

Marcus & Millichap

DINIUS—WARSINSKE  
MULTIFAMILY GROUP



DINIUS—WARSINSKE  
MULTIFAMILY GROUP  
**2022 END-OF-YEAR REVIEW**

RYAN DINIUS | SIDNEY WARSINSKE  
JAKE MORSE | TANNER FOGLE | NATHAN NICHOLSON



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# 01.

## WHY US?

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- ▶ The Dinius-Warsinske Multifamily Group
- ▶ Recent Transactions

Since 2012, Ryan and Sidney have listed and sold multifamily assets and urban infill development sites totaling over **\$4.8 Billion.**

The Dinius-Warsinske Multifamily Group of Marcus & Millichap specializes in the sale of multifamily assets and development sites. In addition to sales, Ryan and Sidney have organized a team to provide advisory services for small to large scale investment groups looking to expand their footprint within the market. With combined experience of 18 years, the Dinius-Warsinske Multifamily Group has consistently outperformed their competition and become a pinnacle of execution within the small to mid-market.

The team caters to exclusive representation of multifamily owners in property dispositions and of selected buyers in property acquisitions. Consultation services are also provided for asset valuation, buy/sell, and broader market analysis. This expertise combined with modern technological capabilities provide a streamlined, professional service for their clients.

In 2018, Sidney and Ryan came to Marcus and Millichap to expand their business. After being at Kidder Mathews for years, and top sales recognition awards received, being able to come to a national platform allowed them the opportunity to bring clients into a full-service brokerage, and thus, achieve higher value for their sellers and select buyers. Boasting a track record of completing over \$4.8 Billion in transaction volume in their careers, Sidney and Ryan look forward to continuing their success through excellent deal execution, clear communication, and undying passion to win.

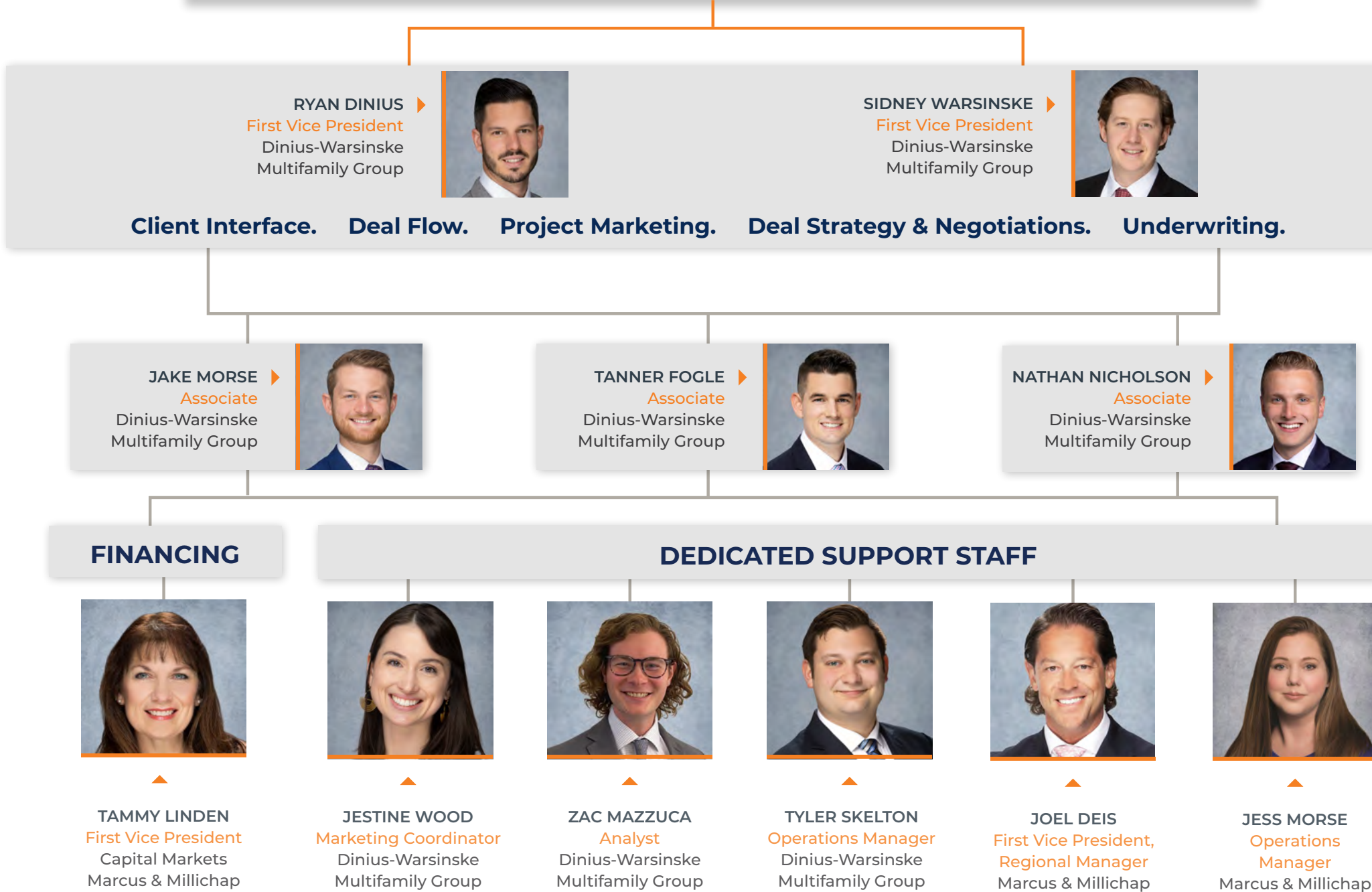


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## THE DINIUS-WARSINSKE MULTIFAMILY GROUP



# 2022 TRANSACTIONS

## ON THE MARKET

### 1 ARIA



7705 168th Ave NE, Redmond	
<b>Sale Price</b>	\$60,000,000
<b># of Units</b>	102
<b>Price/SF</b>	\$431
<b>Price/Unit</b>	\$334,929
<b>Year Built</b>	2021

## UNDER CONTRACT

### 2 SHORELINE 8



14505 32nd Ave NE, Shoreline	
<b>Sale Price</b>	\$1,888,000
<b># of Units</b>	8
<b>Price/SF</b>	\$304
<b>Price/Unit</b>	\$236,000
<b>Year Built</b>	1979

### 3 HOYT AVE



44122-4126 Hoyt Ave, Everett	
<b>Sale Price</b>	\$3,200,000
<b># of Units</b>	16
<b>Price/SF</b>	\$357
<b>Price/Unit</b>	\$200,000
<b>Year Built</b>	1985

## RECENT TRANSACTIONS

### 4 BALLARD 58



2226 NW 58th St, Seattle	
<b>Sale Price</b>	\$8,000,000
<b># of Units</b>	20
<b>Price/SF</b>	\$708
<b>Price/Unit</b>	\$400,000
<b>Year Built</b>	2021

### 5 LORHEIM



421 Ambaum Blvd SW, Burien	
<b>Sale Price</b>	\$1,100,000
<b># of Units</b>	6
<b>Price/SF</b>	\$262
<b>Price/Unit</b>	\$183,333
<b>Year Built</b>	1960

### 6 REDMOND CREST



8020 169th Ave NE, Redmond	
<b>Sale Price</b>	\$4,475,000
<b># of Units</b>	14
<b>Price/SF</b>	\$399
<b>Price/Unit</b>	\$319,643
<b>Year Built</b>	1966

### 7 ADMIRAL FLATS



3431 California Ave SW, Seattle	
<b>Sale Price</b>	\$2,520,000
<b># of Units</b>	8
<b>Price/SF</b>	\$428
<b>Price/Unit</b>	\$315,000
<b>Year Built</b>	1977

### 8 ATRIUM



3104 S Day Street, Seattle	
<b>Sale Price</b>	\$10,400,000
<b># of Units</b>	24
<b>Price/SF</b>	\$490.84
<b>Price/Unit</b>	\$577,778
<b>Year Built</b>	2015

### 9 CALIFORNIA 9



2200 California Ave SW, Seattle	
<b>Sale Price</b>	\$2,100,000
<b># of Units</b>	9
<b>Price/SF</b>	\$282
<b>Price/Unit</b>	\$233,333
<b>Year Built</b>	1967

### 10 THE OLIVE BRANCH



427 SW 154th St, Burien	
<b>Sale Price</b>	\$1,175,000
<b># of Units</b>	6
<b>Price/SF</b>	\$243
<b>Price/Unit</b>	\$195,833
<b>Year Built</b>	1976

### 11 POINTE EAST



2524 62nd Ave East, Fife	
<b>Sale Price</b>	\$31,750,000
<b># of Units</b>	124
<b>Price/SF</b>	\$305
<b>Price/Unit</b>	\$256,048
<b>Year Built</b>	1986

### 12 GRAHAM PLACE



4601 S Graham St, Seattle	
<b>Sale Price</b>	\$13,125,000
<b># of Units</b>	60
<b>Price/SF</b>	\$301
<b>Price/Unit</b>	\$215,000
<b>Year Built</b>	1966

### 13 ECLAIRE



10525 Midvale Ave N, Seattle	
<b>Sale Price</b>	\$1,505,000
<b># of Units</b>	8
<b>Price/SF</b>	\$255
<b>Price/Unit</b>	\$188,125
<b>Year Built</b>	1973

### 14 TAMARIND



917, 921, 927 N 96th St, Seattle	
<b>Sale Price</b>	\$4,000,000
<b># of Units</b>	24
<b>Price/SF</b>	\$284
<b>Price/Unit</b>	\$166,666
<b>Year Built</b>	1967

### 15 TWIN CEDARS



1717 S 305th Place, Federal Way	
<b>Sale Price</b>	\$1,400,000
<b># of Units</b>	7
<b>Price/SF</b>	\$221
<b>Price/Unit</b>	\$200,000
<b>Year Built</b>	1976

### 16 FIRCREST



1737 S 305th Place, Federal Way	
<b>Sale Price</b>	\$1,300,000
<b># of Units</b>	7
<b>Price/SF</b>	\$208
<b>Price/Unit</b>	\$185,714
<b>Year Built</b>	1977

### 17 PARK MERIDIAN/DEVELOPMENT



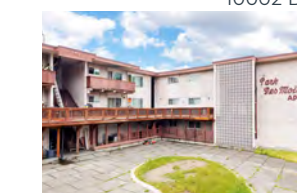
11210 & 11224 Meridian Ave N, Seattle	
<b>Sale Price</b>	\$5,000,000
<b># of Units</b>	15 + Dev. Site
<b>Price/SF</b>	N/A
<b>Price/Unit</b>	N/A
<b>Year Built</b>	1977

### 18 PARK DES MOINES SOUTH



10007 Des Moines Memorials Drive S, Seattle	
<b>Sale Price</b>	\$1,200,000
<b># of Units</b>	7
<b>Price/SF</b>	\$235
<b>Price/Unit</b>	\$171,428
<b>Year Built</b>	1967

### 19 PARK DES MOINES



10002 Des Moines Memorial Drive S, Seattle	
<b>Sale Price</b>	\$5,200,000
<b># of Units</b>	37
<b>Price/SF</b>	\$235
<b>Price/Unit</b>	\$140,540
<b>Year Built</b>	1967

### 20 OVERLOOK



13007 12th Ave SW, Seattle	
<b>Sale Price</b>	\$10,450,000
<b># of Units</b>	44
<b>Price/SF</b>	\$317
<b>Price/Unit</b>	\$237,500
<b>Year Built</b>	1966

### 21 LAKEWOOD 48



4711 & 4801 115th Street Ct SW, Lakewood	
<b>Sale Price</b>	\$7,200,000
<b># of Units</b>	48
<b>Price/SF</b>	\$268.72
<b>Price/Unit</b>	\$150,000
<b>Year Built</b>	1964

### 22 BALLARD 5



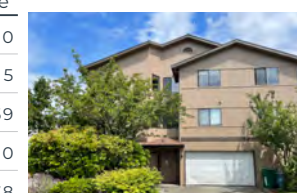
6549 24th Ave NW, Seattle	
<b>Sale Price</b>	\$1,450,000
<b># of Units</b>	5
<b>Price/SF</b>	\$414
<b>Price/Unit</b>	\$290,000
<b>Year Built</b>	1974

### 23 FREMONT 5



4509 Fremont Ave N, Seattle	
<b>Sale Price</b>	\$1,545,000
<b># of Units</b>	5
<b>Price/SF</b>	\$359
<b>Price/Unit</b>	\$309,000
<b>Year Built</b>	1978

### 24 NORTH GREEN LAKE



902 N 95th St, Seattle	
<b>Sale Price</b>	\$2,400,000
<b># of Units</b>	10
<b>Price/SF</b>	\$341
<b>Price/Unit</b>	\$240,000
<b>Year Built</b>	1985



# 02.

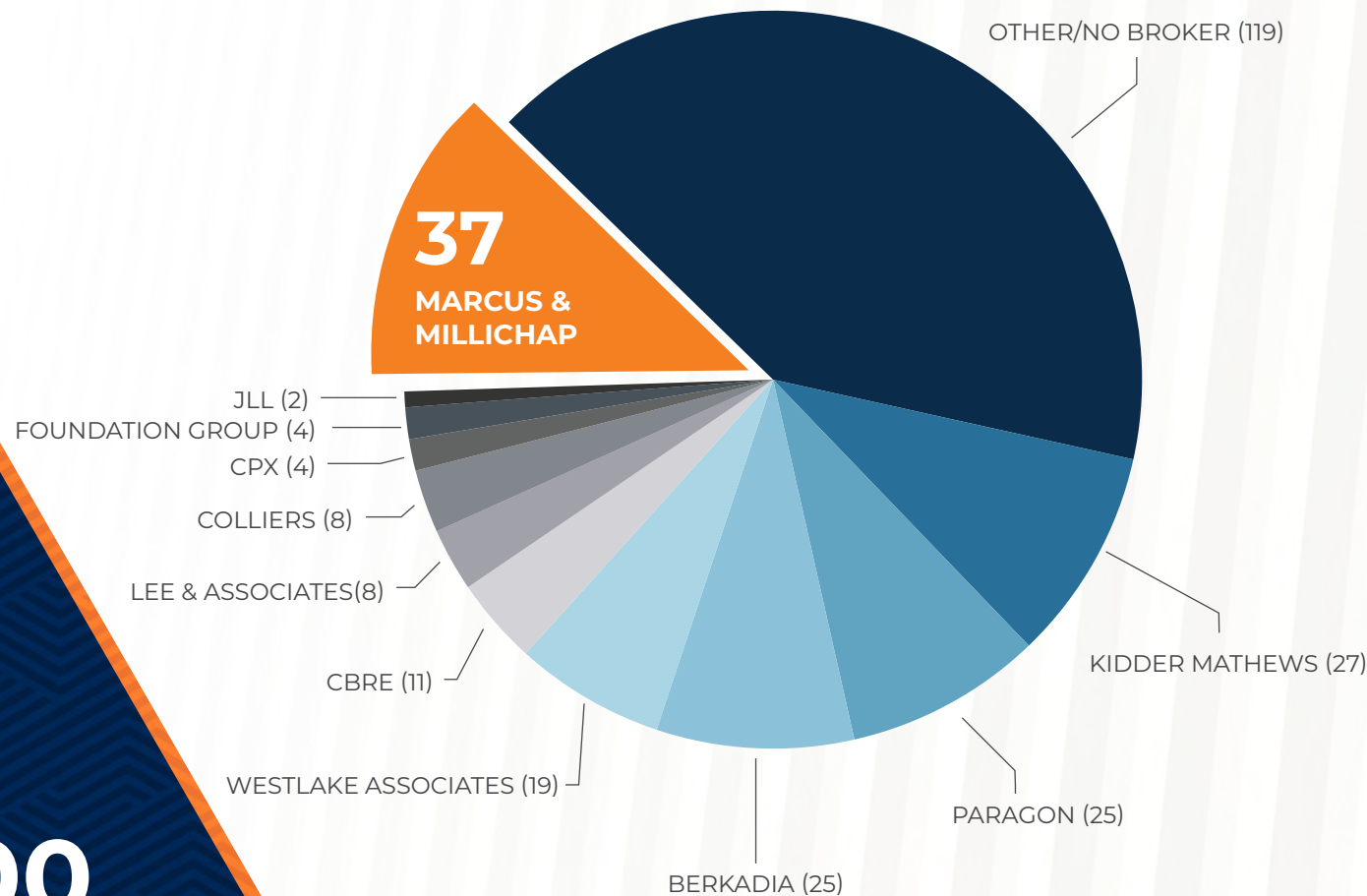
## 2022 MULTIFAMILY SALES & MARKET SHARE

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- ▶ Broker Market Share
- ▶ 2022 Sales By Submarket
- ▶ Puget Sound Sales Statistics

# 2022 MULTIFAMILY SALES & MARKET SHARES

## 2022 BROKER MARKET SHARE PUGET SOUND UNDER 30M



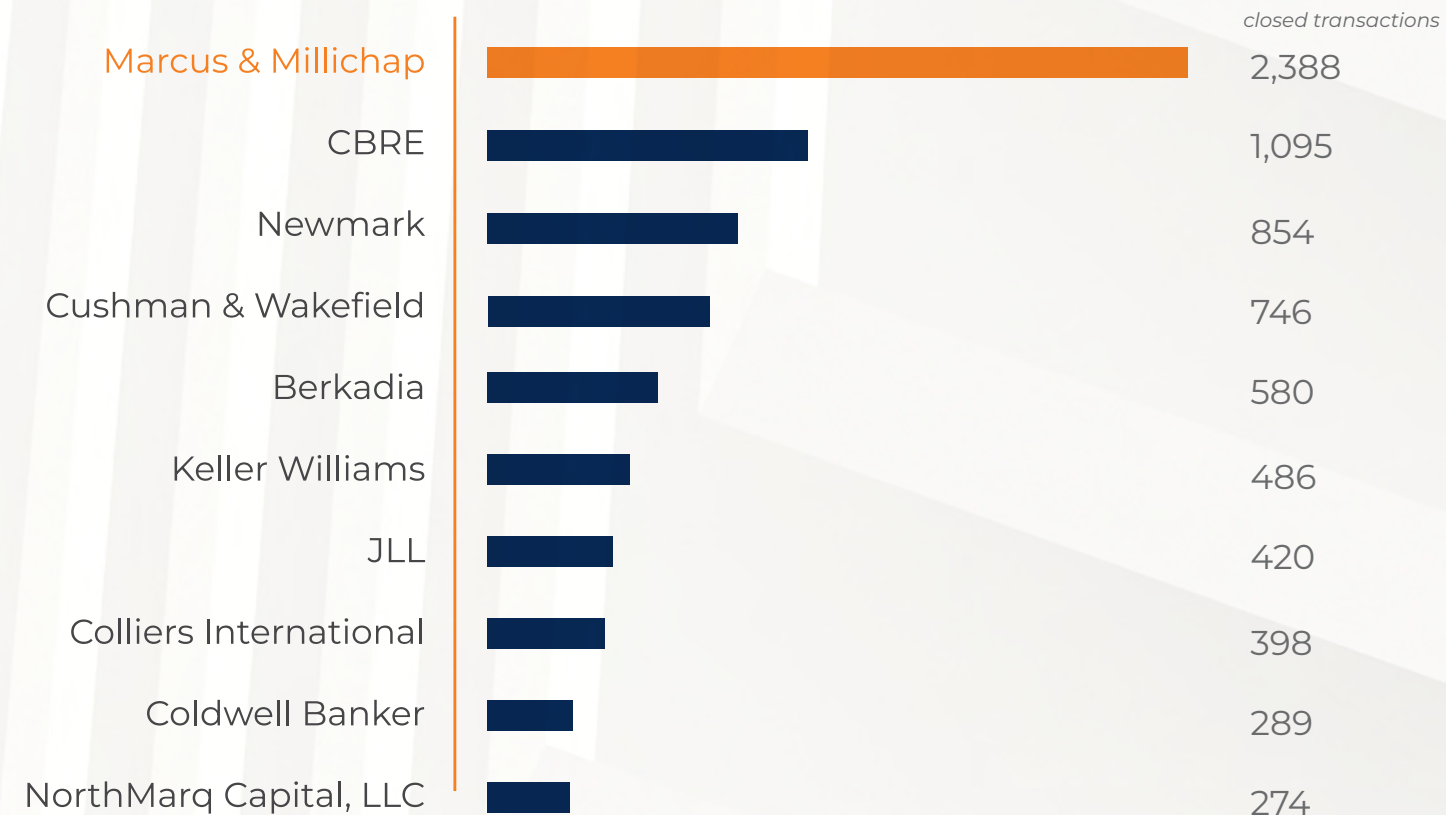
2022 BROKER MARKET SHARE PUGET SOUND UNDER 30M

**37**  
MARCUS & MILLICHAP TOTAL TRANSACTIONS

**\$175,400,000**  
TOTAL VOLUME

## THE #1 CHOICE IN MULTIHOUSING

Marcus & Millichap's Multi Housing Division provides the industry's most dynamic and effective marketplace for the acquisition and disposition of apartment properties. With specialists throughout the U.S. and Canada, Marcus & Millichap's Multi Housing Division is the industry leader, having successfully executed on our clients' behalf more than \$106 billion of sales volume in the past five years.



