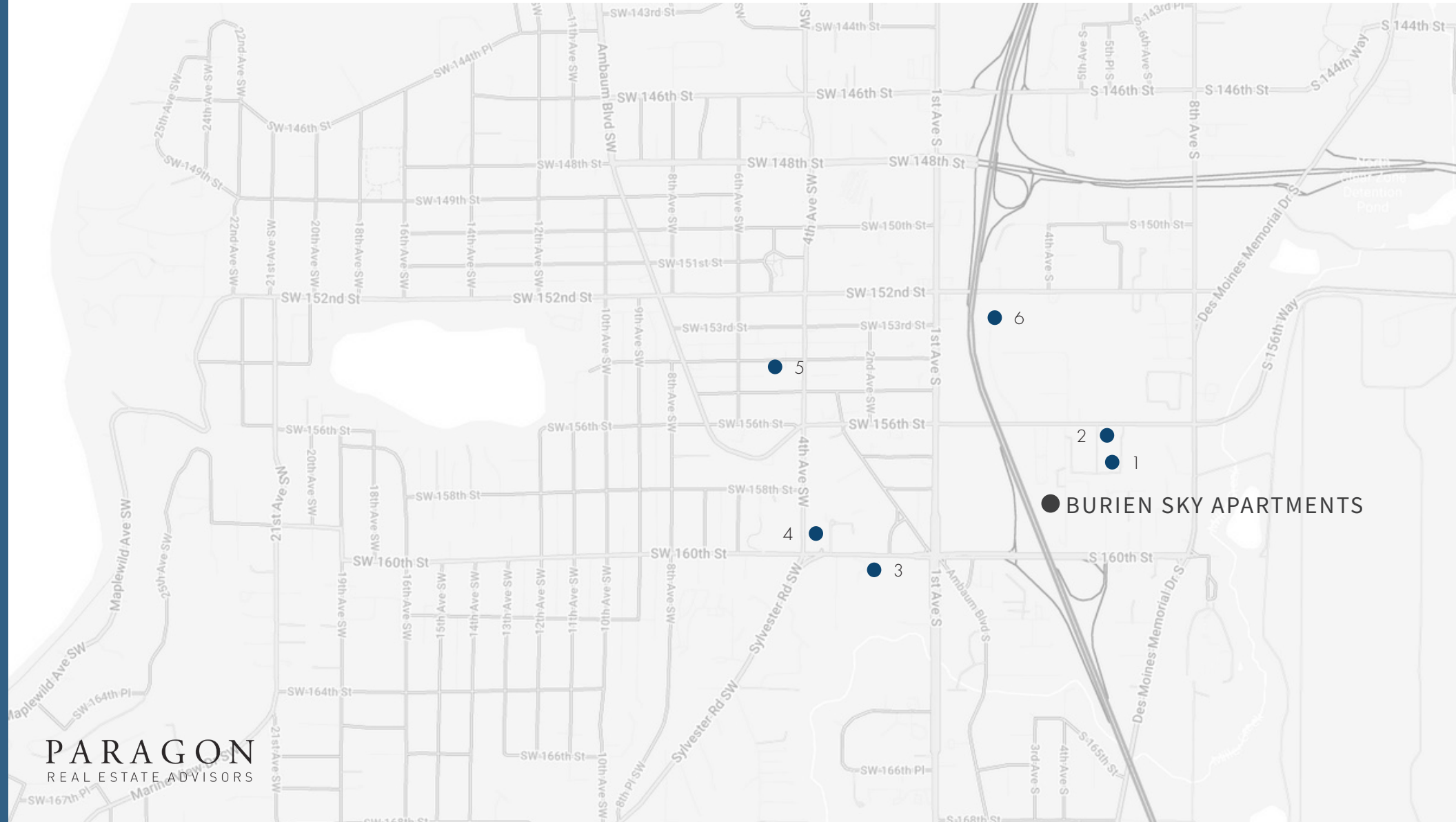
RENT COMPARABLES

	ADDRESS	BUILT	UNITS	UNIT TYPE	UNIT SIZE	RENT	RENT/SF
	Burien Sky Apartments 15801 4th Ave S, Burien, WA	1967	15	1BD/1BTH 1BD/1BTH - TH 2BD/2BTH	800 850 1,500	\$1,225 - \$1,550 \$1,125 - \$1,450 \$1,550 - \$1,800	\$1.43
	Cambridge Square South 455 S 156th St, Burien, WA	1968	201	1BD/1BTH 2BD/1.5BTH	586 1,116 - 1,146	\$1,477 - \$1,589 \$2,085 - \$2,391	\$2.52 - \$2.71 \$1.87 - \$2.08
	Solana Apartments 15800 4th Ave S, Burien, WA	1978	75	1BD/1BTH 2BD/1.5BTH	646 897	\$1,595 - \$1,838 \$2,010 - \$2,522	\$2.47 - \$2.85 \$2.24 - \$2.82
	Aspire 160 149 SW 160th St, Burien, WA	1968	36	1BD/1BTH	750	\$1,725 - \$1,800	\$2.30 - \$2.40
	Sunwood Apartments 320 SW 160th St, Burien, WA	1966	25	2BD/1BTH	950	\$1,895 - \$2,295	\$1.99 - \$2.42
	Kathleen Apartments 419 SW 154th St, Burien, WA	1970	8	1BD/1BTH	725	\$1,495	\$2.06
	Arise Highline 143 S 152nd St, Burien, WA	1963	30	1BD/1BTH	605	\$1,650	\$2.73

RENT COMPARABLES

- 1. **CAMBRIDGE SQUARE SOUTH** - 455 S 156th St, Burien, WA
- 2. **SOLANA APARTMENTS** - 15800 4th Ave S, Burien, WA
- 3. **ASPIRE 160** - 149 SW 160th St, Burien, WA

- 4. **SUNWOOD APARTMENTS** - 320 SW 160th St, Burien, WA
- 5. **KATHLEEN APARTMENTS** - 419 SW 154th St, Burien, WA
- 6. **ARISE HIGHLINE** - 143 S 152nd St, Burien, WA



PARAGON REAL ESTATE

Puget Sound's Premiere Commercial Real Estate Brokerage

\$4.5 B
Sales Volume

30
Years in
Business

20+
Brokers

48 k
Units Sold

PARAGON REAL ESTATE ADVISORS