## 2022 SALES BY SUBMARKETS

# SEATTLE 5-19 UNITS

	SALES VOLUME	AVG \$/UNIT	CAP RATE
2022	\$326,000,000 ↑	\$311,867 ↑	4.2% ↓
2021	\$261,000,000 ↑	\$306,796 ↑	4.3% ↓
2020	\$188,000,000 ↓	\$265,118 ↓	4.4% ↑

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
Cowen Park	1403 NE 56th St	University District	1/5/2022	1960	\$3,200,000	7	\$457,143	\$508
Hallmark Apartments	4125 SW Graham St	West Seattle	1/6/22	1965	\$1,645,000	7	\$235,000	\$379
Maywood	1321 4th Ave W	Queen Anne	1/12/2022	1909	\$3,400,000	10	\$340,000	\$412
5700-5708 20th Ave NW	5700-5708 20th Ave NW	Ballard / Fremont	1/13/22	1954	\$1,195,000	5	\$239,000	\$488
Mercedes Apartments	12348 28th Ave NE	North Seattle	1/14/2022	1970	\$2,600,000	15	\$173,333	\$253
North Green Lake Apartments	902 N 95th St	North Seattle	1/14/2022	1985	\$2,400,000	10	\$240,000	\$342
2020 at Lake Union	2020 Minor Ave E	South Lake Union	1/18/2022	1965	\$4,997,000	11	\$454,273	\$503
Fremont 5	4509 Fremont Ave N	Ballard / Fremont	1/18/2022	1978	\$1,543,500	5	\$308,700	\$372
8214 Greenwood Ave N	8214 Greenwood Ave N	North Seattle	1/20/2022	1912	\$4,200,000	11	\$381,818	\$343
2117 Dexter Ave. N	2117 Dexter Ave. N	South Lake Union	1/21/2022	1970	\$2,350,000	6	\$391,667	\$473
Leschi Lakeview	201 30th Ave S	Madison / Leschi	1/23/2022	1965	\$4,187,800	11	\$380,709	\$516
6708 California Ave SW	6708 California Ave SW	West Seattle	1/26/2022	2006	\$2,133,200	6	\$355,553	\$331
Barrett West	2850 15th Ave W	Queen Anne	1/28/2022	1963	\$4,652,500	19	\$244,868	\$338
Pinehurst West	12007 15th Ave NE	North Seattle	1/31/2022	1988	\$4,721,400	18	\$262,300	\$361
1310 E Thomas St.	1310 E Thomas St.	Capitol Hill / Eastlake	1/31/2022	1967	\$6,450,000	19	\$339,474	\$373
Pingkit Court	701 NE 42nd St	University District	2/1/2022	1962	\$2,550,000	6	\$425,000	\$630
Lakeland	9601 Eighth Ave NW	Ballard / Fremont	2/7/2022	1987	\$2,644,000	12	\$220,333	\$347
801 W McGraw St	801 W McGraw St	Queen Anne	2/8/2022	1957	\$2,354,500	8	\$294,313	\$490
7325 47th Ave SW	7325 47th Ave SW	West Seattle	2/14/2022	1985	\$1,620,650	5	\$324,130	\$357
Essex Apartments	4200 SW Manning St	West Seattle	2/15/2022	1928	\$2,890,000	9	\$321,111	\$486
5212 17th Ave NW	5212 17th Ave NW	Ballard / Fremont	2/17/2022	1948	\$1,792,500	5	\$358,500	\$702
Maison Royale	4529 44th Ave SW	West Seattle	2/22/2022	1966	\$4,172,000	14	\$298,000	\$391
3650 Phinney Ave. North	3650 Phinney Ave. North	Ballard / Fremont	2/24/22	1961	\$1,500,000	5	\$300,000	\$455
3107 Eastlake Ave	3107 Eastlake Ave	Capitol Hill / Eastlake	2/28/2022	1953	\$3,920,000	6	\$653,333	\$405
1520 23rd Ave	1520 23rd Ave	Capitol Hill / Eastlake	3/1/2022	1943	\$1,800,000	8	\$225,000	\$295



## 2022 SALES BY SUBMARKETS

# SEATTLE

## 5-19 UNITS CONT'D

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
2026 NW 58th St	2026 NW 58th St	Ballard / Fremont	3/10/22	1976	\$1,576,000	5	\$315,200	\$508
2338 Franklin Ave E	2338 Franklin Ave E	South Lake Union	3/10/22	1930	\$2,382,000	6	\$397,000	\$379
Ballard 5	6549 24th Ave NW	Ballard / Fremont	3/14/2022	1974	\$1,450,000	5	\$290,000	\$412
Brooklyn Boutique Apartments	5246 Brooklyn Ave NE	University District	3/15/2022	2015	\$4,850,000	12	\$404,167	\$488
Coniston Arms	1403 E Olive Way	Capitol Hill / Eastlake	3/16/2022	1908	\$2,660,000	14	\$190,000	\$253
Homebody Apartments	2119 13th Ave S	South Seattle	3/17/22	2020	\$3,944,000	15	\$262,933	\$342
302 10th Ave. East	302 10th Ave. East	Capitol Hill / Eastlake	3/21/2022	1907	\$2,648,000	8	\$331,000	\$503
2617 14th Ave W	2617 14th Ave W	Queen Anne	3/22/22	1924	\$1,300,000	5	\$260,000	\$372
Linden Haus	7100 Linden Ave N	Greenlake / Wallingford	3/23/2022	1963	\$2,598,800	8	\$324,850	\$343
5236 California Ave SW	5236 California Ave SW	West Seattle	3/24/2022	1967	\$2,485,000	7	\$355,000	\$473
Skyway Park Apartments	7041 S 116th place	South Seattle	3/31/2022	1993	\$4,023,600	16	\$251,475	\$516
621 NW 85th St	621 NW 85th St	North Seattle	4/5/22	1990	\$1,949,300	7	\$278,471	\$331
2034 NW 57th St	2034 NW 57th St	Ballard / Fremont	4/7/22	1967	\$1,630,000	6	\$271,667	\$338
Clara Antoinette	5026 22nd Ave NE	University District	4/12/2022	1928	\$2,295,000	6	\$382,500	\$361
Interlake Apartments	9527 Interlake Ave N	North Seattle	4/13/2022	1996	\$5,595,500	18	\$310,861	\$373
3911 Whitman Ave. N	3911 Whitman Ave. N	Ballard / Fremont	4/14/2022	1964	\$3,869,500	10	\$386,950	\$630
Tudor Apartments	1105 5th Ave N	Queen Anne	4/15/2022	1928	\$4,347,600	12	\$362,300	\$347
Melinda Arms	11515 26th ave. NE	North Seattle	4/28/2022	1968	\$3,247,000	15	\$216,467	\$490
Bugge Apartments	6402 Phinney Ave N	Greenlake / Wallingford	5/3/2022	1926	\$5,397,850	17	\$317,521	\$357
9407 23rd Ave NE	9407 23rd Ave NE	North Seattle	5/6/2022	1662	\$2,088,000	7	\$298,286	\$486
4315 Woodland Park Ave	4315 Woodland Park Ave	Ballard / Fremont	5/9/22	1901	\$1,900,000	10	\$190,000	\$702
Hollywood apartments	1803 14th Ave	Capitol Hill / Eastlake	5/10/2022	1967	\$4,474,000	12	\$372,833	\$391
Roosevelt Heights	12054 Roosevelt Way NE	North Seattle	5/16/2022	1990	\$4,347,000	15	\$289,800	\$455
Arbutus Apartments	10707 Des Moines Memorial Dr	West Seattle	5/24/22	1983	\$3,092,600	12	\$257,717	\$405
Caldwell Apartments	2312 E Denny Way	Central District	6/1/22	1983	\$1,998,500	5	\$339,700	\$295

## 2022 SALES BY SUBMARKETS

# SEATTLE

## 5-19 UNITS CONT'D

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
8359 9th Ave NW	8359 9th Ave NW	Ballard / Fremont	6/1/22	1954	\$1,180,000	5	\$236,000	\$367
411 E Republican	411 E Republican	Capitol Hill / Eastlake	6/3/22	1928	\$2,548,600	7	\$364,086	\$407
Summit Chalet Apartments	427 Summit Ave E	Capitol Hill / Eastlake	6/2/22	1965	\$5,795,000	15	\$386,333	\$734
500 NE 70th St.	500 NE 70th St.	Greenlake / Wallingford	6/7/2022	1978	\$4,958,000	18	\$275,444	\$426
Summit Crest	315 Summit Ave E	Capitol Hill / Eastlake	6/9/22	1930	\$3,147,000	14	\$224,786	\$369
Whittier Hall Apartments	510 Bellevue Ave E	Capitol Hill / Eastlake	6/10/22	1928	\$2,835,700	9	\$315,078	\$457
La Sienna Apartments	4266 Winslow Pl N	Ballard / Fremont	6/15/22	1969	\$1,680,000	5	\$336,000	\$416
Neutra Apartments	6401 20th Ave NW	Ballard / Fremont	6/16/22	1958	\$3,620,475	12	\$301,706	\$480
The Dolores	3818 S Edmunds St	South Seattle	6/17/22	1962	\$3,025,000	14	\$216,071	\$309
Yonkers Apartments	1722 E Thomas St	Capitol Hill / Eastlake	6/23/2022	1910	\$3,000,000	16	\$187,500	\$337
2272 Gilman Dr W	2272 Gilman Dr W	Queen Anne	6/27/22	1955	\$1,900,000	6	\$316,667	\$470
Park Meridian	11224 Meridian Ave. N	North Seattle	6/29/2022	1977	\$4,998,500	15	\$333,233	\$453
Caldwell Apartments	2312 E Denny Way	Central District	6/30/2022	1983	\$2,000,000	5	\$400,000	\$593
Lake Union Vista	2030 Minor Ave E	Eastlake	7/1/2022	1965	\$2,935,000	7	\$419,286	\$412
Wagon Wheel Apartments	7215 Linden Ave	Greenlake / Wallingford	7/6/2022	1956	\$3,048,500	10	\$304,850	\$460
553 26th Ave	553 26th Ave	Central District	7/6/2022	1924	\$2,132,500	6	\$355,417	\$427
Linden Apartments	4468 Linden Ave N	Fremont	7/7/2022	1977	\$4,126,000	14	\$294,714	\$438
2040 NW 59th St	2040 NW 59th St	Ballard	7/11/2022	1969	\$1,860,000	6	\$310,000	\$378
Stroud Apartments	7810 Stroud Ave N	Greenlake / Wallingford	7/18/2022	1967	\$2,155,000	6	\$359,167	\$665
Roselawn Apartments	220 Belmont Ave E	Capitol Hill	7/21/2022	1905	\$3,333,000	12	\$277,750	\$718
7338 MLK Jr Way S	7338 MLK Jr Way S	South Seattle	7/23/2022	1946	\$3,050,000	10	\$305,000	\$681
Redevelopment Project	822 3rd Ave N	Downtown Seattle	7/27/2022	1956	\$1,905,000	7	\$272,143	\$467
7361 15th Ave NW	7361 15th Ave NW	Ballard	7/29/2022	1959	\$2,321,000	9	\$257,889	\$498
D & I Apartments	1001 N 109th St	North Seattle	7/29/2022	1940	\$1,598,000	8	\$199,750	\$365
The Noreg	2600 & 2606 NW 58th St	Ballard	8/2/2022	1989	\$5,248,300	17	\$308,724	\$228

## 2022 SALES BY SUBMARKETS

# SEATTLE

## 5-19 UNITS CONT'D

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
The Pines	2431 & 2437 NW 57th St	Ballard	8/15/2022	1956	\$3,185,000	9	\$353,889	\$485
628 34th Ave	628 34th Ave	Madison / Leschi	8/16/2022	1962	\$1,850,000	6	\$308,333	\$546
Villa Apartments	938 10th Ave E	Capitol Hill	8/22/2022	1953	\$3,647,000	6	\$607,833	\$774
Eclaire Apartments	10525 Midvale Ave N	North Seattle	8/26/2022	1973	\$1,505,000	8	\$188,125	\$230
Fountain Court Apartments	3825-3831 34th Ave W	Magnolia	8/30/2022	1967	\$5,799,750	18	\$322,208	\$451
4905 Evanston Ave N	4905 Evanston Ave N	Fremont	8/30/2022	1955	\$1,347,500	5	\$269,500	\$374
Vista Apartments	1018 NE 112th St	Pinehurst	8/31/2022	1996	\$3,096,100	9	\$344,011	\$424
Newton Apartments	517 Newton St	Queen Anne	9/12/2022	1950	\$3,200,000	11	\$290,909	\$467
7618 Greenwood Ave N	7618 Greenwood Ave N	Greenwood	9/13/2022	1955	\$1,250,000	6	\$208,333	\$443
700 NW Market St	700 NW Market St	West Woodland	9/23/2022	1958	\$3,050,000	10	\$305,000	\$495
153 NE 80th St	153 NW 80th St	Greenwood	10/3/2022	1981	\$1,100,400	5	\$220,080	\$308
Capitol Core	215 Boylston Ave E	Capitol Hill	10/7/2022	2017	\$4,800,000	17	\$282,353	\$929
Paula Marie Apartments	8518 Phinney Ave N	North Seattle	10/13/2022	1960	\$2,224,000	9	\$247,111	\$360
California 9	2200 California Ave SW	North Admiral	10/14/2022	1967	\$2,099,100	9	\$233,233	\$282
Eastern Apartments	3832 Eastern Ave N	Wallingford	10/14/2022	1907	\$1,649,150	7	\$235,593	\$462
The Brons Apartments	2046 Franklin Ave E	Eastlake	10/17/2022	1910	\$2,861,500	10	\$286,150	\$643
Thomas Park Apartments	419 E Thomas St	Capitol Hill	10/21/2022	1921	\$4,885,000	15	\$325,667	\$518
420 N 39th St	420 N 39th St	Fremont	10/21/2022	1985	\$3,872,400	12	\$322,700	\$398
Thomas Park View Apartments	411 E Thomas St	Capitol Hill	10/21/2022	1909	\$3,818,000	16	\$238,625	\$360
3666 & 3672 Francis Ave N	3666 & 3672 Francis Ave N	Fremont	10/21/2022	1979	\$3,575,000	14	\$255,357	\$376
Atrium	3104 S Day St	Central District	10/31/2022	2015	\$10,391,000	18	\$577,278	\$720
2000 California Ave SW	2000 California Ave SW	West Seattle	11/3/2022	1969	\$1,850,000	7	\$264,286	\$283
Greenlake 6	906 74th St	Greenlake / Wallingford	11/4/2022	1963	\$1,825,000	6	\$304,167	\$424
Ravenswood Apartments	1154 NW 59th St	Ballard / Fremont	11/15/2022	1990	\$4,900,000	14	\$350,000	\$543
1922 NW 65th St	1922 NW 65th St	Ballard / Fremont	11/18/2022	2021	\$3,063,000	7	\$437,571	\$528

2022 SALES BY SUBMARKETS

**SEATTLE**  
**5-19 UNITS CONT'D**

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
Andover Apartments	4000 California Ave SW	West Seattle	11/23/2022	1966	\$2,800,000	7	\$400,000	\$456
Posada Apartments	3421 14th Ave W	Queen Anne	11/30/2022	1945	\$2,400,000	11	\$218,182	\$368
Admiral Flats	3431 California Ave SW	West Seattle	12/2/2022	1977	\$2,520,000	8	\$315,000	\$424
Southie Flats	8111 8th Ave S	South Park	12/12/2022	1967	\$2,100,000	11	\$190,909	\$268
Villa Lisa Apartments	4023 California Ave SW	West Seattle	12/16/2022	1968	\$2,500,000	10	\$250,000	\$191
3900 Latona	3900 Latona Ave NE	Greenlake / Wallingford	12/21/2022	1989	\$2,773,600	7	\$396,229	\$550
The Bluff Apartments	2401 Thorndyke Pl W	Magnolia	12/27/2022	1958	\$4,600,000	12	\$383,333	\$354
<b>TOTAL / AVG.</b>					<b>\$326,006,375</b>	<b>1064</b>	<b>\$311,867</b>	<b>\$444.91</b>

## 2022 SALES BY SUBMARKETS

# EASTSIDE

## 5-19 UNITS

	SALES VOLUME	AVG \$/UNIT	CAP RATE
2022	\$22,214,000 ↓	\$430,462 ↓	4.2% ↓
2021	\$50,900,000 ↑	\$363,993 ↓	4.3% ↓
2020	\$25,700,000 ↑	\$484,347 ↑	4.5% ↓

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
B & B Apartments	9110 Redmond Woodinville Rd	Education Hill	5/18/2022	1978	\$5,190,000	12	\$432,500	\$586.84
Juanita Ridge Fourplexes	10915 & 10925 NE 128th St	Totem Lake	7/1/2022	1990	\$3,500,000	8	\$437,500	\$410.80
Brierwood Apartments	12022 NE 8th St	Wilburton	7/22/2022	1959	\$3,850,000	10	\$385,000	\$553.96
6007 Lakeview	6007 Lakeview Dr	Kirkland	8/5/2022	1976	\$5,199,000	9	\$577,667	\$611.94
Redmond Crest	8020 169th Ave NE	Education Hill	12/28/2022	1966	\$4,475,000	14	\$319,643	\$399.55
<b>TOTAL / AVG.</b>					<b>\$22,214,000</b>	<b>53</b>	<b>\$430,462</b>	<b>\$512.62</b>

# SNOHOMISH / NORTH KING COUNTY 5-19 UNITS

	SALES VOLUME	AVG \$/UNIT	CAP RATE
2022	\$60,941,000 ↓	\$252,601 ↑	4.4% ↓
2021	\$82,600,000 ↑	\$191,785 ↑	5.1% ↑
2020	\$50,800,000 ↓	\$124,211 ↓	5.0% ↓

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
1210 6th St	1210 6th St	Snohomish	1/5/2022	1964	\$2,160,000	10	\$216,000	\$282
14504 30th Ave NE	14504 30th Ave NE	Shoreline	1/7/2022	1992	\$2,355,000	6	\$392,500	\$423
137 Kirby Dr	137 Kirby Dr	Monroe	2/17/2022	1967	\$2,600,000	12	\$216,667	\$254
1532 S Walnut St	1532 S Walnut St	Delta	3/10/2022	1919	\$1,390,000	7	\$198,571	\$310
401 8th St	401 8th St	Sultan	3/10/2022	1981	\$1,150,000	6	\$191,667	\$158
7116 196th St SW	7116 196th St SW	Lynnwood	3/15/2022	1967	\$1,600,000	5	\$320,000	\$376
Everett Townhomes	3208 Hoyt Ave	Port Gardner	3/25/2022	1990	\$3,550,000	12	\$295,833	\$296
Vicky Lyn Apartments	2918 Nassau St	Port Gardner	4/1/2022	1968	\$3,360,000	18	\$186,667	\$165
Virginia Apartments	2531 Virginia Ave	Riverside	4/4/2022	1901	\$1,195,000	6	\$199,167	\$370
Richmond highlands I	1022 N 192nd st	Shoreline	4/14/2022	1996	\$2,800,000	11	\$254,545	\$401
Willow Apartments	107 Willow Ave	Snohomish	5/4/2022	1986	\$2,655,000	11	\$241,364	\$258
Ridgewood View	7601 Ridgewood Dr	Valley View	5/4/2022	1961	\$1,610,000	8	\$201,250	\$245
Richmond highlands II	1020 N 192nd st	Shoreline	5/16/2022	1997	\$2,500,000	9	\$277,778	\$374
19601 82nd Pl W	19601 82nd Pl W	Edmonds	5/27/2022	1968	\$2,300,000	5	\$460,000	\$383
Audrey Gardens	632 75th St SE	Evergreen Everett	5/31/2022	1980	\$1,830,500	9	\$203,389	\$157

# SNOHOMISH / NORTH KING COUNTY

## 5-19 UNITS CONT'D

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
Sultan 5 Unit	211 4th St	Sultan	6/10/2022	1906	\$650,000	5	\$130,000	\$198
Orchard Apartments	4806 212th St SW	Mountlake Terrace	7/1/2022	1989	\$1,600,000	6	\$266,667	\$196
Alder Apartments	101 Alder Ave	Snohomish	8/16/2022	1988	\$2,675,000	10	\$267,500	\$236
Hillcrest Apartments	18700 101st Ave NE	Bothell	8/17/2022	1971	\$2,800,000	10	\$280,000	\$400
18305 96th Ave NE	18305 96th Ave NE	Bothell	8/18/2022	1984	\$1,875,000	7	\$267,857	\$268
Kelsey Street Apartments	520 S Kelsey St	Monroe	8/26/2022	1989	\$4,997,300	18	\$277,628	\$306
341 Elizabeth St	341 Elizabeth St	Monroe	8/26/2022	1990	\$1,599,100	6	\$266,517	\$225
356 Elizabeth St	356 Elizabeth St	Monroe	9/15/2022	1967	\$1,529,100	6	\$254,850	\$268
Parkview I Apartments	524 Terrace St	Monroe	9/19/2022	1991	\$1,366,000	8	\$170,750	\$121
Lakeview Townhomes	2109 123rd Ave	Lake Stevens	9/23/2022	1985	\$4,944,000	15	\$329,600	\$319
Forest Green Apartments	415 100th St W	Cascade View Everett	10/26/2022	1996	\$2,000,000	9	\$222,222	\$216
Hoyt House	3825 Hoyt Ave	Port Gardner	12/13/2022	1978	\$1,850,000	8	\$231,250	\$236
<b>TOTAL / AVG.</b>					<b>\$60,941,000</b>	<b>243</b>	<b>\$252,601</b>	<b>\$275.58</b>

## 2022 SALES BY SUBMARKETS

# SOUTH KING COUNTY

## 5-19 UNITS

	SALES VOLUME	AVG \$/UNIT	CAP RATE
2022	\$44,586,000 ↑	\$220,551 ↑	5.0% ↓
2021	\$28,900,000 ↑	\$181,466 ↓	5.1% →
2020	\$22,900,000 ↑	\$187,544 ↑	5.1% ↓

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
Twincrest Apartments	10545 SE 238th St	East Hill - Meridian	1/3/2022	1975	\$3,998,650	18	\$222,147	\$268
Julianne Apartments	3249 S 160th St	Seatac	2/17/2022	1959	\$2,547,500	16	\$159,219	\$275
Pinehurst Manor	733 10th St NE	Downtown Auburn	2/23/2022	1968	\$2,673,000	16	\$167,063	\$226
Lois Ann Apartments	723-729 1st Ave S	South Kent	2/24/2022	1979	\$950,000	8	\$118,750	\$238
Skyway Park Apartments	7041 S 116th Pl	Skyway	4/7/2022	1993	\$4,025,000	17	\$236,765	\$277
Development Site (0.27 Acres)	8914 14th Ave S	South Park	4/14/2022	1966	\$2,950,000	6	\$491,667	\$590
913 Harrington Ave	913 Harrington Ave	Renton	5/18/2022	1962	\$1,560,000	7	\$222,857	\$340
The Village House	222 SW 154th St	Downtown Burien	5/23/2022	1977	\$1,535,000	8	\$191,875	\$256
10839 SE 200th St	10839 SE 200th St	East Hill - Meridian	6/3/2022	1967	\$2,200,000	6	\$366,667	\$422
Casa Bella Apartments	3221 S 208th St	Seatac	6/8/2022	2004	\$2,290,000	9	\$254,444	\$236
Arbutus Apartments	10707 Des Moines Memorial Dr	Boulevard Park	6/10/2022	1983	\$3,095,000	12	\$257,917	\$191
Park Des Moines South	10007 17th Pl S	Boulevard Park	6/23/2022	1967	\$1,200,000	7	\$171,429	\$215
Fir Crest Apartments	1737 S 305th Pl	Federal Way	7/15/2022	1977	\$1,300,000	7	\$185,714	\$208
Powell Apartments	220 SW 112th St	Highline	7/20/2022	1981	\$3,296,500	15	\$219,767	\$327
Twin Cedar Apartments	1717 S 305th Pl	Federal Way	7/21/2022	1976	\$1,350,000	7	\$192,857	\$213
840 SW 154th St	840 SW 154th St	Downtown Burien	7/28/2022	1967	\$2,350,000	9	\$261,111	\$286
The Olive Branch	427 SW 154th St	Downtown Burien	10/3/2022	1976	\$1,174,000	6	\$195,667	\$243
Auburn 8	111 SE 10th St	South Auburn	11/1/2022	1913	\$950,000	8	\$118,750	\$212
15405 10th Ave SW	15405 10th Ave SW	Lake Burien	11/29/2022	1959	\$1,316,500	6	\$219,417	\$281
1761 S 305th Pl	1761 S 305th Pl	Federal Way	12/7/2022	1969	\$1,225,000	6	\$204,167	\$167
Genesis Apartments	1120 SW 126th St	Highline	12/14/2022	1965	\$2,600,000	15	\$173,333	\$207
<b>TOTAL / AVG.</b>					<b>\$44,586,150</b>	<b>209</b>	<b>\$220,551</b>	<b>\$270</b>



# PIERCE COUNTY

## 5-19 UNITS

	SALES VOLUME	AVG \$/UNIT	CAP RATE
2022	\$60,533,000 ↓	\$197,895 ↑	4.9% ↓
2021	\$84,800,000 ↑	\$140,705 ↓	5.4% ↓
2020	\$81,600,000 ↑	\$150,494 ↑	5.9% ↓

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
1212 N I St	1212 N I St	North End Tacoma	1/7/2022	1890	\$1,375,000	7	\$196,429	\$221
Hillside	1601 G st	Stadium District	2/11/2022	1908	\$1,250,000	7	\$178,571	\$157
Ainsworth Terrace Apartments	607 S Ainsworth Ave	Hilltop	3/16/2022	2020	\$2,000,000	13	\$153,846	\$303
601 S Jackson Ave	601 S Jackson Ave	Stadium District	3/24/2022	1959	\$3,055,000	12	\$254,583	\$383
Locust Ridge Apartments	8511-8515 Locust Ave	Puyallup	4/8/2022	1999	\$2,167,000	8	\$270,875	\$310
4334 S Puget Sound Ave	4334 S Puget Sound Ave	South Tacoma	4/16/2022	1972	\$1,500,000	6	\$250,000	\$258
Sheridan II Apartments	3102-3124 S. 92nd	Lakewood	4/16/2022	1967	\$2,362,000	12	\$196,833	\$278
Lanes Landing Apartment	5821 N 33rd St	West End	4/20/2022	1980	\$4,600,000	18	\$255,556	\$315
Cottage Lane Apartments	4711 115th St Ct SW	Lakewood	5/11/2022	1964	\$2,396,000	16	\$149,750	\$195
Western Terrace	2407-2421 98th Ave E	Edgewood	5/23/2022	1973	\$1,355,000	8	\$169,375	\$210
Station Place Townhomes	1608 Washington St	Sumner	6/27/2022	1975	\$5,375,000	16	\$335,938	\$353
5425 S M St	5425 S M St	South End	6/30/2022	1950	\$795,000	5	\$159,000	\$194
3010 E Portland Ave	3010 E Portland Ave	Eastside Tacoma	7/1/2022	1926	\$1,300,000	5	\$260,000	\$269
160 136th St S	160 136th St S	Parkland	7/1/2022	1954	\$1,295,000	7	\$185,000	\$262
Mai Tai Apartments	11320 Bridgeport Way SW	Lakewood	7/8/2022	1964	\$1,500,000	9	\$166,667	\$221
Lochburn Apartments	8814-8815 Lochburn Ln	Lakewood	7/13/2022	1950	\$2,593,000	18	\$144,056	\$261
Lee Manor	3339 S Ainsworth Ave	South End Tacoma	7/20/2022	1980	\$1,500,000	8	\$187,500	\$241
Tamarack Apartments	702 S Oakes St	Central Tacoma	7/28/2022	1964	\$2,850,000	12	\$237,500	\$333

# PIERCE COUNTY

## 5-19 UNITS CONT'D

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
644 N Trafton St	644 N Trafton St	North End Tacoma	8/12/2022	1930	\$1,100,000	11	\$100,000	\$140
Orchard Apartments	8324 Orchard St SW	South Lakes	9/2/2022	1925	\$825,000	7	\$117,857	\$265
Union Square Apts	14405 - 14417 Union Ave SW	Lakewood	9/15/2022	1976	\$2,499,900	16	\$156,244	\$300
Alderwood Apartments	3815 Tacoma Ave S	South End Tacoma	9/15/2022	1964	\$2,085,000	17	\$122,647	\$182
723 N Cushman Ave	723 N Cushman Ave	North End Tacoma	9/19/2022	1890	\$900,000	6	\$150,000	\$226
Harbor View Apartments	2902 N Carr St	North End Tacoma	9/30/2022	1968	\$3,625,000	16	\$226,563	\$378
Talisman Apartments	708 N J St	North End Tacoma	10/12/2022	1963	\$2,000,000	10	\$200,000	\$307
3591 - 3595 S G St	3591 - 3595 S G St	South End Tacoma	10/28/2022	2021	\$1,900,000	6	\$316,667	\$361
Sherwood Villa	6020-6070 20th St E	Fife	10/30/2022	1979	\$2,500,000	16	\$156,250	\$216
Four Townhouse Duplexes	1403-1417 107th Street Ct S	Parkland	11/18/2022	1994	\$2,330,000	8	\$291,250	\$199
5123 Seattle Ave SW	5123 Seattle Ave SW	Lakewood	12/2/2022	1967	\$1,500,000	10	\$150,000	\$232
<b>TOTAL / AVG.</b>					<b>\$60,532,900</b>	<b>310</b>	<b>\$197,895</b>	<b>\$261.01</b>

## 2022 SALES BY SUBMARKETS

# SEATTLE

## 20-49+ UNITS

	SALES VOLUME	AVG \$/UNIT	CAP RATE
2022	\$638,107,000 ↑	\$243,087 ↓	4.4% ↓
2021	\$530,000,000 ↑	\$268,615 ↑	4.7% ↓
2020	\$159,000,000 ↓	\$212,583 ↓	4.9% ↓

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
Sunset Vista Apartments	5451 California Ave SW	West Seattle	12/21/2022	1969	\$5,500,000	22	\$250,000	\$269
Casa Nita Apartments	430 12th Ave E	Capitol Hill / Eastlake	12/1/2022	1925	\$5,892,900	26	\$226,650	\$355
Harvard Lofts	225-231 Harvard Ave E	Capitol Hill / Eastlake	11/25/2022	2021	\$21,000,000	71	\$295,775	\$1,027
1715 Boarding House Apartments	1715 NW 58th St	Ballard	11/9/2022	2015	\$5,744,600	43	\$133,595	\$703
Wedgewood Apartments	7320 35th Ave NE	Roosevelt	10/28/2022	1968	\$3,810,000	20	\$190,500	\$342
Muse Apartments	1515 Bellevue Ave	Capitol Hill	10/25/2022	1925	\$5,088,000	24	\$212,000	\$387
Alloy Apartments	802 5th Ave N	South Lake Union	10/20/2022	2019	\$23,400,000	68	\$323,218	\$844
Track 66 Apartments	838 NE 66th St	South Lake Union	10/20/2022	2018	\$19,400,000	75	\$258,667	\$1,003
Luna Apartments	6921 Roosevelt Way NE	Roosevelt	10/20/2022	2017	\$19,000,000	71	\$267,606	\$877
Vega Apartments	4528 44th Ave SW	West Seattle	10/20/2022	2017	\$14,200,000	58	\$244,828	\$999
Brooklyn 65	1222 NE 65th St	Roosevelt	10/20/2022	2017	\$13,900,000	55	\$238,205	\$879
SEDU Apartment	2037 Yale Ave E	Capitol Hill / Eastlake	10/20/2022	2018	\$6,500,000	27	\$240,741	\$1,084
Hill Vista Apartments	165 17th Ave	Central District	10/14/2022	1970	\$7,480,000	20	\$374,000	\$481
Olympic View Apartments	11740 Greenwood Ave N	North Seattle	10/7/2022	1987	\$6,945,500	30	\$231,517	\$278
Belay Apartments	6559 15th Ave NW	Ballard	9/28/2022	2013	\$28,700,000	104	\$275,962	\$528
Noba Apartments	8022 15th Ave NW	Ballard	9/28/2022	2013	\$12,800,000	51	\$250,980	\$411
Madkin Apartments	1625 E Madison St	Capitol Hill / Eastlake	9/14/2022	1904	\$5,319,200	29	\$183,421	\$271
Graham Place	4601 S Graham St	Beacon Hill / Rainier Valley	9/5/2022	1968	\$13,125,000	60	\$218,750	\$287
Riverview West Apartments	10300 Des Moines Memorial Drive S	West Seattle	8/29/2022	1964	\$13,300,000	54	\$246,296	\$296
Erawan Apartments	421 Bellevue Ave E	Capitol Hill / Eastlake	8/25/2022	1967	\$14,524,500	34	\$427,191	\$489
Tamarind Apartment	927 N 96th St	Ballard	8/18/2022	1967	\$4,100,000	24	\$170,833	\$291
Vivir Apartments	1201 S Cloverdale St	South Park	8/17/2022	1957	\$4,200,000	20	\$210,000	\$380
1711 Apartments	1711 12th Ave	Capitol Hill / Eastlake	8/17/2022	2014	\$11,989,750	37	\$324,047	\$642
Iro Apartments	5233 15th Ave NE	University District	8/12/2022	1965	\$8,337,225	24	\$347,384	\$348
Etta Ballard Apartments	1710 NW 57th St	Ballard	8/4/2022	1989	\$19,980,000	80	\$249,750	\$579
Avalon	4254 7th Ave NE	University District	7/30/2022	1980	\$4,993,000	20	\$249,650	\$398

## 2022 SALES BY SUBMARKETS

# SEATTLE

## 20-49+ UNITS CONT'D

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
Andante Apartments	3031 NE 137th St	North Seattle	7/29/2022	1965	\$18,000,000	68	\$264,706	\$341
University Manor	1305 NE 43rd St	University District	7/21/2022	1928	\$23,975,000	80	\$299,688	\$475
Campus Apartments	4124 12th Ave NE	University District	7/21/2022	1923	\$8,987,000	46	\$195,370	\$400
The Cavanaugh	3539 27th Pl W	Magnolia	7/13/2022	1969	\$20,739,800	51	\$406,663	\$460
The Mercury Apartments	1723 Summit Ave	Capitol Hill / Eastlake	7/1/2022	1908	\$6,114,000	44	\$138,955	\$425
Queen Villa	219 Queen Anne Ave N	Queen Anne	6/28/2022	1955	\$4,950,000	22	\$225,000	\$500
Villa Andora	1520 California Ave SW	West Seattle	6/24/2022	1969	\$13,581,500	37	\$367,068	\$450
Park Des Moines Apartments	10002 Des Moines Memorial Drive	West Seattle	6/17/2022	1967	\$5,197,000	30	\$173,233	\$242
Beach Landing Apartments	6023 SW Stevens st	West Seattle	6/8/2022	1989	\$8,892,800	24	\$370,533	\$483
The Arches	6601 Rainier Ave S	Beacon Hill / Rainier	6/8/2022	1967	\$6,400,000	24	\$266,667	\$312
June on South Lake Apartments	1622 Aurora Ave N	South Lake Union	5/31/2022	2018	\$20,041,600	42	\$477,181	\$531
Goldfinch	4711 Aurora Ave N	Ballard	5/25/2022	2021	\$20,400,000	66	\$309,091	\$1,109
Velo Apartments	301 E Roy street	Capitol Hill	5/24/2022	1966	\$14,250,000	49	\$290,816	\$429
Shelton Eastlake	2359 Franklin Ave E	Capitol Hill / Eastlake	5/20/2022	2016	\$25,200,000	61	\$413,115	\$820
Fox and Finch	525 Boren Ave N	South Lake Union	5/10/2022	2017	\$29,035,000	49	\$592,551	\$744
Fairview Apartments	1000 Queen Anne Ave N	Queen Anne	5/7/2022	1962	\$7,795,000	29	\$268,793	\$357
Marnae Apartments	6533 California Ave	West Seattle	5/2/2022	1960	\$6,674,000	26	\$256,692	\$358
Inspire Apartments	3825 Bridge Way NE	Ballard	4/29/2022	2018	\$14,500,000	42	\$345,238	\$999
Junction Landing	4417-4423 42nd Ave SW	West Seattle	4/19/2022	2020	\$25,314,000	62	\$408,290	\$777
Manchester Arms	1412 Summit Ave	First Hill	4/11/2022	1908	\$8,244,000	60	\$137,400	\$409
Costas Apartments	4557 University Way NE	University District	3/1/2022	1919	\$4,195,000	20	\$209,750	\$320
1807 13th Ave S	1807 13th Ave S	Beacon Hill / Rainier	2/18/22	2020	\$9,300,000	42	\$221,429	\$779
Marinwood	3628 24th Pl W	Magnolia	2/10/2022	1980	\$13,965,150	31	\$450,489	\$416
Vale	4735 32nd Ave S	Beacon Hill / Rainier	2/4/2022	2020	\$9,930,500	40	\$248,263	\$832
Uptown Studios	610 2nd Ave W	Queen Anne	1/31/2022	1953	\$8,000,000	32	\$250,000	\$603
Kenmark	2718 14th Ave S	Beacon Hill / Rainier	1/11/2022	1966	\$5,195,800	22	\$236,173	\$374
<b>TOTAL / AVG.</b>					<b>\$638,106,825</b>	<b>2,246</b>	<b>\$243,087</b>	<b>\$546.06</b>

## 2022 SALES BY SUBMARKETS

### EASTSIDE 20-49+ UNITS

	SALES VOLUME	AVG \$/UNIT	CAP RATE
2022	\$35,665,000 ↓	\$351,792 ↑	4.4% →
2021	\$93,300,000 ↑	\$274,470 ↓	4.4% ↓
2020	\$69,600,000 ↑	\$386,478 ↑	4.5% ↓

### SNOHOMISH / NORTH KING COUNTY 20-49+ UNITS

	SALES VOLUME	AVG \$/UNIT	CAP RATE
2022	\$166,227,000 ↓	\$257,882 ↑	4.8% ↓
2021	\$215,000,000 ↑	\$195,532 ↑	5.0% ↓
2020	\$69,400,000 ↓	\$155,605 ↓	5.3% ↓

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
Juanita Bayshore Estates	11615 91st Ln NE	Juanita	2/7/2022	1976	\$7,800,000	20	\$390,000	\$843.06
Eagle Ridge Apartments	12315 NE Woodinville Dr	Woodinville	12/6/2022	1990	\$14,115,000	40	\$352,875	\$542.05
Westview Garden Apartments	14329 NE Woodinville Duvall Rd	Woodinville	12/12/2022	1987	\$13,750,000	44	\$312,500	\$308.00
					<b>TOTAL / AVG.</b>	<b>104</b>	<b>\$351,792</b>	<b>\$564.37</b>

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
Marnice Apartments	1031 75th St SE	Everett	11/3/2022	1968	\$11,200,000	58	\$193,103	\$226
Lakeshore Townhomes	12506 16th St NE	Lake Stevens	9/23/2022	1993	\$18,456,000	56	\$329,571	\$312
Athena I & II	700 W Maple St	Monroe	8/25/2022	1981	\$7,900,000	29	\$272,414	\$328
The Trail Apartments	627 & 707 & 729 Ave A	Snohomish	8/4/2022	1991	\$17,800,000	70	\$254,286	\$287
West Ridge Apartments	628 128th St SW	Paine Field	8/3/2022	2000	\$12,000,000	36	\$333,333	\$277
Nantucket Gardens	18534 52nd Ave W	Lynnwood	8/1/2022	1989	\$13,120,000	40	\$328,000	\$328
Encore Apartments	5825 200 St SW	Lynnwood	7/28/2022	1968	\$17,700,000	60	\$295,000	\$378
Mayfair Apartment Complex	2628-2630 & 2615 Hoyt Ave	Everett	7/26/2022	1923 / 1936	\$9,650,000	71	\$135,915	\$200
Ormonde Gate Townhomes	1221 113th St SW	Paine Field	7/20/2022	2008	\$8,800,000	20	\$440,000	\$277
Lynn Ree Apartments	19030 Hwy 99	Lynnwood	7/6/2022	1952	\$3,000,000	25	\$120,000	\$270
The Meadows at Martha Lake	16202 Meadow Rd	Lynnwood	5/27/2022	2017	\$22,125,500	63	\$351,198	\$326
Richmond Highlands	1020 N 192nd St	Shoreline	5/20/2022	1996	\$2,500,000	20	\$125,000	\$156
Heritage Manor	2501 Colby Ave	Everett	4/25/2022	1908	\$4,150,000	22	\$188,636	\$213
Octavia Apartments	20060 Whitman Ave N	Shoreline	4/22/2022	1970	\$6,151,000	25	\$246,040	\$304
Meridian Avenue Apartments	12526 Meridian Ave S	Paine Field	4/8/2022	1986	\$5,600,000	20	\$280,000	\$316
Blue Stone	1530 NE 146th St	Shoreline	1/7/2022	1978	\$6,074,000	26	\$233,615	\$294
					<b>TOTAL / AVG.</b>	<b>68</b>	<b>\$193,103</b>	<b>\$226.26</b>

## 2022 SALES BY SUBMARKETS

# SOUTH KING COUNTY

## 20-49+ UNITS

	SALES VOLUME	AVG \$/UNIT	CAP RATE
2022	\$134,648,000 ↑	\$215,156 ↓	4.3% →
2021	\$115,000,000 ↓	\$223,688 ↑	4.3% ↓
2020	\$127,000,000 ↓	\$207,864 ↓	4.7% ↓

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
Sunwood Apartments	320 SW 160th St	Burien	12/23/2022	1966	\$6,725,000	25	\$269,000	\$263
ReNew on East Hill	10105 SE 236th St	Kent	11/30/2022	1991	\$23,500,000	96	\$244,792	\$266
Skyline Apartments	12401 - 12409 Renton Ave S	Skyway	9/30/2022	1962	\$4,050,000	22	\$184,091	\$272
Arise Highline	143 S 152nd St	Burien	7/15/2022	1963	\$5,400,000	30	\$180,000	\$290
Park Des Moines Apartments	10002 Des Moines Memorial Drive	Boulevard Park	6/17/2022	1967	\$5,197,000	30	\$173,233	\$241
Le Chateau Apartments	17464 Ambaum Blvd S	Burien	6/6/2022	1967	\$7,125,000	36	\$197,917	\$283
Aspire 160 Apartments	149 SW 160th st	Burien	5/31/2022	1968	\$9,775,000	36	\$271,528	\$327
Overlook at Burien	13007 12th Ave SW	Burien	5/31/2022	1966	\$10,445,700	43	\$242,923	\$503
Lake Meridian Shores	14200 SE 272nd St	Kent	4/20/2022	1984	\$17,000,000	58	\$293,103	\$206
Windsor Park Apartments	1409 30th St. SE Auburn	Auburn	4/13/2022	1967	\$23,778,400	158	\$150,496	\$229
Innsbruck Apartments	3223 S 160th st.	Seatac	4/9/2022	1964	\$6,892,250	31	\$222,331	\$224
Davis Apartments	631-639 3rd Ave S	Kent	3/14/2022	1962	\$4,045,000	21	\$192,619	\$253
Riviera I & II	10718 SE 238th St	Kent	1/28/2022	1968 / 1978	\$5,200,000	26	\$200,000	\$265
Valle Vista Apartments	962 Sunset Blvd. NE	Renton	1/6/2022	1967	\$5,514,200	29	\$190,145	\$212
<b>TOTAL / AVG.</b>					<b>\$134,647,550</b>	<b>641</b>	<b>\$215,156</b>	<b>\$273.85</b>

# PIERCE COUNTY

## 20-49+ UNITS

	SALES VOLUME	AVG \$/UNIT	CAP RATE
2022	\$165,895,000 ↓	\$198,694 ↑	4.7% →
2021	\$231,000,000 ↑	\$189,616 ↓	4.7% ↓
2020	\$171,000,000 ↓	\$201,869 ↑	5.1% ↓

PROPERTY NAME	ADDRESS	SUBMARKET	SALE DATE	YEAR OF BUILDING	SALE PRICE	UNITS	PRICE PER UNIT	PRICE PER SF
Terry Apartments	14117 C St S	South Tacoma	1/26/2022	1972	\$6,100,000	30	\$203,333	\$299
Pennington Apartments	702 Martin Luther King JR. Way	Stadium District	4/19/2022	1931	\$7,225,000	51	\$141,667	\$285
Vintage Apartments	518 S 7th St	Downtown Tacoma	4/19/2022	1929	\$12,200,000	84	\$145,238	\$318
Water's Edge Townhomes	1101 N Mountain View Dr	West End	4/29/2022	1991	\$22,200,000	76	\$292,105	\$231
Tuscany Court	8810 John Dower Road SW	North Lakewood	5/4/2022	1968	\$3,850,000	24	\$160,417	\$251
Belle Gardens Apartments	1609 & 1621 E 68th St	Eastside Tacoma	5/11/2022	2012	\$7,560,000	36	\$210,000	\$265
Twin Oaks Apartments	4801 SW Court St	Lakewood	5/13/2022	1962	\$4,792,000	32	\$149,750	\$300
The Edge Apartments	2818 Meridian Ave. E	Puyallup/Sumner	5/24/2022	2021	\$6,400,000	20	\$320,000	\$375
Coventry Court Apartments	7412-7416 Golden Given Road E	Midland	6/24/2022	1990	\$3,450,000	20	\$172,500	\$183
Coventry Court IV Apartments	908 76th St E	Midland	6/24/2022	1990	\$21,150,000	88	\$240,341	\$226
Oak Park Apartments	14515 A St S	Parkland	7/11/2022	1986	\$7,486,000	54	\$138,889	\$167
Clover Meadows	12517 47th Ave. SW	Lakewood	7/13/2022	1968	\$4,350,000	26	\$167,308	\$240
Station Place	728 Cherry Ave	Sumner	7/14/2022	1967	\$4,800,000	20	\$240,000	\$318
Tanara Villa Apartments	6322 N 26th St	West End	8/26/2022	1969	\$24,200,000	130	\$186,154	\$338
The Heron	1624 E 32nd St	Eastside Tacoma	10/26/2022	2022	\$22,432,000	82	\$273,561	\$612
Chelsea Apartments	3315 Mckinley Ave	Eastside Tacoma	11/16/2022	1964	\$3,500,000	20	\$175,000	\$378
Pineridge Apartments	5612 Boston Ave W	Lakewood	12/30/2022	1977	\$4,200,000	26	\$161,538	\$239
<b>TOTAL / AVG.</b>					<b>\$94,927,000</b>	<b>461</b>	<b>\$203,535</b>	<b>\$273.28</b>

## PUGET SOUND 5-49+ UNITS SALES STATISTICS

TRANSACTIONS	SUBMARKET	UNITS	SALES VOLUME	SUBMARKET	UNITS
	Seattle	3,310		Seattle	\$964,107,000
	Eastside	157		Eastside	\$57,879,000
	Snohomish / North King County	884		Snohomish / North King County	\$227,168,000
	South King County	948		South King County	\$182,033,700
	Pierce County	1,129		Pierce County	\$226,428,000
<b>TOTAL</b>	<b>6,428</b>	<b>\$1,657,615,700</b>			

### AVERAGE SALE PRICE BY SUBMARKET

5-19 UNITS	SUBMARKET	SALE PRICE	20-49+ UNITS	SUBMARKET	SALE PRICE
	Seattle	\$3,046,789		Seattle	\$12,271,285
	Eastside	\$4,442,800		Eastside	\$11,888,333
	Snohomish / North King County	\$2,257,074		Snohomish / North King County	\$10,389,156
	South King County	\$2,123,150		South King County	\$9,617,682
	Pierce County	\$2,300,556		Pierce County	\$9,758,529

### AVERAGE PRICE PER DOOR BY SUBMARKET

5-19 UNITS	SUBMARKET	SALE PRICE	20-49+ UNITS	SUBMARKET	SALE PRICE
	Seattle	\$311,867		Seattle	\$278,168
	Eastside	\$430,462		Eastside	\$351,792
	Snohomish / North King County	\$252,601		Snohomish / North King County	\$257,882
	South King County	\$220,551		South King County	\$202,717
	Pierce County	\$197,895		Pierce County	\$198,694

## ADDITIONAL 2022 SALES STATISTICS



15%

INCREASE IN PRICE  
PER DOOR



2%

DECREASE IN SALES  
VOLUME FROM 2021

## PUGET SOUND 5-49+ UNITS TRENDING PUGET SOUND SALES STATISTICS

	SALES VOLUME	TOTAL UNITS	AVG \$ / UNIT	AVG \$ / SF	AVG CAP RATE
2022	\$1,657,615,700 ↓	6,428 ↓	\$268,127 ↑	\$379 ↑	4.4% ↓
2021	\$1,692,500,000 ↑	7,360 ↑	\$233,667 ↓	\$345 ↓	4.6% →
2020	\$965,000,000 ↓	4,846 ↓	\$237,611 ↑	\$364 ↑	4.6% ↓

PROPERTY SIZE	SALES VOLUME	TOTAL UNITS	AVERAGE DEAL PRICE
5-19 units	\$514,274,000	1,879	\$2,834,074
20-49+ (Sub \$30M)	\$1,091,507,000	4,232	\$10,694,095
<b>TOTAL</b>	<b>\$1,605,781,000</b>	<b>6,111</b>	