In 1995 our founders saw an opportunity to form a new kind of brokerage, one that focused on sharing information between brokers and truly partnering with its clients. Paragon Real Estate Advisors quickly established itself as a leading Seattle real estate investment firm. Paragon Real Estate Advisors is the leading Seattle real estate investment firm for multi-family property sales in Washington State. We have accrued over \$4.5 billion in sales and have closed over 2,000 successful real estate transactions. We are locally owned, client-focused, and highly experienced.

At Paragon, we build long-term partnerships that help our clients reach their long- and short-term real estate investment goals while maintaining maximum profitability for them. Our brokers have an in-depth knowledge of the Washington state real estate market, particularly in the greater Seattle area and the I-5 corridor, that comes from more than 30 years' experience in the industry. Paragon's unique focus on sharing knowledge, teamwork and collaboration within the brokerage industry leverages our collective intellect for all our clients. Our brokers provide superior customer representation through our innovative and effective marketing campaigns, co-brokerage, skilled negotiations, and ongoing partnerships.

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REAL ESTATE ADVISORS

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ABOUT US

Leading investment firm for multi-family property

Paragon Real Estate Advisors is a leading Seattle real estate investment firm for multi-family property sales in Washington State. We are locally owned, client-focused, and highly experienced. When it comes to apartments and investment real estate in the Puget Sound region, we are the smart choice to partner with.



Visit our new website! [ParagonREA.com](https://www.paragonrea.com)

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