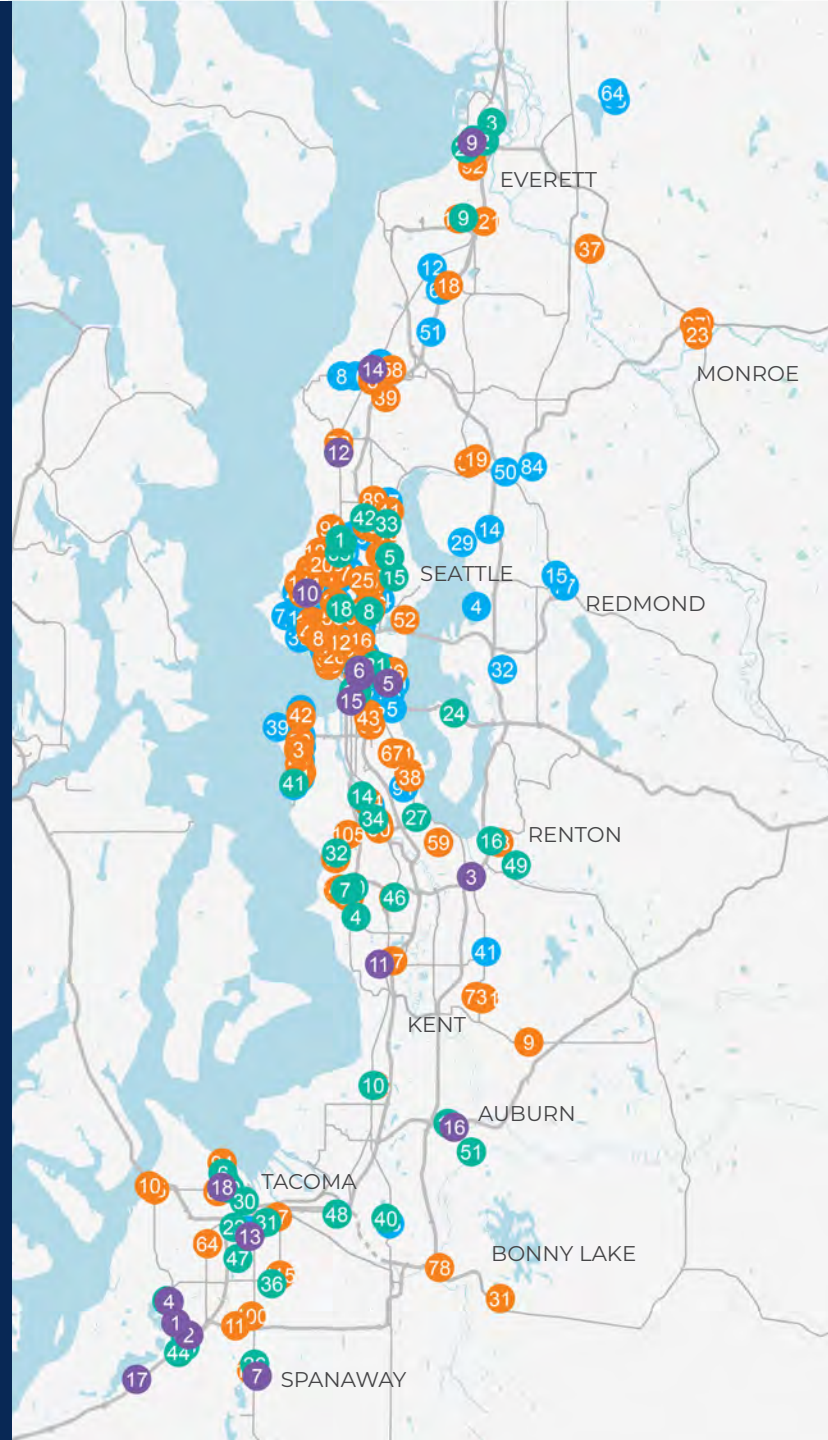


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## HIGH ACTIVITY MARKETS

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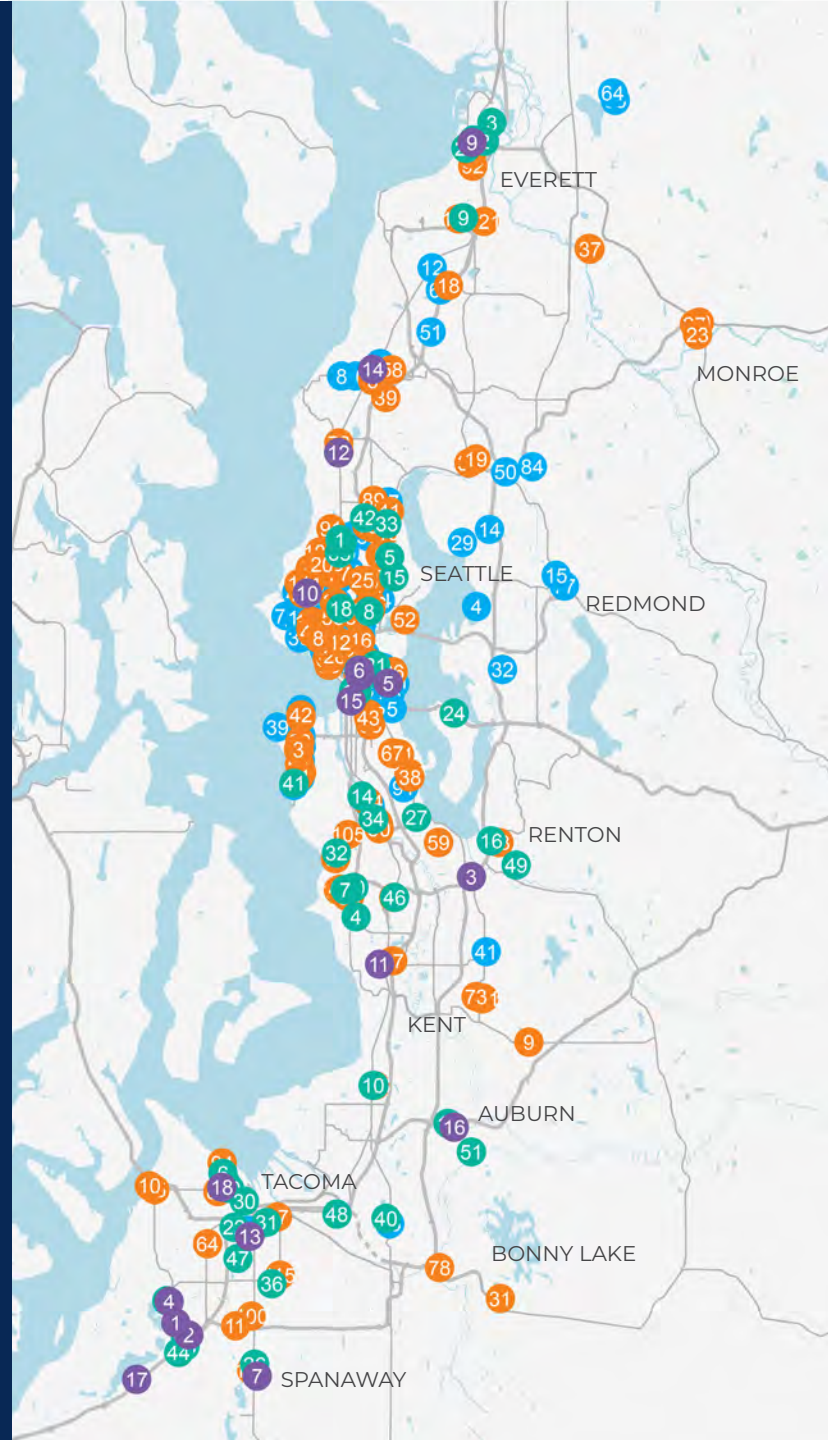
▶ Sales Analysis Map



\$300,000+ / UNIT			
#	PROPERTY	UNITS	\$ / UNIT
1	3107 Eastlake Ave	6	\$653,333
2	Villa Apartments	6	\$607,833
3	Fox and Finch	49	\$592,551
4	6007 Lakeview	9	\$577,667
5	Atrium	18	\$577,278
6	Development Site (0.27 Acres)	6	\$491,667
7	June on South Lake Apartments	42	\$477,181
8	19601 82nd Pl W	5	\$460,000
9	Cowen Park	7	\$457,143
10	2020 at Lake Union	11	\$454,273
11	Marinwood	31	\$450,489
12	Ormonde Gate Townhomes	20	\$440,000
13	1922 NW 65th St	7	\$437,571
14	Juanita Ridge Fourplexes	8	\$437,500
15	B & B Apartments	12	\$432,500
16	Erawan Apartments	34	\$427,191
17	Pingkit Court	6	\$425,000
18	Lake Union Vista	7	\$419,286
19	Shelton Eastlake	61	\$413,115
20	Junction Landing	62	\$408,290
21	The Cavanaugh	51	\$406,663
22	Brooklyn Boutique Apartments	12	\$404,167
23	Caldwell Apartments	5	\$400,000
24	Andover Apartments	7	\$400,000
25	2338 Franklin Ave E	6	\$397,000
26	3900 Latona	7	\$396,229
27	14504 30th Ave NE	6	\$392,500
28	2117 Dexter Ave. N	6	\$391,667

\$300,000+ / UNIT			
#	PROPERTY	UNITS	\$ / UNIT
29	Juanita Bayshore Estates	20	\$390,000
30	3911 Whitman Ave. N	10	\$386,950
31	Summit Chalet Apartments	15	\$386,333
32	Brierwood Apartments	10	\$385,000
33	The Bluff Apartments	12	\$383,333
34	Clara Antoinette	6	\$382,500
35	8214 Greenwood Ave N	11	\$381,818
36	Leschi Lakeview	11	\$380,709
37	Hill Vista Apartments	20	\$374,000
38	Hollywood apartments	12	\$372,833
39	Beach Landing Apartments	24	\$370,533
40	Villa Andora	37	\$367,068
41	10839 SE 200th St	6	\$366,667
42	411 E Republican	7	\$364,086
43	Tudor Apartments	12	\$362,300
44	Stroud Apartments	6	\$359,167
45	5212 17th Ave NW	5	\$358,500
46	Morgan Junction	6	\$355,553
47	553 26th Ave	6	\$355,417
48	5236 California Ave SW	7	\$355,000
49	The Pines	9	\$353,889
50	Eagle Ridge Apartments	40	\$352,875
51	The Meadows at Martha Lake	63	\$351,198
52	Ravenswood Apartments	14	\$350,000
53	Iro Apartments	24	\$347,384
54	Inspire Apartments	42	\$345,238
55	Vista Apartments	9	\$344,011
56	Maywood	10	\$340,000

\$300,000+ / UNIT			
#	PROPERTY	UNITS	\$ / UNIT
57	Caldwell Apartments	5	\$339,700
58	1310 E Thomas St.	19	\$339,474
59	La Sienna Apartments	5	\$336,000
60	Station Place Townhomes	16	\$335,938
61	West Ridge Apartments	36	\$333,333
62	Park Meridian	15	\$333,233
63	302 10th Ave. East	8	\$331,000
64	Lakeview Townhomes	15	\$329,600
65	Lakeshore Townhomes	56	\$329,571
66	Nantucket Gardens	40	\$328,000
67	Thomas Park Apartments	15	\$325,667
68	Linden Haus	8	\$324,850
69	7325 47th Ave SW	5	\$324,130
70	1711 Apartments	37	\$324,047
71	Alloy Apartments	68	\$323,218
72	420 N 39th St	12	\$322,700
73	Fountain Court Apartments	18	\$322,208
74	Essex Apartments	9	\$321,111
75	The Edge Apartments	20	\$320,000
76	7116 196th St SW	5	\$320,000
77	Redmond Crest	14	\$319,643
78	Bugge Apartments	17	\$317,521
79	2272 Gilman Dr W	6	\$316,667
80	3591 - 3595 S G St	6	\$316,667
81	2026 NW 58th St	5	\$315,200
82	Whittier Hall Apartments	9	\$315,078
83	Admiral Flats	8	\$315,000
84	Westview Garden Apartments	44	\$312,500



**\$300,000+ / UNIT**

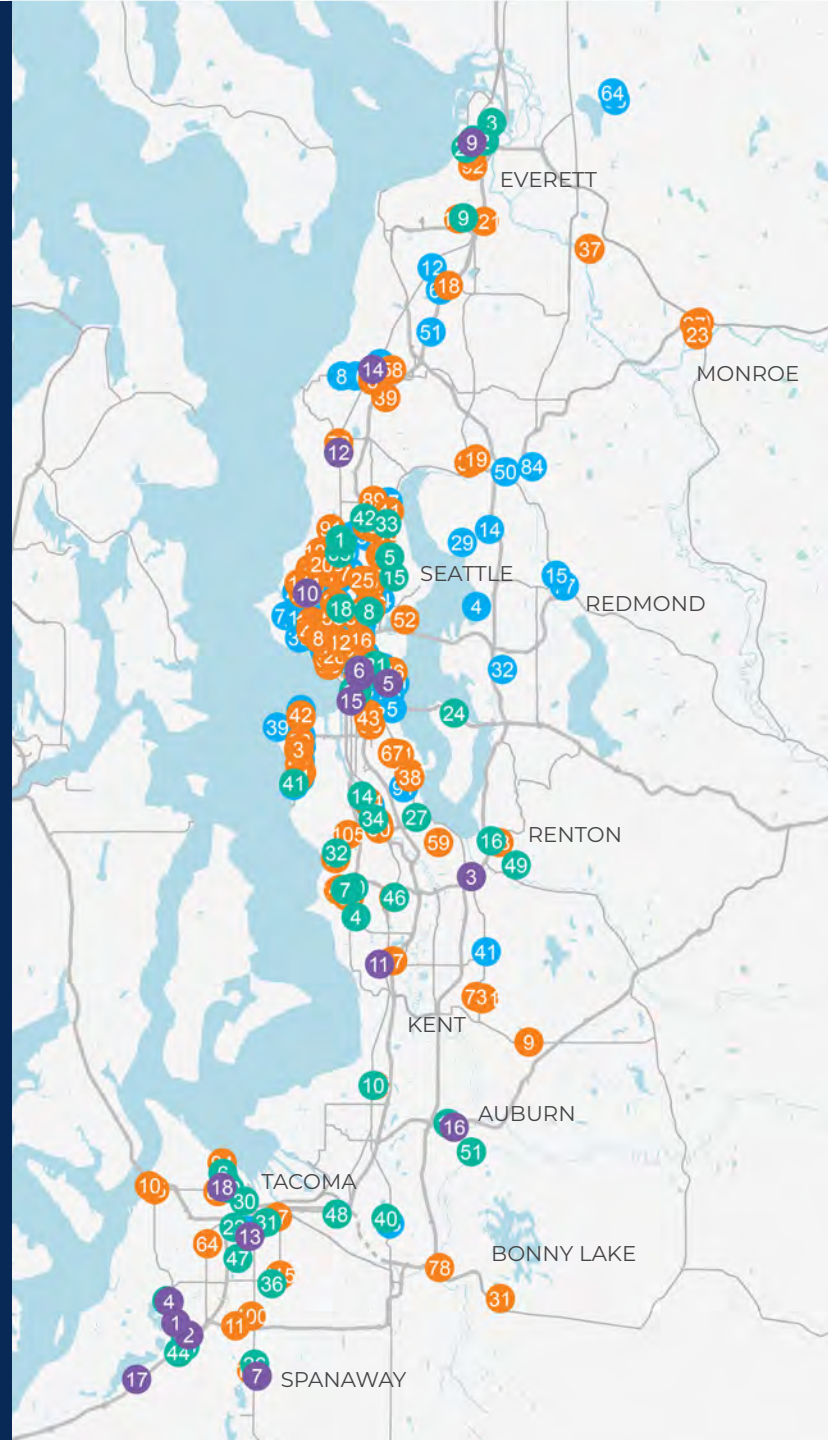
#	PROPERTY	UNITS	\$ / UNIT
85	Interlake Apartments	18	\$310,861
86	2040 NW 59th St	6	\$310,000
87	Goldfinch	66	\$309,091
88	The Noreg	17	\$308,724
89	Fremont 5	5	\$308,700
90	628 34th Ave	6	\$308,333
91	7338 MLK Jr Way S	10	\$305,000
92	700 NW Market St	10	\$305,000
93	Wagon Wheel Apartments	10	\$304,850
94	Greenlake 6	6	\$304,167
95	Neutra Apartments	12	\$301,706
96	3650 Phinney Ave. North	5	\$300,000

**\$299,999 - \$200,000 / UNIT**

#	PROPERTY	UNITS	\$ / UNIT
1	University Manor	80	\$299,688
2	9407 23rd Ave NE	7	\$298,286
3	Maison Royale	14	\$298,000
4	Everett Townhomes	12	\$295,833
5	Harvard Lofts	71	\$295,775
6	Encore Apartments	60	\$295,000
7	Linden Apartments	14	\$294,714
8	801 W McGraw St	8	\$294,313
9	Lake Meridian Shores	58	\$293,103
10	Water's Edge Townhomes	76	\$292,105
11	Four Townhouse Duplexes	8	\$291,250
12	Newton Apartments	11	\$290,909
13	Velo Apartments	49	\$290,816
14	Ballard 5	5	\$290,000
15	Roosevelt Heights	15	\$289,800
16	The Brons Apartments	10	\$286,150
17	Capitol Core	17	\$282,353
18	Meridian Avenue Apartments	20	\$280,000
19	Hillcrest Apartments	10	\$280,000
20	621 NW 85th St	7	\$278,471
21	Richmond highlands II	9	\$277,778
22	Roselawn Apartments	12	\$277,750
23	Kelsey Street Apartments	18	\$277,628
24	Belay Apartments	104	\$275,962
25	500 NE 70th St.	18	\$275,444
26	The Heron	82	\$273,561
27	Athena I & II	29	\$272,414
28	Redevelopment Project	7	\$272,143

**\$299,999 - \$200,000 / UNIT**

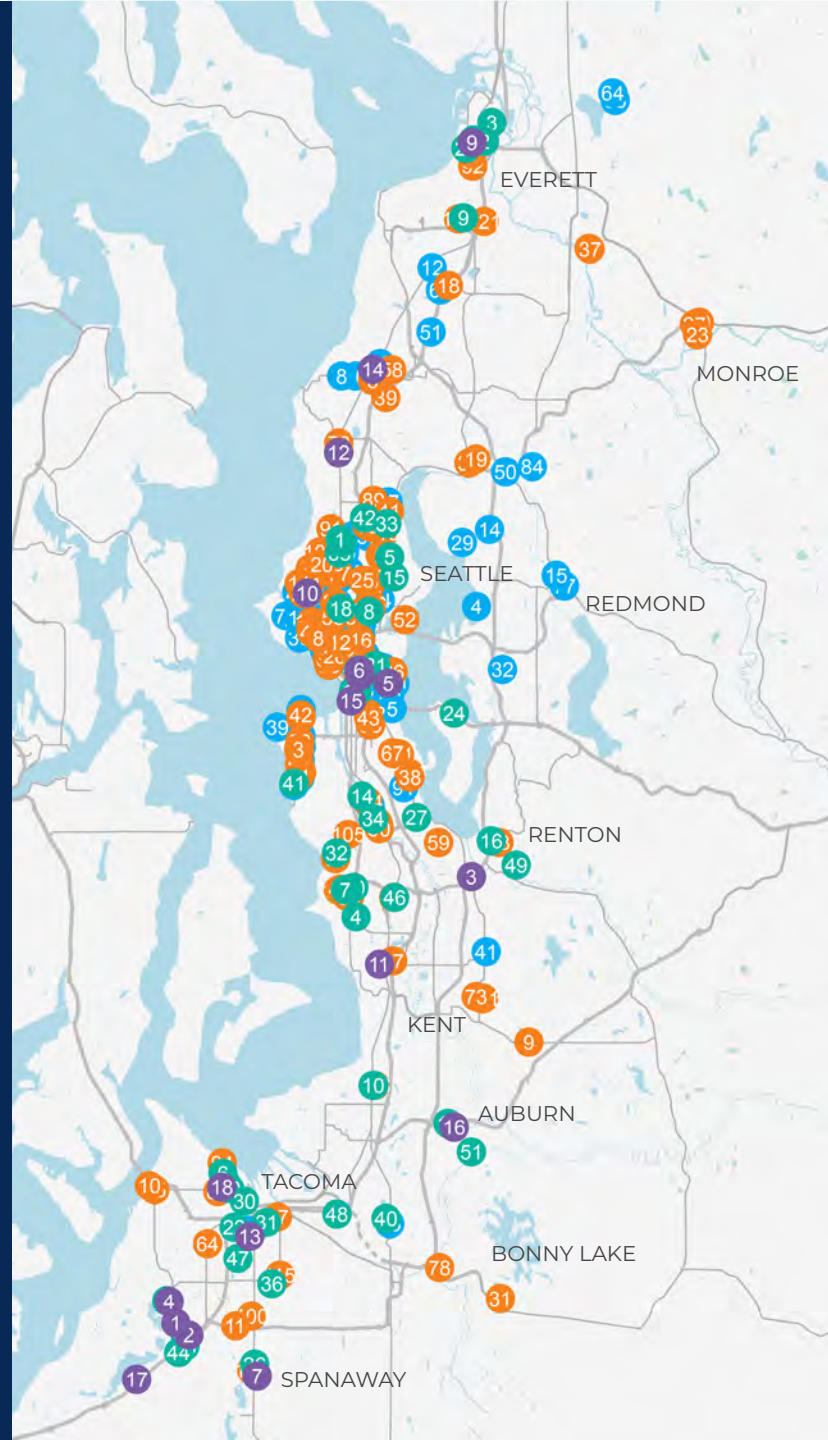
#	PROPERTY	UNITS	\$ / UNIT
29	2034 NW 57th St	6	\$271,667
30	Aspire 160 Apartments	36	\$271,528
31	Locust Ridge Apartments	8	\$270,875
32	4905 Evanston Ave N	5	\$269,500
33	Sunwood Apartments	25	\$269,000
34	Fairview Apartments	29	\$268,793
35	18305 96th Ave NE	7	\$267,857
36	Luna Apartments	71	\$267,606
37	Alder Apartments	10	\$267,500
38	The Arches	24	\$266,667
39	Orchard Apartments	6	\$266,667
40	341 Elizabeth St	6	\$266,517
41	Andante Apartments	68	\$264,706
42	2000 California Ave SW	7	\$264,286
43	Homebody Apartments	15	\$262,933
44	Pinehurst West	18	\$262,300
45	840 SW 154th St	9	\$261,111
46	2617 14th Ave W	5	\$260,000
47	3010 E Portland Ave	5	\$260,000
48	Track 66 Apartments	75	\$258,667
49	7361 15th Ave NW	9	\$257,889
50	Arbutus Apartments	12	\$257,717
51	Marnae Apartments	26	\$256,692
52	Lanes Landing Apartment	18	\$255,556
53	3666 & 3672 Francis Ave N	14	\$255,357
54	356 Elizabeth St	6	\$254,850
55	601 S Jackson Ave	12	\$254,583
56	Richmond highlands I	11	\$254,545



\$299,999 - \$200,000 / UNIT			
#	PROPERTY	UNITS	\$ / UNIT
57	Casa Bella Apartments	9	\$254,444
58	The Trail Apartments	70	\$254,286
59	Skyway Park Apartments	16	\$251,475
60	Noba Apartments	51	\$250,980
61	Sunset Vista Apartments	22	\$250,000
62	Uptown Studios	32	\$250,000
63	Villa Lisa Apartments	10	\$250,000
64	4334 S Puget Sound Ave	6	\$250,000
65	Etta Ballard Apartments	80	\$249,750
66	Avalon	20	\$249,650
67	Vale	40	\$248,263
68	Paula Marie Apartments	9	\$247,111
69	Riverview West Apartments	54	\$246,296
70	Octavia Apartments	25	\$246,040
71	Barrett West	19	\$244,868
72	Vega Apartments	58	\$244,828
73	ReNew on East Hill	96	\$244,792
74	Overlook at Burien	43	\$242,923
75	Willow Apartments	11	\$241,364
76	SEDU Apartment	27	\$240,741
77	Coventry Court IV Apartments	88	\$240,341
78	Station Place	20	\$240,000
79	North Green Lake Apartments	10	\$240,000
80	5700-5708 20th Ave NW	5	\$239,000
81	Thomas Park View Apartments	16	\$238,625
82	Brooklyn 65	55	\$238,205
83	Tamarack Apartments	12	\$237,500
84	Skyway Park Apartments	17	\$236,765

\$299,999 - \$200,000 / UNIT			
#	PROPERTY	UNITS	\$ / UNIT
85	Kenmark	22	\$236,173
86	8359 9th Ave NW	5	\$236,000
87	Eastern Apartments	7	\$235,593
88	Hallmark Apartments	7	\$235,000
89	Blue Stone	26	\$233,615
90	California 9	9	\$233,233
91	Olympic View Apartments	30	\$231,517
92	Hoyt House	8	\$231,250
93	Casa Nita Apartments	26	\$226,650
94	Harbor View Apartments	16	\$226,563
95	Queen Villa	22	\$225,000
96	1520 23rd Ave	8	\$225,000
97	Summit Crest	14	\$224,786
98	913 Harrington Ave	7	\$222,857
99	Innsbruck Apartments	31	\$222,331
100	Forest Green Apartments	9	\$222,222
101	Twincrest Apartments	18	\$222,147
102	1807 13th Ave S	42	\$221,429
103	Lakeland	12	\$220,333
104	153 NE 80th St	5	\$220,080
105	Powell Apartments	15	\$219,767
106	15405 10th Ave SW	6	\$219,417
107	Graham Place	60	\$218,750
108	Posada Apartments	11	\$218,182
109	137 Kirby Dr	12	\$216,667
110	Melinda Arms	15	\$216,467
111	The Dolores	14	\$216,071
112	1210 6th St	10	\$216,000

\$299,999 - \$200,000 / UNIT			
#	PROPERTY	UNITS	\$ / UNIT
113	Muse Apartments	24	\$212,000
114	Vivir Apartments	20	\$210,000
115	Belle Gardens Apartments	36	\$210,000
116	Costas Apartments	20	\$209,750
117	7618 Greenwood Ave N	6	\$208,333
118	1761 S 305th Pl	6	\$204,167
119	Audrey Gardens	9	\$203,389
120	Terry Apartments	30	\$203,333
121	Ridgewood View	8	\$201,250
122	Riviera I & II	26	\$200,000
123	Talisman Apartments	10	\$200,000



\$199,999 - \$150,000 / UNIT			
#	PROPERTY	UNITS	\$ / UNIT
1	D & I Apartments	8	\$199,750
2	Virginia Apartments	6	\$199,167
3	1532 S Walnut St	7	\$198,571
4	Le Chateau Apartments	36	\$197,917
5	Sheridan II Apartments	12	\$196,833
6	1212 N I St	7	\$196,429
7	The Olive Branch	6	\$195,667
8	Campus Apartments	46	\$195,370
9	Marnice Apartments	58	\$193,103
10	Twin Cedar Apartments	7	\$192,857
11	Davis Apartments	21	\$192,619
12	The Village House	8	\$191,875
13	401 8th St	6	\$191,667
14	Southie Flats	11	\$190,909
15	Wedgewood Apartments	20	\$190,500
16	Valle Vista Apartments	29	\$190,145
17	Coniston Arms	14	\$190,000
18	4315 Woodland Park Ave	10	\$190,000
19	Heritage Manor	22	\$188,636
20	Eclair Apartments	8	\$188,125
21	Yonkers Apartments	16	\$187,500
22	Lee Manor	8	\$187,500
23	Vicky Lyn Apts	18	\$186,667
24	Tanara Villa Apartments	130	\$186,154
25	Fir Crest Apartments	7	\$185,714
26	160 136th St S	7	\$185,000
27	Skyline Apartments	22	\$184,091
28	Madkin Apartments	29	\$183,421

\$199,999 - \$150,000 / UNIT			
#	PROPERTY	UNITS	\$ / UNIT
29	Arise Highline	30	\$180,000
30	Hillside	7	\$178,571
31	Chelsea Apartments	20	\$175,000
32	Genesis Apartments	15	\$173,333
33	Mercedes Apartments	15	\$173,333
34	Park Des Moines Apartments	30	\$173,233
35	Park Des Moines Apartments	30	\$173,233
36	Coventry Court Apartments	20	\$172,500
37	The Grenville	7	\$171,429
38	Tamarind Apartment	24	\$170,833
39	Parkview I Apartments	8	\$170,750
40	Western Terrace	8	\$169,375
41	Clover Meadows	26	\$167,308
42	Pinehurst Manor	16	\$167,063
43	Mai Tai Apartments	9	\$166,667
44	Pineridge Apartments	26	\$161,538
45	Tuscany Court	24	\$160,417
46	Julianne Apartments	16	\$159,219
47	5425 S M St	5	\$159,000
48	Sherwood Villa	16	\$156,250
49	Union Square Apartments	16	\$156,244
50	Ainsworth Terrace Apartments	13	\$153,846
51	Windsor Park Apartments	158	\$150,496
52	723 N Cushman Ave	6	\$150,000
53	5123 Seattle Ave SW	10	\$150,000

\$149,999 AND LESS / UNIT			
#	PROPERTY	UNITS	\$ / UNIT
1	Twin Oaks Apartments	32	\$149,750
2	Cottage Lane Apartments	16	\$149,750
3	Vintage Apartments	84	\$145,238
4	Lochburn Apartments	18	\$144,056
5	Pennington Apartments	51	\$141,667
6	The Mercury Apartments	44	\$138,955
7	Oak Park Apartments	54	\$138,889
8	Manchester Arms	60	\$137,400
9	Mayfair Apartment Complex	71	\$135,915
10	1715 Boarding House Apartments	43	\$133,595
11	Sultan 5 Unit	5	\$130,000
12	Richmond Highlands	20	\$125,000
13	Alderwood Apartments	17	\$122,647
14	Lynn Ree Apartments	25	\$120,000
15	Lois Ann Apartments	8	\$118,750
16	Auburn 8	8	\$118,750
17	Orchard Apartments	7	\$117,857
18	644 N Trafton St	11	\$100,000



# 04.

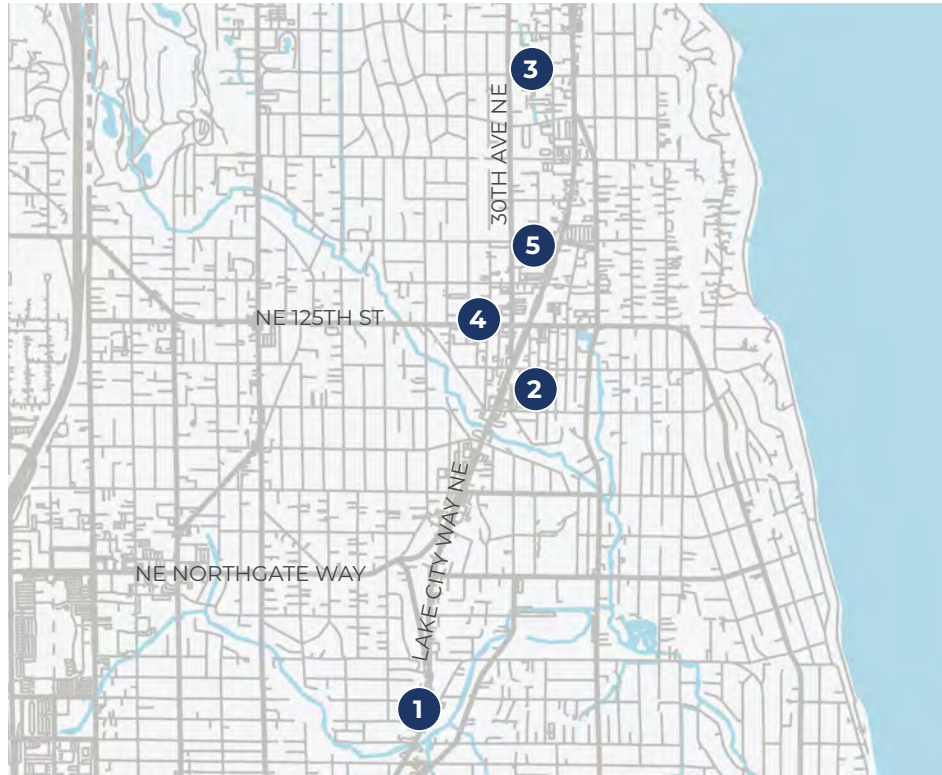
## KING COUNTY RENT ANALYSIS

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► Rent Statistics Overview

# RENT COMPARABLES

## SEATTLE - LAKE CITY



AVERAGE RENT	
1 BEDROOM	\$1,514
2 BEDROOM	\$1,853



### NORTHBROOK PLACE

10215 Lake City Way NE, Seattle

Units	68
Year Built	1991
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	38	645	\$1,450	\$2.25
2 BR / 1 BA	30	805	\$1,875	\$2.33
TOTAL/AVG	68	± 716	\$1,638	\$2.28

#### NOTES

\$600 security deposit, \$200 pet deposit, \$200 pet fee, \$25/month pet rent. W/S billed back through rubs, Garbage paid by owner, W/D in-unit, \$80-\$120 for garage parking (single / tandem space). Tile in kitchen and carpet throughout, classic cabinets, white appliances, laminate countertops.



### THE MASTER'S

12038 31st Ave NE, Seattle

Units	19
Year Built	1988
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	6	800	\$1,690	\$2.11
2 BA / 1 BA	7	900	\$1,895	\$2.11
2 BA / 2 BA	6	1,000	\$1,995	\$2.00
TOTAL/AVG	19	± 900	\$1,862	\$2.07

#### NOTES

Security deposit is 1 month's rent, \$400 pet deposit, \$25/month pet rent. W/S/G billed back through RUBS, coin-op laundry on-site, garage parking at \$75/month. LVP throughout, quartz countertops, white shaker cabinets, black appliances.



### URBAN NORTH

3032 NE 140th St, Seattle

Units	26
Year Built	1969
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	19	665	\$1,595	\$2.40
2 BA / 1 BA	7	855	\$1,795	\$2.10
TOTAL/AVG	26	± 716	\$1,649	\$2.32

#### NOTES

\$750 security deposit, \$250 pet deposit, \$25/month pet rent. \$75/month W/S/G for first tenant +\$40/additional tenant, common laundry on-site, garage parking at \$65/month. LVP throughout, quartz countertops, white shaker cabinets, stainless steel appliances.



### CASA VILLA APTS

3035 NE 130th St, Seattle

Units	10
Year Built	1962
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	8	650	\$1,295	\$1.99
2 BA / 1 BA	2	850	\$1,495	\$1.76
TOTAL/AVG	10	± 690	\$1,335	\$1.95

#### NOTES

1st and last month's rent required at move-in, no pets allowed. \$70/person W/S/G, common laundry on-site, \$35/month uncovered parking. LVP throughout, quartz countertops, updated cabinets, white appliances.



### THE VILLAGER

2700 NE 125th St, Seattle

Units	30
Year Built	1966
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	23	775	\$1,540	\$1.99
2 BA / 2 BA	7	1,085	\$2,065	\$1.90
TOTAL/AVG	30	± 847	\$1,663	\$1.97

#### NOTES

\$750 security deposit, \$200 admin fee, no dogs allowed, cats allowed with no associated charges. \$60/month W/S/G for first tenant +\$30/additional tenant, W/D in-unit, free uncovered parking, \$25/month carport parking, \$75/month garage parking. Laminate flooring in kitchen and carpet throughout, laminate countertops, classic cabinets, stainless steel appliances.

# RENT COMPARABLES

## SEATTLE - GREENLAKE



AVERAGE RENT	
STUDIO	\$1,482
1 BEDROOM	\$1,808
2 BEDROOM	\$2,064



### GREEN LAKE VILLAGE

427 NE 72nd St, Seattle

Units	297
Year Built	2014
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	150	650	\$2,400	\$3.69
1 BR / 1 BA	79	725	\$2,520	\$3.48
2 BR / 1 BA	10	902	\$3,040	\$3.37
2 BR / 2 BA	58	1,114	\$3,720	\$3.34
TOTAL/AVG	297	± 769	\$2,711	\$3.55

#### NOTES

New construction with W/D in unit, walk in closets, stone countertops with community amenities inclusive of bike storage, billiards, secure entry, fitness center, grilling station and rooftop deck. Parking available for \$175/space



### THE CLARKE

950 N 72nd St, Seattle

Units	24
Year Built	2009
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	21	780	\$1,995	\$2.56
2 BA / 1 BA	3	1,000	\$2,395	\$2.40
TOTAL/AVG	24	± 808	\$2,045	\$2.54

#### NOTES

\$300 security deposit, \$300 pet deposit, \$25/month pet rent. \$48 W/S/G for 1 person, \$92 W/S/G for 2 people, W/D in-unit, \$95/month for garage parking. LVP throughout, granite countertops, custom cabinets, stainless steel appliances.



### WOODLAWN

6823 Oswego Pl NE, Seattle

Units	16
Year Built	1993 / 2001
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	1	550	\$1,495	\$2.72
1 BA / 1 BA	3	874	\$1,850	\$2.12
2 BA / 1.75 BA	10	1,029	\$2,350	\$2.28
3 BA / 2 BA	2	1,373	\$2,850	\$2.08
TOTAL/AVG	16	± 1,013	\$2,265	\$2.25

#### NOTES

Units have mix of tile/carpet with partially updated appliances throughout. W/D in all units, secure parking available, on site storage and community rooftop patio.



### MENTOR APARTMENTS

6534 4th Ave NE, Seattle

Units	11
Year Built	1969
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	1	500	\$1,375	\$2.75
1 BA / 1 BA	9	675	\$1,740	\$2.58
2 BA / 2 BA	1	1,062	\$2,340	\$2.20
TOTAL/AVG	11	± 746	\$1,818	\$2.44

#### NOTES

Secure entry and off-street parking available, classic mid-century modern units all with balconies. All units have W/D in unit



### WEEDON PLACE

6909 Weedon Pl NE, Seattle

Units	40
Year Built	1991
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1 BA	40	700	\$2,195	\$3.14
TOTAL/AVG	40	± 700	\$2,195	\$3.14

#### NOTES

\$1,000 security deposit, \$400 pet deposit. W/S/G billed back through RUBS, W/D in-unit, garage parking at \$100/month. LVP flooring throughout, quartz countertops, white shaker cabinets, stainless steel appliances.



### WAI LEE APARTMENTS

6561 4th Ave NE, Seattle

Units	13
Year Built	1987
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	7	585	\$1,725	\$2.95
2 BA / 1 BA	6	870	\$2,050	\$2.36
TOTAL/AVG	13	± 717	\$1,875	\$2.68

#### NOTES

\$750 security deposit, \$250 admin fee, no dogs allowed, cat deposit is 20% of 1 month's rent. W/S/G is \$100/person, garage parking at \$95/month, common laundry on-site. LVP throughout, white shaker cabinets, granite counters, white appliances.



# RENT COMPARABLES

## SEATTLE - BALLARD



AVERAGE RENT	
STUDIO	\$1,522
1 BEDROOM	\$1,604
2 BEDROOM	\$2,468
3 BEDROOM	\$2,750



**LILLEHAMMER**  
7016 15th Ave NW, Seattle

Units	93
Year Built	2017
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	19	500	\$1,700	\$3.40
1 BR / 1 BA	44	550	\$1,730	\$3.15
1 BR / 1 BA	17	660	\$1,975	\$2.99
LW 1 BR / 1 BA	4	870	\$2,260	\$2.60
2 BR / 1 BA	9	840	\$2,600	\$3.10
<b>TOTAL/AVG</b>	<b>93</b>	<b>± 602</b>	<b>\$1,876</b>	<b>\$3.14</b>

**NOTES**  
\$300 security deposit, \$300 pet fee, \$25/month pet rent. \$150/month for open parking, \$175/month for garage parking, W/D in-unit, tenants billed back for W/S/G. LVP flooring throughout, stainless steel appliances, custom cabinets.



**THE GROVE**  
6301 15th Ave NW, Seattle

Units	63
Year Built	2017
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	24	295	\$1,400	\$4.75
STUDIO	34	343	\$1,465	\$4.27
STUDIO	3	430	\$1,770	\$4.12
LW STUDIO	2	732	\$2,130	\$2.91
<b>TOTAL/AVG</b>	<b>63</b>	<b>± 641</b>	<b>\$1,476</b>	<b>\$4.40</b>

**NOTES**  
\$300 security deposit, \$300 cat fee, \$25/month cat rent. No on-site parking available, W/D in-unit, utilities are submetered. LVP throughout, custom cabinets, quartz countertops, stainless steel appliances.



**THE LANDMARK**  
1737 NW 56th St, Seattle

Units	35
Year Built	1993
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	35	600	\$1,725	\$2.88
<b>TOTAL/AVG</b>	<b>35</b>	<b>± 600</b>	<b>\$1,725</b>	<b>\$2.88</b>

**NOTES**  
\$500 security deposit, \$250 admin fee, \$350 pet deposit, no pet rent. \$125/month garage parking, W/D in-unit, utilities are submetered. LVP floors throughout, cherry cabinets, stainless steel appliances, granite countertops.



**APRES BALLARD**  
1519 NW 65th St, Seattle

Units	13
Year Built	1965
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	8	645	\$1,850	\$2.87
2 BA / 1 BA	2	805	\$2,400	\$2.98
3 BA / 2.5 BA	3	840	\$2,750	\$3.27
<b>TOTAL/AVG</b>	<b>13</b>	<b>± 715</b>	<b>\$2,142</b>	<b>\$2.98</b>

**NOTES**  
\$600 security deposit, \$250 admin fee, Pet deposit starts at \$250, pet rent starts at \$25/month. \$165/month W/S/G, \$125/month covered parking, \$75/month uncovered parking, W/D in-unit. Hardwood floors throughout, quartz countertops, updated cabinets, stainless steel appliances.



**1425 NW 61ST ST**  
1425 NW 61st St, Seattle

Units	32
Year Built	1991
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	8	750	\$2,150	\$2.87
2 BA / 2 BA	24	975	\$2,395	\$2.46
<b>TOTAL/AVG</b>	<b>32</b>	<b>± 919</b>	<b>\$2,334</b>	<b>\$2.56</b>

**NOTES**  
\$700 security deposit, \$250 admin fee, \$350 pet deposit, pet rent is \$50/dog and \$35/cat. W/S/G billed back through RUBS, W/D in-unit, \$150/month for garage parking, \$75/month on-site storage. Mix of renovated and classic units, renovations consist of stainless steel appliances, LVP and carpet throughout, quartz countertops, white shaker cabinets.



**6210 22ND AVE NW**  
6210 22nd Ave NW, Seattle

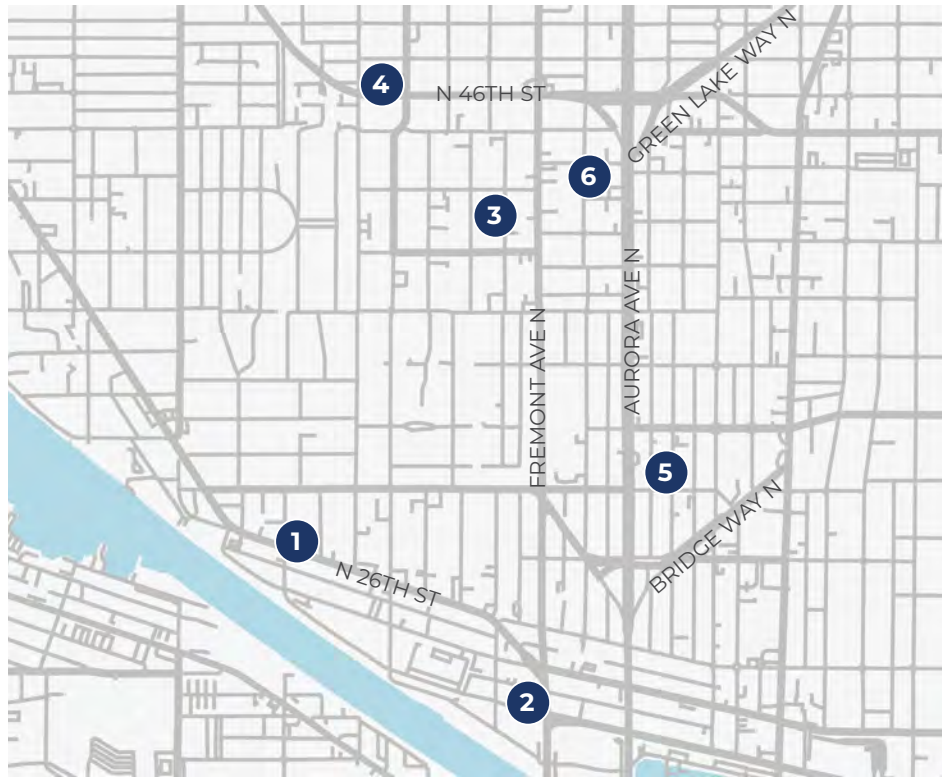
Units	8
Year Built	1958
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	7	605	\$1,800	\$2.98
2 BA / 1 BA	1	780	\$2,475	\$3.17
<b>TOTAL/AVG</b>	<b>8</b>	<b>± 627</b>	<b>\$1,884</b>	<b>\$3.00</b>

**NOTES**  
Security deposit is 1 month's rent, \$250 admin fee, \$50/month pet rent. W/S/G paid by owner up to 2 tenants, 1 off street parking spot per unit, W/D in-unit. LVP throughout, quartz countertops, white shaker cabinets, stainless steel appliances.

# RENT COMPARABLES

## SEATTLE - FREMONT



AVERAGE RENT	
STUDIO	\$1,622
1 BEDROOM	\$1,815
2 BEDROOM	\$2,590



### THE WATERWAY

106 N 36th St, Seattle

Units	37
Year Built	2021
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	10	385	\$1,795	\$4.66
1 BR / 1 BA	23	545	\$2,560	\$4.70
2 BR / 1 BA	2	757	\$3,380	\$4.46
2 BR / 2 BA	2	837	\$3,490	\$4.17
TOTAL/AVG	37	± 529	\$2,448	\$4.65

#### NOTES

\$400 security deposit, \$100 admin fee, \$500 pet deposit, \$50/month pet rent. Garage parking \$250/month, W/D in-unit, utilities billed back directly. LVP throughout and carpet in bedrooms, custom two-tone cabinets, quartz cabinets, stainless steel appliances.



### EPICENTER

620 N 34th St, Seattle

Units	128
Year Built	2002
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	21	532	\$1,920	\$3.61
1 BR / 1 BA	63	682	\$2,232	\$3.27
LW 1 BR / 1 BA	2	1,295	\$2,635	\$2.03
2 BR / 2 BA	42	1,025	\$2,965	\$2.89
TOTAL/AVG	128	± 780	\$2,428	\$3.18

#### NOTES

\$450 security deposit, \$300 pet deposit, \$25/month pet rent. \$175/month for garage parking, W/D in-unit, W/S/G for a 1 bedroom ranges from \$60-\$90 monthly. LVP in kitchen and carpet throughout, stainless steel appliances, wood and white cabinetry, quartz countertops.



### EVANSTON PLACE APTS

4323 Evanston Ave N, Seattle

Units	24
Year Built	1991
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	8	700	\$1,600	\$2.29
2 BA / 2 BA	16	900	\$1,900	\$2.11
TOTAL/AVG	24	± 833	\$1,800	\$2.17

#### NOTES

Security deposit is 1 month's rent, \$300 pet deposit. W/S/G included in rent, W/D in-unit, garage parking at \$150/month. Tile in kitchen and carpet throughout, laminate countertops, classic repainted cabinets, black appliances.



### 3911 WHITMAN AVE N

3911 Whitman Ave N, Seattle

Units	10
Year Built	1964
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	4	710	\$1,495	\$2.11
2 BA / 1.5 BA	1	1,000	\$2,750	\$2.75
2 BA / 2 BA	5	1,005	\$2,695	\$2.68
TOTAL/AVG	10	± 887	\$2,221	\$2.46

#### NOTES

Security deposit is 1 month's rent, no pets allowed. W/S/G is \$110/month for 1 bedrooms, \$140/month for 2 bedrooms, W/D in-unit, \$100/month for off-street parking. Tile in kitchen and hardwood throughout, quartz countertops, white appliances, classic cabinets.



### SOUTHWIND APTS

310 N 46th St, Seattle

Units	16
Year Built	1987
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	4	515	\$1,450	\$2.82
2 BA / 1 BA	12	850	\$1,750	\$2.06
TOTAL/AVG	16	± 766	\$1,675	\$2.25

#### NOTES

Security deposit is 1 month's rent, \$250 pet deposit, \$25/month pet rent. W/S/G is \$55/person, common laundry on-site, parking garage \$50/month. Tile in kitchen and carpet throughout, laminate countertops, classic cabinets, white appliances.



### STRANDT APTS

4416 Linden Ave N, Seattle

Units	7
Year Built	1912
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	1	420	\$1,150	\$2.74
1 BA / 1 BA	4	665	\$1,550	\$2.33
2 BA / 1 BA	2	800	\$1,950	\$2.44
TOTAL/AVG	7	± 669	\$1,607	\$2.442

#### NOTES

\$500 security deposit, \$500 pet fee, \$50/month pet rent. W/S/G included in rent, app-operated laundry on-site, \$100/month for surface parking. Hardwood floors throughout, laminate countertops, classic cabinets, white appliances.

# RENT COMPARABLES

## SEATTLE - U-DISTRICT



AVERAGE RENT	
STUDIO	\$1,743
1 BEDROOM	\$1,826
2 BEDROOM	\$2,355
3 BEDROOM	\$2,748



**THIRTY ONE APTS**  
5637 University Way NE, Seattle

Units	31
Year Built	2019
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	31	280	\$1,475	\$5.27
TOTAL/AVG	31	± 280	\$1,475	\$5.27

**NOTES**

\$1,000 security deposit, \$250 admin fee, \$500 pet deposit, \$35/month pet rent (cats only). \$90/month W/S/G, \$35/month for internet, \$175/month for garage parking (currently full), W/D in-unit. LVP throughout, loft-style units, custom cabinets, quartz counters, stainless steel appliances.



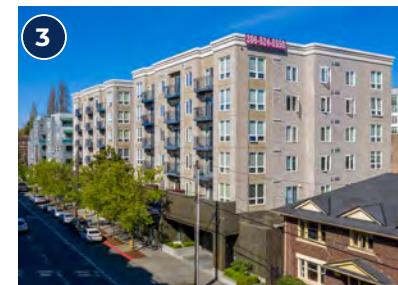
**THE KENNEDY BUILDING**  
905 NE 45th St, Seattle

Units	125
Year Built	2005
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	4	475	\$2,010	\$4.23
LOFT	5	750	\$2,435	\$3.25
1 BA / 1 BA	47	585	\$2,035	\$3.48
2 BA / 1 BA	40	805	\$2,265	\$2.81
2 BA / 2 BA	29	920	\$2,675	\$2.91
TOTAL/AVG	125	±736	\$2,272	\$3.15

**NOTES**

\$450 security deposit, \$200 admin fee, \$300-\$500 pet fee, \$40-\$75 pet rent (cats-dogs). W/S/G billed back through RUBS, W/D in-unit, \$205/month for garage parking +\$15/month for reserved space.



**TRAVIGNE-ELEVENTH AVE**  
4726 11th Ave NE, Seattle

Units	75
Year Built	2001
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	35	600	\$2,025	\$3.38
2 BA / 1 BA	15	720	\$2,250	\$3.13
2 BA / 2 BA	25	930	\$2,695	\$2.90
TOTAL/AVG	75	± 734	\$2,293	\$3.17

**NOTES**

\$400 security deposit, \$300 pet deposit, \$35/month pet rent. W/S/G billed back through RUBS, W/D in-unit, \$165/month for garage parking.



**IRO APARTMENTS**  
5233 15th Ave NE, Seattle

Units	24
Year Built	1965
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	8	600	\$1,795	\$2.99
2 BA / 1 BA	8	765	\$2,195	\$2.87
3 BA / 2 BA	8	1,400	\$2,895	\$2.07
TOTAL/AVG	24	± 922	\$2,295	\$2.64

**NOTES**

\$1,000 security deposit, admin fee is 10% of 1 month's rent, cats allowed with \$10/month pet rent and \$250 deposit. W/S/G is \$60/tenant, W/D in most 3 bedroom units, common laundry on-site for other units, \$75/month for uncovered parking and \$175/month for garage parking. LVP in kitchen and carpet throughout, laminate countertops, classic cabinets, white appliances.



**MAPLEWOOD APTS**  
4253 NE 7th Ave, Seattle

Units	24
Year Built	1985
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	4	510	\$1,450	\$2.84
2 BA / 1 BA	5	795	\$2,050	\$2.58
3 BA / 2 BA	15	1,000	\$2,600	\$2.60
TOTAL/AVG	24	± 876	\$2,294	\$2.64

**NOTES**

\$1,000 security deposit, pets allowed, additional deposit required for dogs. W/S/G is \$50/tenant, common laundry on-site, \$120/month for garage parking. Tile in kitchen and carpet throughout, laminate counters, classic cabinets, white appliances.

# RENT COMPARABLES

## SEATTLE - QUEEN ANNE



AVERAGE RENT	
STUDIO	\$1,465
1 BEDROOM	\$1,829
2 BEDROOM	\$2,370



### BERTONA STEPS

3406 15th Ave W, Seattle

Units	8
Year Built	2019
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	4	770	\$2,145	\$2.79
2 BA / 1 BA	4	1,020	\$2,700	\$2.65
TOTAL/AVG	8	± 895	\$2,423	\$2.72

#### NOTES

\$850 security deposit, \$300 pet deposit, no pet rent charged. \$60/person W/S/G, W/D in-unit, A/C in 2 bedroom units, 10 parking spots (full right now) at \$100/month. Directly off Burke-Gilman trail, LVP floors throughout, quartz countertops, custom cabinets, stainless steel appliances.



### 525 FIRST AVE APTS

525 1st Ave W, Seattle

Units	41
Year Built	2002
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	35	570	\$1,695	\$2.97
1 BR / 1 BA + DEN	5	680	\$1,795	\$2.64
2 BR / 2 BA	1	1,000	\$2,450	\$2.45
TOTAL/AVG	41	± 594	\$1,726	\$2.92

#### NOTES

\$500 security deposit, \$250 admin fee, no associated pet charges. W/S/G billed back through RUBS, W/D in-unit, garage parking at \$150/month. Tile in kitchen and carpet throughout, quartz countertops, updated cabinets, white appliances.



### CROSSPOINTE VISTA

620 Comstock St, Seattle

Units	55
Year Built	1988
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	8	535	\$1,400	\$2.62
1 BR / 1 BA	29	660	\$1,700	\$2.58
2 BR / 1 BA	12	850	\$2,100	\$2.47
2 BR / 2 BA	6	965	\$2,400	\$2.49
TOTAL/AVG	55	± 717	\$1,820	\$2.55

#### NOTES

\$500 security deposit, \$500 pet deposit. W/S/G included in rent, W/D in 1 and 2 bedroom units, \$75/month for underground garage parking. LVP throughout, laminate countertops, classic cabinets, white appliances.



### ELISE APARTMENTS

1627 10th Ave W, Seattle

Units	10
Year Built	1928
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	1	500	\$1,600	\$3.20
1 BA / 1 BA	9	850	\$2,125	\$2.50
TOTAL/AVG	10	± 815	\$2,073	\$2.57

#### NOTES

\$500 security deposit, \$200 admin fee, \$400 pet fee. \$90 W/S/G for first tenant +\$30/additional tenant, W/D in-unit, 2 off-street spots renting at \$150/month. Tile in kitchen and hardwood throughout, quartz countertops, gray shaker cabinets, farmhouse sink, stainless steel appliances.



### 100 FLORENTIA ST

100 Florentia St, Seattle

Units	6
Year Built	1964
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	5	685	\$1,750	\$2.55
2 BA / 1 BA	1	850	\$2,200	\$2.59
TOTAL/AVG	6	± 713	\$1,825	\$2.56

#### NOTES

\$700 security deposit, \$200 admin fee, no pets allowed. \$50/month for carport parking, coin-op laundry on-site, \$90 W/S/G +\$35/additional occupant. LVP floors throughout and carpet in bedroom, laminate countertops, classic cabinets, white appliances.



### CORONA APARTMENTS

715 2nd Ave N, Seattle

Units	24
Year Built	1909
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	21	400	\$1,395	\$3.49
1 BA / 1 BA	3	550	\$1,595	\$2.90
TOTAL/AVG	24	± 419	\$1,420	\$3.41

#### NOTES

\$800 security deposit, \$250 admin fee, \$250 cat deposit, \$400 dog deposit. \$90 W/S/G, coin-op laundry on-site, no off-street parking available. Tile in kitchen and hardwood throughout, quartz countertops, updated cabinets, white appliances, tile backsplash.

# RENT COMPARABLES

## SEATTLE - CAPITOL HILL



AVERAGE RENT	
STUDIO	\$1,422
1 BEDROOM	\$1,781
2 BEDROOM	\$2,548



### HEIGHTS ON CAPITOL HILL

130 Harvard Ave E, Seattle

Units	104
Year Built	2006
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	40	440	\$1,615	\$3.67
1 BR / 1 BA	40	645	\$2,150	\$3.33
2 BR / 1 BA	10	815	\$2,645	\$3.25
2 BR / 2 BA	14	850	\$2,800	\$3.29
TOTAL/AVG	104	± 610	\$2,079	\$3.45

#### NOTES

\$500 security deposit, \$500 pet deposit, no pet rent. \$125/month garage parking, W/D in-unit, W/S/G billed back through RUBS. LVP throughout, white shaker cabinets, quartz countertops, stainless steel appliances.



### WHITE HOUSE APTS

523 E Denny Way, Seattle

Units	14
Year Built	1963
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	6	350	\$1,350	\$3.86
1 BA / 1 BA	8	600	\$1,750	\$2.92
TOTAL/AVG	14	± 493	\$1,579	\$3.32

#### NOTES

\$800 security deposit, \$250 admin fee, no pets allowed. \$125/month W/S/G, common laundry on-site, \$150/month reserved parking. Hardwood throughout, white appliances, faux quartz countertops, classic cabinets.



### HUNINGTON ARMS

616 E Thomas St, Seattle

Units	15
Year Built	1927
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	15	550	\$1,595	\$2.90
TOTAL/AVG	15	± 550	\$1,595	\$2.90

#### NOTES

Security deposit is 1 month's rent, no pet deposit, \$35/month pet rent +\$10 for additional pet. Street parking only, common laundry on-site, W/S/G billed back through RUBS. Tile in kitchen and hardwood throughout, metal countertops, classic cabinets, white appliances.



### CAPITOL CREST APTS

815 E Denny Way, Seattle

Units	12
Year Built	1905
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	6	560	\$1,595	\$2.85
1 BA / 1 BA	6	625	\$1,695	\$2.71
TOTAL/AVG	12	± 593	\$1,645	\$2.78

#### NOTES

\$800 security deposit, \$200 admin fee, \$300 pet deposit, \$55/month pet rent. \$120 W/S/G, common laundry on-site, \$165/month reserved parking. Tile in kitchen and hardwood throughout, quartz countertops, black appliances, classic cabinets.



### THE BILTMORE

418 E Loretta Pl, Seattle

Units	130
Year Built	1924
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	88	400	\$1,300	\$3.25
1 BR / 1 BA	41	670	\$1,900	\$2.84
2 BR / 1 BA	1	870	\$2,200	\$2.53
TOTAL/AVG	130	± 489	\$1,496	\$3.11

#### NOTES

Security deposit ranges from \$250-\$450 depending on unit size, admin fee ranges from \$140-\$190, \$350 pet deposit, no pet rent charged. No parking on-site, common laundry on-site, W/S/G billed back to tenants through RUBS. Tile in kitchen and hardwood throughout, quartz countertops, updated cabinets, white appliances.

# RENT COMPARABLES

## SEATTLE - DOWNTOWN



AVERAGE RENT	
STUDIO	\$1,649
1 BEDROOM	\$1,968
2 BEDROOM	\$2,616
3 BEDROOM	\$3,510



### 8TH & REPUBLICAN

430 8th Ave N, Seattle

Units	211
Year Built	2016
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	43	575	\$1,850	\$3.22
1 BR / 1 BA	91	700	\$2,115	\$3.02
2 BR / 1 BA	40	860	\$2,450	\$2.85
2 BR / 1.5 BA TH	8	1,025	\$2,830	\$2.76
2 BR / 2 BA	29	1,200	\$3,000	\$2.50
TOTAL/AVG	211	± 786	\$2,273	\$2.95

#### NOTES

\$500 security deposit, \$300 pet deposit, \$35/month pet rent. W/S/G is billed back through RUBS, W/D in-unit, \$225/month for garage parking. LVP throughout and carpet in bedrooms, quartz countertops.



### THE SHELBY

2201 4th Ave, Seattle

Units	98
Year Built	2001
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	35	480	\$1,710	\$3.56
1 BR / 1 BA	28	670	\$2,370	\$3.54
2 BR / 1 BA	15	950	\$2,500	\$2.63
2 BR / 2 BA	16	980	\$2,600	\$2.65
3 BR / 2 BA	4	1,100	\$3,345	\$3.04
TOTAL/AVG	98	± 713	\$2,232	\$3.24

#### NOTES

\$400 security deposit, \$250 pet deposit, \$50/month pet rent. W/S is billed back through RUBS, garbage is \$20/month flat, W/D in-unit, \$250/month for garage parking, \$50/month for storage.



### GRIFFIS BELLTOWN

2400 Elliot Ave, Seattle

Units	236
Year Built	1992
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	20	525	\$1,800	\$3.43
1 BR / 1 BA	140	670	\$2,080	\$3.10
2 BR / 1 BA	37	900	\$2,500	\$2.78
2 BR / 2 BA	37	940	\$2,650	\$2.82
3 BR / 2 BA	2	1,100	\$3,675	\$3.34
TOTAL/AVG	236	± 740	\$2,225	\$3.04

#### NOTES

\$400 security deposit, \$50/month pet rent. W/S/G billed back through RUBS, W/D in-unit, \$200/month garage parking, \$300/month for tandem space.



### CHARLESGATE

2230 4th Ave, Seattle

Units	60
Year Built	1922
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	59	425	\$1,235	\$2.91
1 BA / 1 BA	1	600	\$1,380	\$2.30
TOTAL/AVG	60	± 428	\$1,237	\$2.90

#### NOTES

\$500 security deposit, \$150 admin fee, \$200 pet deposit, \$300 pet fee. W/S/G billed back to tenants, common laundry on-site, \$175/month for uncovered parking, \$25/month for storage locker. Tile in kitchen and hardwood throughout, white appliances, laminate countertops, classic cabinets.



### THE CEDARS

2615 1st Ave, Seattle

Units	60
Year Built	1988
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	23	465	\$1,650	\$3.55
1 BR / 1 BA	29	695	\$1,895	\$2.73
2 BR / 1 BA	8	910	\$2,395	\$2.63
TOTAL/AVG	60	± 636	\$1,868	\$3.03

#### NOTES

\$500 security deposit, \$300 pet deposit, \$45/month pet rent. W/S/G is billed back through RUBS, W/D in-unit, \$200/month for garage parking. LVP in kitchen and carpet throughout, quartz countertops, stainless steel appliances, updated cabinets.

# RENT COMPARABLES

## SEATTLE - CEN. DISTRICT



AVERAGE RENT	
STUDIO	\$1,400
1 BEDROOM	\$1,765
2 BEDROOM	\$2,242
3 BEDROOM	\$3,025



### SIENNA APARTMENTS

207 18th Ave, Seattle

Units	29
Year Built	2021
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	7	265	\$1,350	\$5.09
1 BR / 1 BA	22	530	\$1,900	\$3.58
TOTAL/AVG	29	± 466	\$1,767	\$3.95

#### NOTES

\$500 security deposit, \$35/month pet rent. W/S/G billed back through RUBS, W/D in-unit, no off-street parking. LVP flooring throughout, stainless steel appliances, custom cabinets, quartz countertops.



### RIANNA

810 12th Ave, Seattle

Units	156
Year Built	2000
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	48	420	\$1,450	\$3.45
1 BA / 1 BA	66	575	\$1,920	\$3.34
2 BA / 2 BA	36	850	\$2,500	\$2.94
3 BA / 2 BA	6	1,125	\$3,400	\$3.02
TOTAL/AVG	156	± 612	\$1,966	\$3.27

#### NOTES

\$500 security deposit, \$500 pet deposit, \$50/month pet rent. \$165/month garage parking, W/D in-unit, W/S/G billed back through RUBS, \$10/month for additional storage.



### ELENA

2122 E Jefferson St, Seattle

Units	12
Year Built	1980
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1 BA	12	870	\$2,050	\$2.36
TOTAL/AVG	12	± 870	\$2,050	\$2.36

#### NOTES

\$750 security deposit, \$250 pet deposit, \$250 pet fee, \$35/month pet rent. W/S/G billed back through RUBS, W/D in-unit, \$100/month for off-street parking. LVP floors throughout, quartz countertops, custom cabinets, stainless steel appliances, tile backsplash.



### CHERRY HILL APTS

515 22nd Ave, Seattle

Units	24
Year Built	1909
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	24	550	\$1,465	\$2.66
TOTAL/AVG	24	± 550	\$1,465	\$2.66

#### NOTES

\$500 security deposit, \$25/month pet rent. \$75/month W/S/G +\$50/month for second tenant, common laundry on-site, 7 open parking spaces fully occupied. Tile in kitchen and hardwood throughout, quartz countertops, updated cabinets, white appliances.



### HILL VISTA APTS

165 17th Ave, Seattle

Units	20
Year Built	1970
Lease Terms	12 months

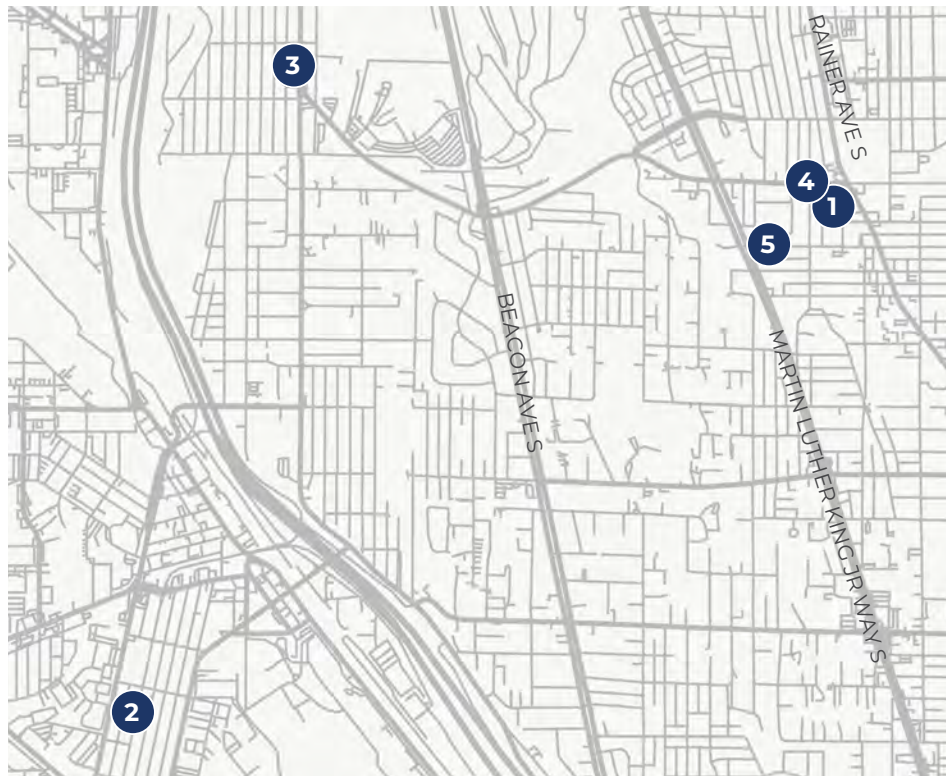
UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	8	675	\$1,775	\$2.63
2 BA / 1 BA	9	800	\$2,175	\$2.72
3 BA / 1 BA	3	1,000	\$2,650	\$2.65
TOTAL/AVG	20	± 780	\$2,086	\$2.67

#### NOTES

\$1,000 security deposit, \$250 pet deposit, \$50/month pet rent. \$70/month W/S/G +\$30/additional tenant, \$25/month additional storage, W/D in-unit, \$100/month off-street parking. LVP floors throughout and carpet in bedrooms, quartz countertops, custom cabinets, stainless steel appliances.

# RENT COMPARABLES

## SEATTLE - SOUTH SEATTLE



### COLUMBIA PARK APARTMENTS

4717 36th Ave S, Seattle

Units	12
Year Built	1992
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BR / 1 BA	12	885	\$2,250	\$2.54
TOTAL/AVG	12	± 885	\$2,250	\$2.54

#### NOTES

Security deposit is 1 month's rent, \$250 pet deposit, \$250 pet fee, \$25/month pet rent. W/S/G billed back through RUBS, common laundry on-site, 1 uncovered parking spot per unit included in rent. Hardwood floors throughout and carpet in bedroom, faux quartz countertops, white shaker cabinets, black appliances.



### CARLETON PARK APTS

6631 Carleton Ave S, Seattle

Units	8
Year Built	1991
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	6	600	\$1,650	\$2.75
2 BA / 1 BA	2	900	\$2,295	\$2.55
TOTAL/AVG	8	± 675	\$1,811	\$2.70

#### NOTES

Security deposit is 1 month's rent, \$35/month pet rent. \$130/month W/S/G + \$20/additional tenant, common laundry on-site, 1 uncovered parking space per unit. LVP floors throughout and carpet in bedrooms, quartz countertops, custom cabinets, stainless steel appliances.



### ALLISON APARTMENTS

4329 15th Ave S, Seattle

Units	10
Year Built	1959
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	10	660	\$1,695	\$2.57
TOTAL/AVG	10	± 660	\$1,695	\$2.57

#### NOTES

Security deposit is 1 month's rent, \$20/month pet rent. W/S/G billed back through RUBS, W/D in-unit, off-street parking included in rent. LVP floors throughout, stainless steel appliances, updated cabinets, granite counters.



### 3200 S EDMUNDS ST

3200 S Edmunds St, Seattle

Units	10
Year Built	1952
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	2	410	\$1,300	\$3.17
1 BA / 1 BA	8	600	\$1,600	\$2.67
TOTAL/AVG	10	± 562	\$1,540	\$2.77

#### NOTES

\$750 security deposit, \$250 admin fee, \$200 pet deposit, no pet rent charged. \$75/month W/S/G, common laundry on-site, \$50/month reserved parking. Hardwood floors throughout, quartz countertops, white shaker cabinets, stainless steel appliances.



### COLUMBIA GREEN

4700 35th Ave S, Seattle

Units	15
Year Built	1958
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	7	680	\$1,595	\$2.35
2 BA / 1 BA	8	1,025	\$2,145	\$2.09
TOTAL/AVG	15	± 864	\$1,888	\$2.21

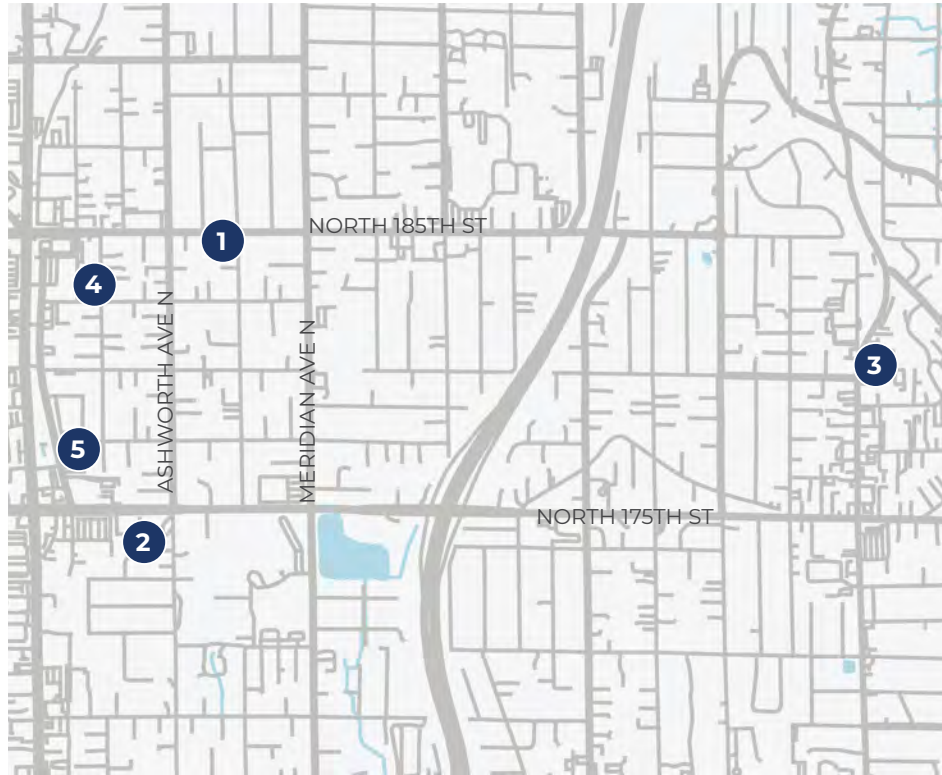
#### NOTES

\$300 security deposit, \$300 pet deposit, \$30/month pet rent. W/S/G billed back through RUBS, common laundry on-site, \$30/month for uncovered parking, \$50/month for carport parking. LVP throughout, quartz countertops, classic cabinets, white appliances.



# RENT COMPARABLES

## SHORELINE



### THE PINNACLE

1719 N 185th St, Shoreline

Units	15
Year Built	2021
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1 BA	15	750	\$1,960	\$2.61
TOTAL/AVG	15	± 750	\$1,960	\$2.61

**NOTES**  
\$1,000 security deposit + last month's rent required, \$300 pet fee, \$200 pet deposit. \$75/month W/S/G, W/D in-unit, \$75/month for reserved garage parking (limited to 1 spot per unit). LVP throughout, gray shaker cabinets, quartz countertops, stainless steel appliances.



### FOREST HILLS ESTATES

1307 N 175th St, Shoreline

Units	108
Year Built	1977/2007
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	73	635	\$1,800	\$2.83
2 BA / 1 BA	32	850	\$2,200	\$2.59
2 BA / 2 BA	3	1,140	\$2,400	\$2.11
TOTAL/AVG	108	± 713	\$1,935	\$2.74

**NOTES**  
\$350 security deposit, \$150 admin fee, \$350 pet deposit, \$200 pet fee, \$35/month pet rent. Water is submetered and billed back to tenants, W/D in-unit, open parking throughout. LVP in kitchen and carpet throughout, stainless steel appliances, laminate countertops, updated cabinets.



### NORTHPOINT APTS

18018 15th Ave NE, Shoreline

Units	28
Year Built	1986
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	21	670	\$1,200	\$1.79
2 BA / 1 BA	7	920	\$1,400	\$1.52
TOTAL/AVG	28	± 733	\$1,250	\$1.72

**NOTES**  
\$800 security deposit, \$200 admin fee, no pets allowed. W/S/G included in rent, \$25/month carport parking, common laundry on-site. Tile in kitchen and carpet throughout, laminate countertops, classic cabinets, white appliances.



### NEWCASTLE APTS

1225 N 178th St, Shoreline

Units	19
Year Built	1976
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	17	800	\$1,450	\$1.81
2 BA / 1 BA	2	1,000	\$1,650	\$1.65
TOTAL/AVG	19	± 821	\$1,471	\$1.80

**NOTES**  
\$700 security deposit, \$200 admin fee, no pets allowed. 1 reserved parking spot included in rent, W/S/G included in rent, common laundry on-site.



### GATEWAY TOWNHOMES

18321 Stone Ave N, Shoreline

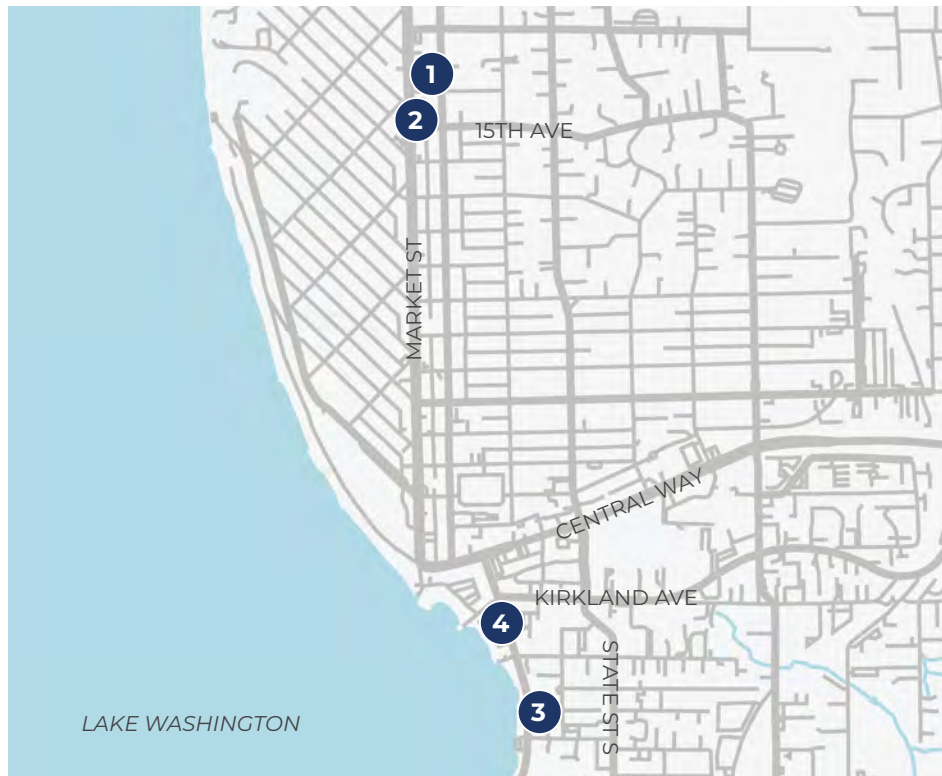
Units	6
Year Built	1983
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1.5 BA	6	1,150	\$1,800	\$1.57
TOTAL/AVG	6	± 1,150	\$1,800	\$1.57

**NOTES**  
Security deposit is 1 month's rent, no pets allowed. 2 reserved parking spots included in rent, W/D in-unit, \$120/month for W/S/G. LVP in kitchen and carpet throughout, laminate countertops, classic cabinets, white appliances.

# RENT COMPARABLES

## KIRKLAND



AVERAGE RENT	
STUDIO	\$1,525
1 BEDROOM	\$2,000
2 BEDROOM	\$2,572



### KENSINGTON HEIGHTS

1617 1st St, Kirkland

Units	26
Year Built	1976
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 2 BA	26	1,000	\$1,695	\$1.70
TOTAL/AVG	26	± 1,000	\$1,695	\$1.70

#### NOTES

\$1,000 security deposit, \$250 pet deposit, \$25/month pet rent. \$90 W/S/G + \$15/each additional tenant, W/D in-unit, 1 free carport spot per unit. Tile in kitchen and carpet throughout, laminate counters, classic cabinets, mix of white and stainless steel appliances.



### THE HYAK

1510 Market St, Kirkland

Units	4
Year Built	1960
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	4	650	\$1,800	\$2.77
TOTAL/AVG	4	± 650	\$1,800	\$2.77

#### NOTES

Security deposit is 1 month's rent, \$250 pet deposit, \$250 pet fee, \$35/month pet rent. \$150/month W/S/G, common laundry on-site, 1 assigned parking space included in rent.



### SUNDOWN APARTMENTS

410 Lake St S, Kirkland

Units	24
Year Built	1959
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	14	550	\$2,025	\$3.68
2 BA / 1 BA	10	700	\$2,345	\$3.35
TOTAL/AVG	24	± 613	\$2,158	\$3.54

#### NOTES

\$1,000 security deposit, \$250 pet deposit, \$35/month pet rent, \$150 month-to-month fee. W/S/G billed back at 93% RUBS, \$50/month for reserved surface space, European-style W/D in-unit. LVP throughout, quartz countertops, white shaker cabinets, white appliances.



### LAKE STREET APTS

111 - 117 Lake Street S, Kirkland

Units	12
Year Built	1927
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	4	255	\$1,525	\$5.98
1 BA / 1 BA	6	725	\$2,175	\$3.00
2 BA / 2 BA	2	1,600	\$3,675	\$2.30
TOTAL/AVG	12	± 714	\$2,208	\$3.88

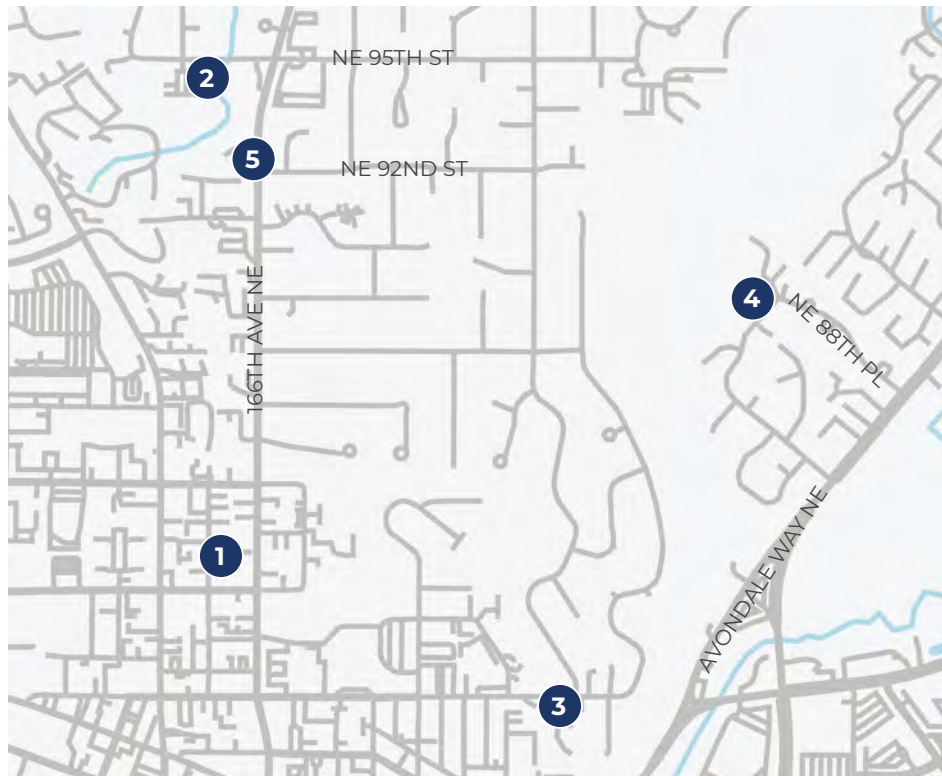
#### NOTES

Property consists of retail units on the first floor with residential units on the second floor. Security deposit is 1/2 of 1 month's rent, \$250 pet deposit, \$60/month W/S/G + \$30/additional tenant. Storage locker available for \$35/month. LVP throughout, custom cabinets, quartz countertops, stainless steel appliances. 2 bedrooms have W/D in-unit, common laundry on-site as well.



# RENT COMPARABLES

## REDMOND



AVERAGE RENT	
STUDIO	\$1,700
1 BEDROOM	\$1,876
2 BEDROOM	\$2,221



**EDGE**  
8336 165th Ave NE, Redmond

Units	104
Year Built	2020
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	13	430	\$1,700	\$3.95
1 BA / 1 BA	77	620	\$2,155	\$3.48
2 BA / 2 BA	14	900	\$2,550	\$2.83
<b>TOTAL/AVG</b>	<b>104</b>	<b>± 634</b>	<b>\$2,151</b>	<b>\$3.45</b>

**NOTES**  
\$300 security deposit, \$300 admin fee, \$300 pet deposit, \$300 pet fee, \$35/month pet rent. \$125/month for garage parking, W/D in-unit, \$50/month for 3x5 storage unit, W/S/G billed back through RUBS. LVP floors throughout, quartz countertops, custom cabinets, stainless steel appliances, tile backsplash. Amenities include a pet wash station, club house, package locker, and fitness center.



**95TH COURT**  
16405 NE 95th St, Redmond

Units	56
Year Built	1988
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	13	840	\$1,900	\$2.26
2 BA / 1.5 BA	21	1,040	\$2,200	\$2.12
2 BA / 2 BA	22	1,040	\$2,250	\$2.16
<b>TOTAL/AVG</b>	<b>56</b>	<b>± 994</b>	<b>\$2,150</b>	<b>\$2.14</b>

**NOTES**  
\$250 security deposit, \$250 admin fee, no pets allowed. W/S/G included in rent, W/D in-unit, 1 assigned carport space per unit included in rent. Units were renovated in 2016 - LVP flooring in kitchen and carpet throughout, granite countertops, stainless steel appliances, custom cabinets.



**BEAR CREEK APTS**  
17121 NE 80th St, Redmond

Units	8
Year Built	1984
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	4	710	\$1,850	\$2.61
2 BA / 1.5 BA	4	1,145	\$2,375	\$2.07
<b>TOTAL/AVG</b>	<b>8</b>	<b>± 928</b>	<b>\$2,113</b>	<b>\$2.34</b>

**NOTES**  
\$1,000 security deposit, no pets allowed. 2 bedroom units are 2-story townhouse-style. W/S/G is \$50/adult/month, W/D in-unit, storage space and 1 carport spot included in rent. Tile in kitchen and hardwood throughout, stainless steel appliances, two-tone shaker cabinets, quartz countertops, private balcony.



**ANNA APARTMENTS**  
9447 166th Ave NE, Redmond

Units	18
Year Built	1968
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	12	600	\$1,600	\$2.67
2 BA / 1 BA	6	900	\$1,950	\$2.17
<b>TOTAL/AVG</b>	<b>18</b>	<b>± 700</b>	<b>\$1,717</b>	<b>\$2.50</b>

**NOTES**  
\$750 security deposit, \$300 admin fee, \$200 pet deposit, \$50/month pet fee, \$30/month for additional storage. \$70/month W/S/G +\$30/additional occupant, app-op laundry on-site, 1 free surface spot and 1 free carport space for most units. LVP throughout and carpet in bedroom, updated cabinets, granite counters, updated cabinets, tile backsplash, stainless steel appliances.



**8715-8121 175TH AVE NE**  
8715-8121 175th Ave NE, Redmond

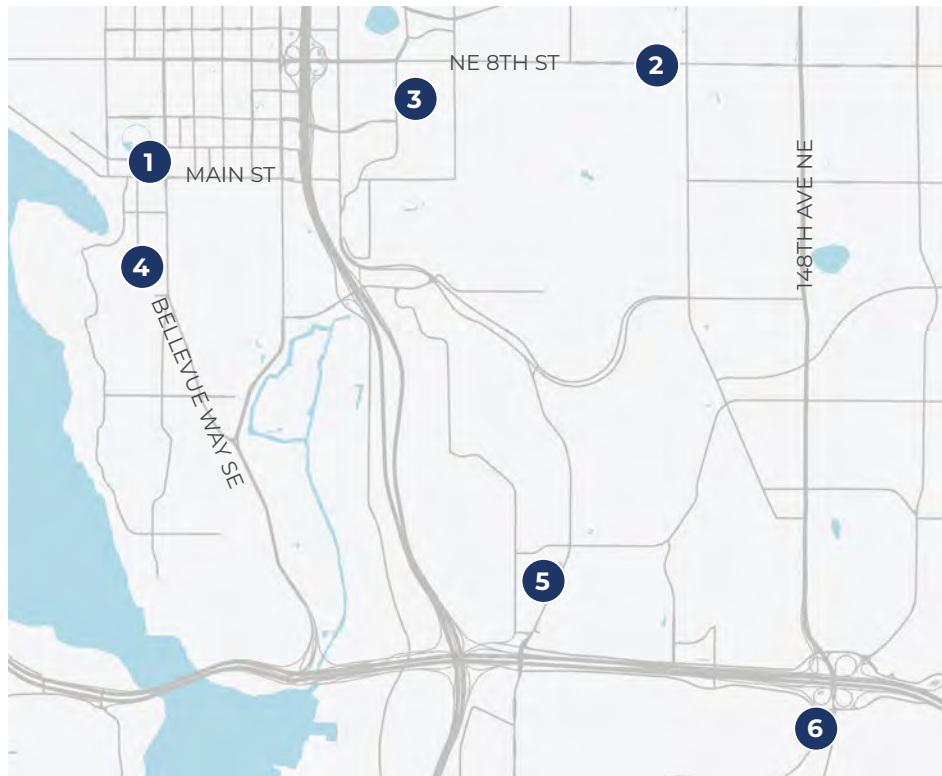
Units	8
Year Built	1981
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1.5 BA	8	1,030	\$2,000	\$1.94
<b>TOTAL/AVG</b>	<b>8</b>	<b>± 1,030</b>	<b>\$2,000</b>	<b>\$1.94</b>

**NOTES**  
Property consists of 2 4-plexes on adjacent lots. Security deposit is equal to 1 month's rent, \$300 admin fee, \$350 pet fee. W/S/G included in rent, W/D in-unit, off-street parking free. LVP throughout, laminate counters, classic cabinets, white appliances.

# RENT COMPARABLES

## BELLEVUE



AVERAGE RENT	
STUDIO	\$1,673
1 BEDROOM	\$1,988
2 BEDROOM	\$2,540
3 BEDROOM	\$4,000



**BORGATA**  
37 103rd Ave NE, Bellevue

Units	91
Year Built	2001
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	8	600	\$1,750	\$2.92
1 BR / 1 BA	16	685	\$2,500	\$3.65
2 BR / 1 BA	8	950	\$2,850	\$3.00
2 BR / 2 BA	32	1,155	\$3,500	\$3.03
3 BR / 2 BA	7	1,325	\$4,000	\$3.02
TOTAL/AVG	91	± 980	\$3,054	\$3.15

**NOTES**  
Unit mix is a blended average of 12 floorplans. \$400 admin fee, \$500 pet fee, \$50/month pet rent.



**THE MARTINE**  
13842 NE 8th St, Bellevue

Units	67
Year Built	1984
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	20	800	\$1,995	\$2.49
2 BA / 2 BA	47	1,000	\$2,395	\$2.40
TOTAL/AVG	67	± 940	\$2,276	\$2.42

**NOTES**  
\$1,000 security deposit, \$250 admin fee, \$250 pet fee. W/D in-unit, tenant responsible for all utilities, \$125/month for garage parking. LVP in kitchen and carpet throughout, stainless steel appliances, wood-burning fireplace, quartz countertops, white shaker cabinets.



**CITYSCAPE APTS**  
558 121st Pl NE, Bellevue

Units	107
Year Built	1976
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	8	519	\$1,595	\$3.07
1 BR / 1 BA	45	670	\$1,895	\$2.83
2 BR / 1 BA	40	840	\$2,295	\$2.73
2 BR / 2 BA	14	960	\$2,595	\$2.70
TOTAL/AVG	107	± 760	\$2,114	\$2.79

**NOTES**  
\$750 security deposit, \$200 admin fee, \$500 pet deposit, \$25/month pet rent. W/D in-unit, \$40/month for uncovered parking and \$55/month for a carport space, \$75/month for W/S/G.



**SEQUOIA GROVE**  
13001 SE 28th Pl, Bellevue

Units	34
Year Built	1970
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	25	735	\$1,900	\$2.59
2 BA / 1 BA	9	895	\$2,195	\$2.45
TOTAL/AVG	34	± 777	\$1,978	\$2.55

**NOTES**  
\$500 security deposit, \$250 admin fee, \$250 pet deposit, \$30 pet rent. Common laundry on-site, \$35/month for uncovered reserved parking, \$75/month for carport parking, \$25/month for a 3'x5' storage unit. Tile in kitchen and carpet throughout, laminate countertops, classic white cabinets, white appliances.



**VILLAGE GARDEN APTS**  
550 102nd Ave SE, Bellevue

Units	12
Year Built	1970
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	5	700	\$1,795	\$2.56
2 BR / 1 BA	7	900	\$2,395	\$2.66
TOTAL/AVG	12	± 817	\$2,145	\$2.62

**NOTES**  
\$1,000 security deposit, \$250 admin fee, \$300 pet deposit, \$50/month pet rent.



**SUNSET VILLA APTS**  
14826 SE 38th St, Bellevue

Units	14
Year Built	1968
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	5	800	\$1,650	\$2.06
2 BA / 1 BA	9	1,000	\$1,950	\$1.95
TOTAL/AVG	14	± 929	\$1,843	\$1.99

**NOTES**  
\$600 security deposit, cats allowed with no associated charges. Off-street parking is free, common laundry on-site, W/S is submetered, garbage billed based on occupancy. Tile in kitchen and carpet throughout, laminate countertops, classic cabinets, white appliances, balcony.

# RENT COMPARABLES

## MERCER ISLAND



AVERAGE RENT	
STUDIO	\$2,100
1 BEDROOM	\$1,967
2 BEDROOM	\$2,250



### NEWELL COURT APTS

3011 78th Ave SE, Mercer Island

Units	40
Year Built	2004
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	5	700	\$2,100	\$3.00
1 BR / 1 BA	14	810	\$2,300	\$2.84
2 BR / 2 BA TH	20	965	\$2,600	\$2.69
4 BR / 2 BA TH	1	1,850	\$4,500	\$2.43
TOTAL/AVG	40	± 900	\$2,480	\$2.78

#### NOTES

Security deposit ranges from \$1,000 - \$2,000 depending on unit size, \$150 admin fee, \$300 pet deposit, \$300 pet fee, \$55/month pet rent. All units have a W/D and a deck / patio, townhouse units are loft-style with 20 ft ceilings in living room. Garage parking \$100/month, storage available at \$40/month, W/S/G \$130 - \$150/month.



### 3033 81ST PL SE

3033 81st Pl SE, Mercer Island

Units	4
Year Built	1962
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1 BA	4	1,000	\$2,300	\$2.30
TOTAL/AVG	4	± 1,000	\$2,300	\$2.30

#### NOTES

\$1,500 security deposit, \$300 carpet cleaning fee upon move-out, no pets allowed. W/D in-unit, 2 reserved parking spots included in rent, \$200/month W/S/G. Tile in kitchen and carpet throughout, updated white cabinets, laminate countertops, white appliances.



### MERCER MANOR

2717 76th Ave SE, Mercer Island

Units	23
Year Built	1959
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	6	675	\$1,850	\$2.74
2 BA / 1 BA	17	850	\$2,200	\$2.59
TOTAL/AVG	23	± 804	\$2,109	\$2.63

#### NOTES

\$1,000 security deposit, \$300 pet deposit, \$300 pet fee, \$55/month pet rent. Reserved uncovered parking \$75/month, covered parking \$100/month, storage \$40/month, W/D in-unit. Hardwood floors throughout, quartz countertops, white appliances, classic cabinetry.



### THE CLARICE

2811 75th Pl SE, Mercer Island

Units	23
Year Built	1959
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	12	720	\$1,675	\$2.33
2 BA / 1 BA	11	950	\$1,900	\$2.00
TOTAL/AVG	23	± 830	\$1,783	\$2.17

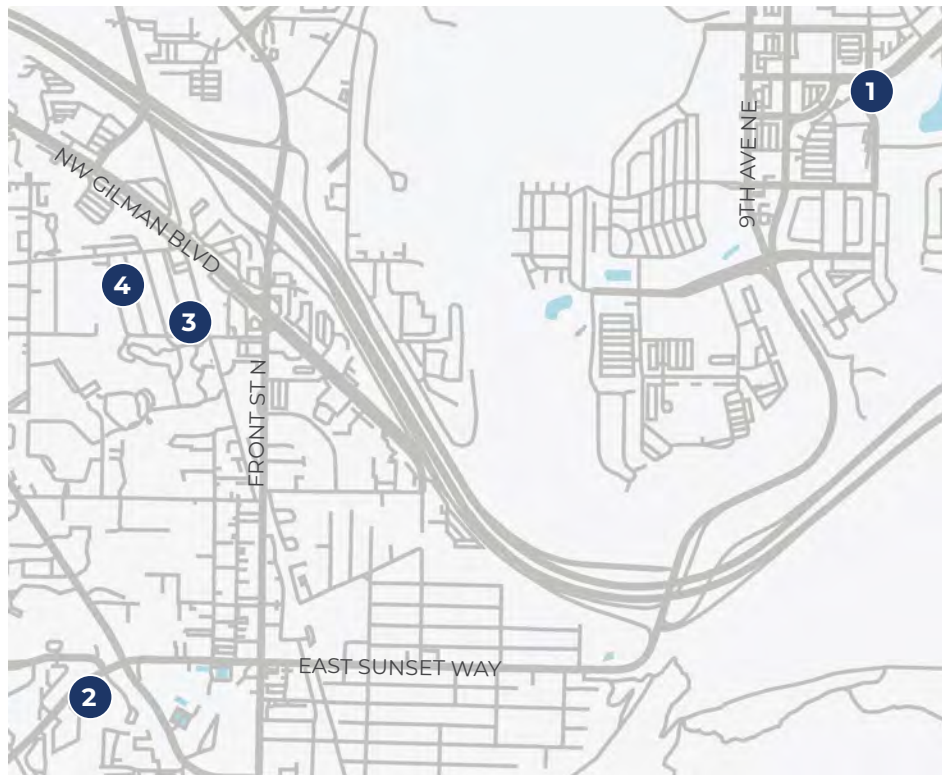
#### NOTES

\$1,000 security deposit, \$500 pet deposit, \$25/month pet rent. W/S/G included in rent, \$75/month carport parking, common laundry on-site. All leases are month-to-month, kitchen lacks dishwasher, laminate countertops, classic cabinets, hardwood in kitchen and carpet throughout, white appliances.



# RENT COMPARABLES

## ISSAQUAH



AVERAGE RENT	
1 BEDROOM	\$2,330
2 BEDROOM	\$2,485
3 BEDROOM	\$3,258



### ALTON HEARTWOOD

1150 10th Ave NE, Issaquah

Units	135
Year Built	2021
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	46	745	\$2,330	\$3.13
2 BR / 2 BA	67	1,075	\$3,300	\$3.07
2 BR / 2 BA TH	9	1,400	\$4,300	\$3.07
3 BR / 2 BA	13	1,350	\$3,800	\$2.81
TOTAL/AVG	135	± 1,011	\$3,084	\$3.07

#### NOTES

Security deposit ranges from \$300 - 1 month's rent, \$300 admin fee, \$300 pet deposit, \$50/month pet rent. Garage parking is \$125/month, or \$175/month for an EV charging space. RUBS system used, W/S/G for a 1 bedroom is typically \$180/month. 4'x5' storage units available at \$40/month, bike storage available for free. LVP flooring throughout, stainless steel appliances, quartz countertops, custom cabinets, tile backsplash.



### VISTA RIDGE

201 Mountain Park Blvd SW, Issaquah

Units	91
Year Built	1992
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BR / 2 BA	32	1,040	\$2,335	\$2.25
2 BR / 2 BA	32	1,090	\$2,445	\$2.24
3 BR / 2 BA	27	1,205	\$2,715	\$2.25
TOTAL/AVG	91	± 1,107	\$2,486	\$2.25

#### NOTES

\$500 security deposit, \$500 admin fee, \$300 pet deposit, \$300 pet fee, \$50/month pet rent. Uncovered parking is unreserved and free, up to 3 vehicles per unit, 1 carport spot per unit available at \$50/month. Tenants billed back for W/S/G. W/D in-unit, LVP throughout, stainless steel appliances, quartz countertops, updated cabinets.



### 745 RAINIER BLVD N

745 Rainier Blvd N, Issaquah

Units	4
Year Built	1981
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1 BA	4	850	\$2,050	\$2.41
TOTAL/AVG	4	± 850	\$2,050	\$2.41

#### NOTES

Security deposit is 1 month's rent. Rent rates reflect a 6-9 month lease, \$500 pet deposit, \$35/month pet rent. \$150 W/S/G, W/D in-unit, 2 off-street parking spaces included in rent. LVP flooring throughout and carpet in bedrooms, granite countertops, white shaker cabinets, white appliances.



### KEYSTONE APARTMENTS

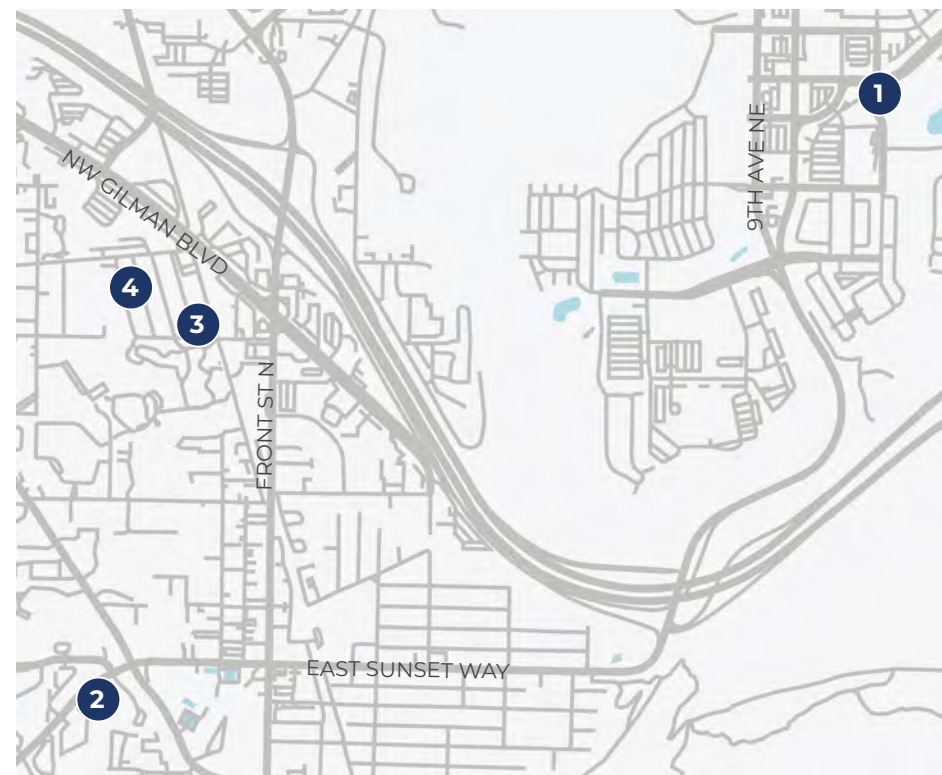
820 & 830 3rd Ave NW, Issaquah

Units	8
Year Built	1969
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BR / 1 BA	8	805	\$2,295	\$2.85
TOTAL/AVG	8	± 805	\$2,295	\$2.85

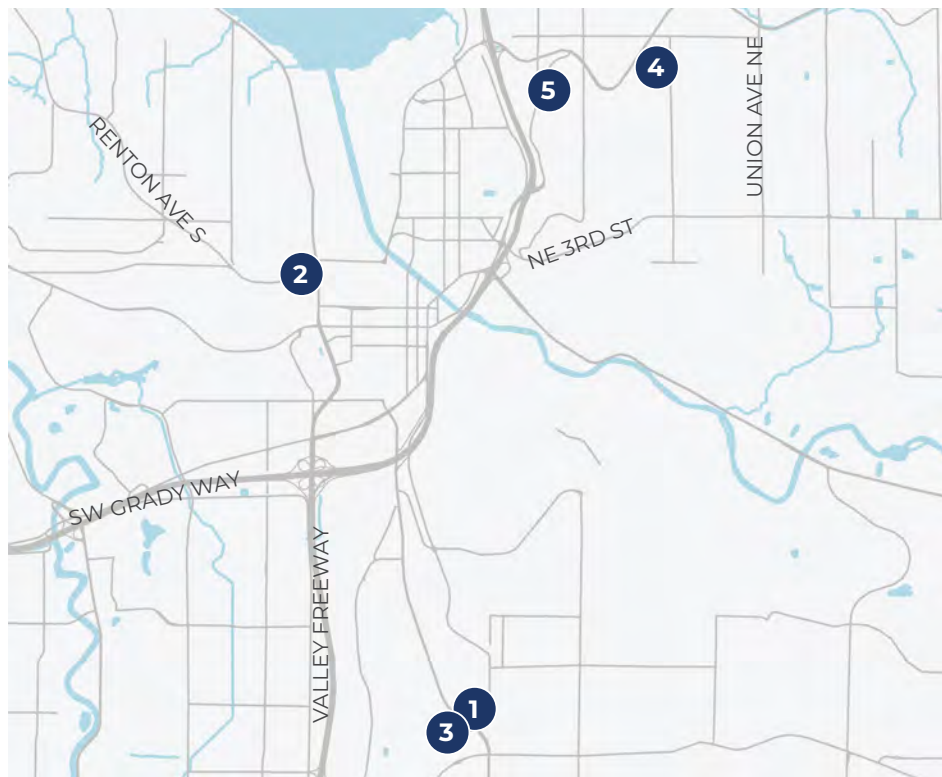
#### NOTES

Security deposit is 1 month's rent, \$350 prepaid cleaning fee, no pets allowed. Property consists of 2 four-plexes, \$150 W/S/G, 2 offstreet parking spaces included in rent, W/D in-unit. LVP floors throughout, stainless steel appliances, updated gray cabinets, quartz countertops and backsplash, large deck.



# RENT COMPARABLES

## RENTON



AVERAGE RENT	
1 BEDROOM	\$1,601
2 BEDROOM	\$1,842
3 BEDROOM	\$2,298



### AVAYA RIDGE

10615 SE 172nd St, Renton

Units	74
Year Built	2019
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	28	730	\$2,045	\$2.80
2 BA / 2 BA	29	1,050	\$2,300	\$2.19
3 BA / 2 BA	17	1,300	\$2,800	\$2.15
TOTAL/AVG	74	± 986	\$2,318	\$2.41

#### NOTES

\$300 security deposit, \$300 admin fee, \$200 pet deposit, \$200 pet fee, \$25/month pet fee. Parking is permit based and uncovered, 1 permit per unit, \$35/month for additional permit. W/D in-unit, W/S/G billed back through RUBS. LVP flooring, tile backsplash and tub surround, stainless steel appliances, quartz countertops, custom cabinets.



### NACELLE APARTMENTS

51 Hayes Pl SW, Renton

Units	20
Year Built	1968
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1 BA	18	700	\$1,575	\$2.25
3 BA / 1 BA	2	865	\$1,795	\$2.08
TOTAL/AVG	20	± 717	\$1,597	\$2.23

#### NOTES

\$600 security deposit, \$225 admin fee, \$500 pet deposit, \$25/month pet rent, \$150 storage fee charged annually. \$35/month surface parking, \$100/month for garage parking, common laundry on-site, W/S/G billed back through RUBS. LVP throughout, white shaker cabinets, laminate countertops, white appliances.



### AVIATOR

10400 SE 174th St, Renton

Units	124
Year Built	1967
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	46	678	\$1,575	\$2.32
1 BA / 1 BA	38	690	\$1,595	\$2.31
2 BA / 1 BA	28	875	\$1,900	\$2.17
2 BA / 1 BA	12	900	\$1,835	\$2.04
TOTAL/AVG	31	± 748	\$1,710	\$2.26

#### NOTES

Property uses LeaseLock rather than a security deposit, \$29/month fee. \$250 pet deposit and pet fee for first pet, \$150 each for second pet, \$25/month pet rent. Tenants billed back for W/S/G through Conserve, \$25/month for carport parking and free surface parking, W/D in-unit. LVP in kitchen and bathroom, carpet throughout, faux quartz counters, stainless steel appliances, white shaker cabinets.



### PEAR TREE APTS

958 Sunset Blvd NE, Renton

Units	6
Year Built	1942
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	2	500	\$1,395	\$2.79
2 BA / 1 BA	4	850	\$1,645	\$1.94
TOTAL/AVG	6	± 733	\$1,562	\$2.22

#### NOTES

\$1,400 security deposit, no pets allowed. W/S/G included in rent, surface parking included in rent, common laundry on-site. Tile in kitchen and carpet throughout, laminate countertops, classic cabinets, white appliances, vaulted wood beam ceilings.



### THE HIGHLANDER

1064 Kirkalnd Ave NE, Renton

Units	30
Year Built	1966
Lease Terms	12 months

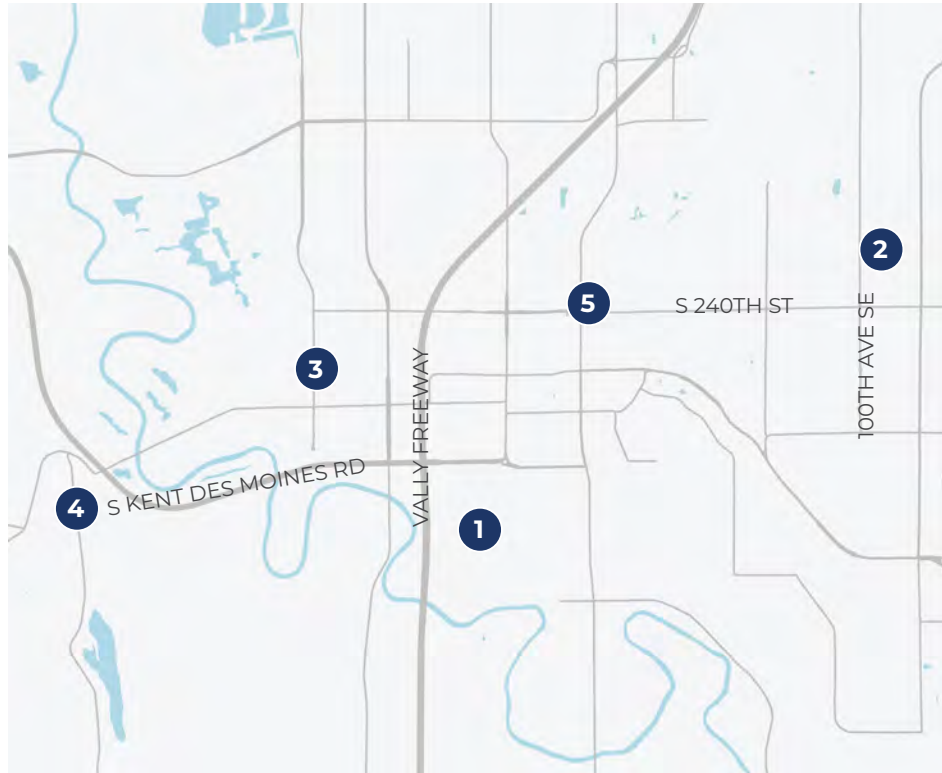
UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	18	650	\$1,395	\$2.15
2 BA / 1 BA	12	1,050	\$1,795	\$1.71
TOTAL/AVG	30	± 810	\$1,555	\$1.97

#### NOTES

Security deposit is 1 month's rent minus \$400 admin fee, \$200 pet fee, \$25/month pet rent. Common laundry on-site, 1 uncovered space per unit, \$75/month/adult tenant for W/S/G. LVP flooring throughout, laminate countertops, stainless steel appliances, white panel cabinets.

# RENT COMPARABLES

## KENT



### 733 5TH AVE S 733 5th Ave S, Kent

Units	12
Year Built	1917
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
3 BA / 2.5 BA TH	12	1,710	\$2,495	\$1.46
TOTAL/AVG	12	± 1,710	\$2,495	\$1.46

#### NOTES

Property consists of 3 four-plexes on one plot. Security deposit is one month's rent, no pets allowed. Tenant responsible for water/sewer (submetered), owner pays garbage and landscaping. W/D in-unit, 1 car attached garage included in rent. Quartz countertops, LVP throughout and carpet in bedrooms, stainless steel appliances, custom wood cabinets, tile backsplash.



### RENEW ON EAST HILL 10105 SE 236th St, Kent

Units	96
Year Built	1991
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR/1 BA	6	660	\$1,750	\$2.65
2 BR/1 BA	39	865	\$2,200	\$2.54
2 BR/2 BA	45	950	\$2,350	\$2.47
3 BR/2 BATH	6	1,050	\$2,600	\$2.48
TOTAL/AVG	96	± 904	\$2,267	\$2.51

#### NOTES

Security deposit is \$250, \$250 pet fee, \$35/month pet rent. W/S/G billed back based on usage, W/D in-unit, \$25/month for carport parking. LVP in kitchen and carpet throughout, laminate countertops, classic wood cabinets, stainless steel appliances.



### ARBOR CHASE 1615 W Smith St, Kent

Units	100
Year Built	1980
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA/1 BA	72	990	\$1,795	\$1.81
3 BA/2 BA	28	1,190	\$2,295	\$1.93
TOTAL/AVG	100	± 1,046	\$1,935	\$1.85

#### NOTES

\$500 security deposit, \$200 admin fee, \$500 pet deposit, \$35/month pet rent. W/S/G billed back through RUBS, common laundry on-site, \$50/month for carport parking. LVP floors throughout and carpet in bedrooms, quartz countertops, white shaker cabinets, stainless steel appliances. Amenities include a seasonal pool, grilling station, playground.



### KENT STATION APTS 705 & 717 State Ave N, Kent

Units	16
Year Built	1966
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA/1 BA	8	700	\$1,250	\$1.79
2 BA/1 BA	8	850	\$1,450	\$1.71
TOTAL/AVG	16	± 775	\$1,350	\$1.75

#### NOTES

Security deposit is 1 month's rent, \$400 admin fee, \$150 pet deposit, \$150 pet fee, \$20 pet rent. Common laundry on-site, \$75/tenant/month for W/S/G, 1 assigned parking space per unit. Light renovations consisting of LVP flooring and newer appliances when needed, 2 bedroom rent indicates LVP flooring and stainless steel appliances, while 1 bedroom rent reflects carpet throughout and white appliances. All units have laminate countertops and white vinyl cabinets.



### TIMBER HEIGHTS 4809-4822 S 252nd Pl, Kent

Units	35
Year Built	1966
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR/1 BA	15	525	\$1,475	\$2.81
2 BR/1 BA	15	790	\$1,800	\$2.28
3 BR/1 BA	5	950	\$2,000	\$2.11
TOTAL/AVG	35	± 699	\$1,689	\$2.48

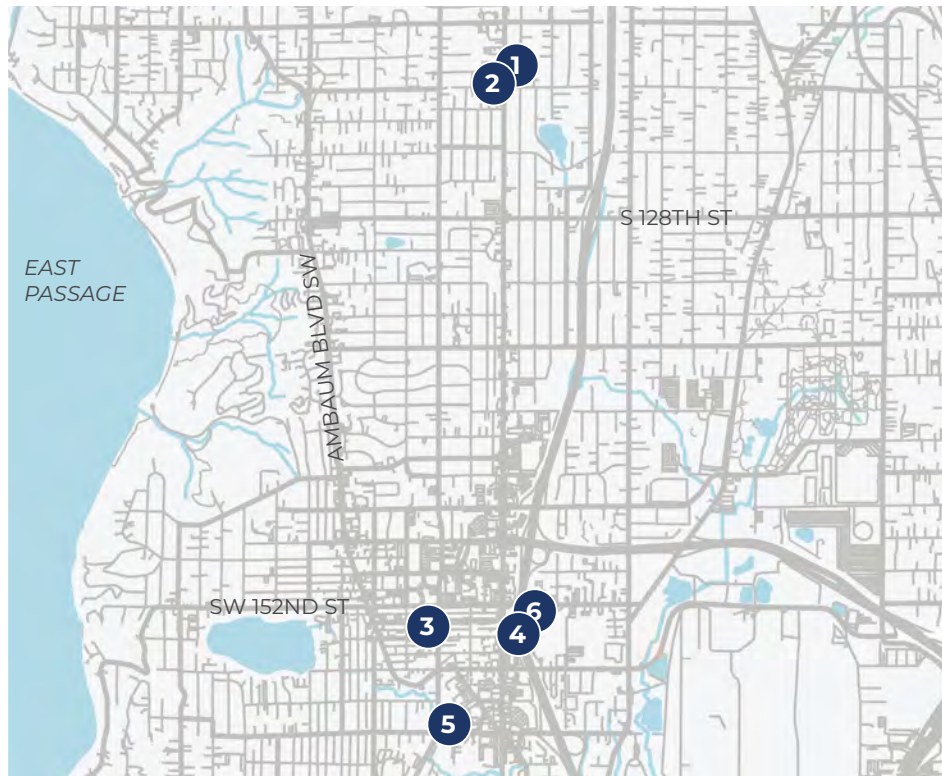
#### NOTES

\$700 security deposit, \$250 admin fee, \$250 pet deposit, \$250 pet fee, \$25-\$35 pet rent (cats vs dogs). Tenants billed back for W/S/G through Conserve, \$25/month for reserved parking, \$45/month for an additional space. Common laundry on-site, LVP throughout, white shaker cabinets, stainless steel appliances, quartz countertops.



# RENT COMPARABLES

## BURIEN



AVERAGE RENT	
1 BEDROOM	\$1,518
2 BEDROOM	\$1,769
3 BEDROOM	\$2,075



### BURIEN MANOR APTS

11822 1st Ave S, Burien

Units	20
Year Built	1988
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	2	600	\$1,395	\$2.33
2 BA / 1 BA	18	850	\$1,695	\$1.99
TOTAL/AVG	20	± 825	\$1,665	\$2.03

#### NOTES

\$500 security deposit, \$200 admin fee, \$25/month pet rent, \$300 pet deposit. \$150 W/S/G, W/D in-unit, 1 assigned uncovered parking spot per unit included in rent. LVP throughout, carpet in bedrooms, classic white cabinets, laminate countertops, black appliances.



### WESTERLY APTS

11923 1st Ave S, Burien

Units	36
Year Built	1976
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	30	700	\$1,595	\$2.28
2 BA / 1 BA	6	900	\$1,750	\$1.94
TOTAL/AVG	36	± 733	\$1,621	\$2.22

#### NOTES

W/D in-unit, \$100 W/S/G, 1 unassigned parking space per unit. \$25/month pet rent, \$200 pet fee, \$300 pet deposit. Stainless steel appliances, quartz countertops, white cabinets, LVP flooring throughout. Garage parking available at \$75/month.



### LARU APTS

420 SW 154th St, Burien

Units	21
Year Built	1967
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	11	625	\$1,600	\$2.56
2 BA / 1 BA	10	720	\$1,725	\$2.40
TOTAL/AVG	21	± 670	\$1,660	\$2.48

#### NOTES

W/S/G of \$100, 1 assigned parking spot included in rent, pet rent at \$25/month, \$300 refundable pet deposit, \$200 pet fee. Hardwood floors throughout. Stainless steel appliances, quartz countertops, white tile backsplash. A/C in-unit.



### SUNWOOD APTS

320 SW 160th St, Burien

Units	25
Year Built	1966
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1 BA	19	950	\$1,850	\$1.95
3 BA / 2 BA	6	1,200	\$2,075	\$1.73
TOTAL/AVG	25	± 1,010	\$1,904	\$1.90

#### NOTES

\$85 W/S/G + \$15/ additional tenant, 1 assigned parking spot included in rent, \$750 security deposit. W/D in-unit, tile in kitchen, carpet in bedrooms, hardwood throughout, quartz countertops, updated cabinets, stainless steel appliances.



### MUSTANG APT

15500 2nd Ave S, Burien

Units	12
Year Built	1966
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	10	750	\$1,500	\$2.00
2 BA / 1 BA	2	850	\$1,800	\$2.12
TOTAL/AVG	12	± 767	\$1,550	\$2.02

#### NOTES

W/S/G is \$40/tenant. 1 assigned parking spot included in rent. LVP flooring throughout, stainless steel refrigerator, classic stove and cabinets. No pets allowed.



### ARISE HIGHLINE

143 S 152nd St, Burien

Units	30
Year Built	1963
Lease Terms	12 months

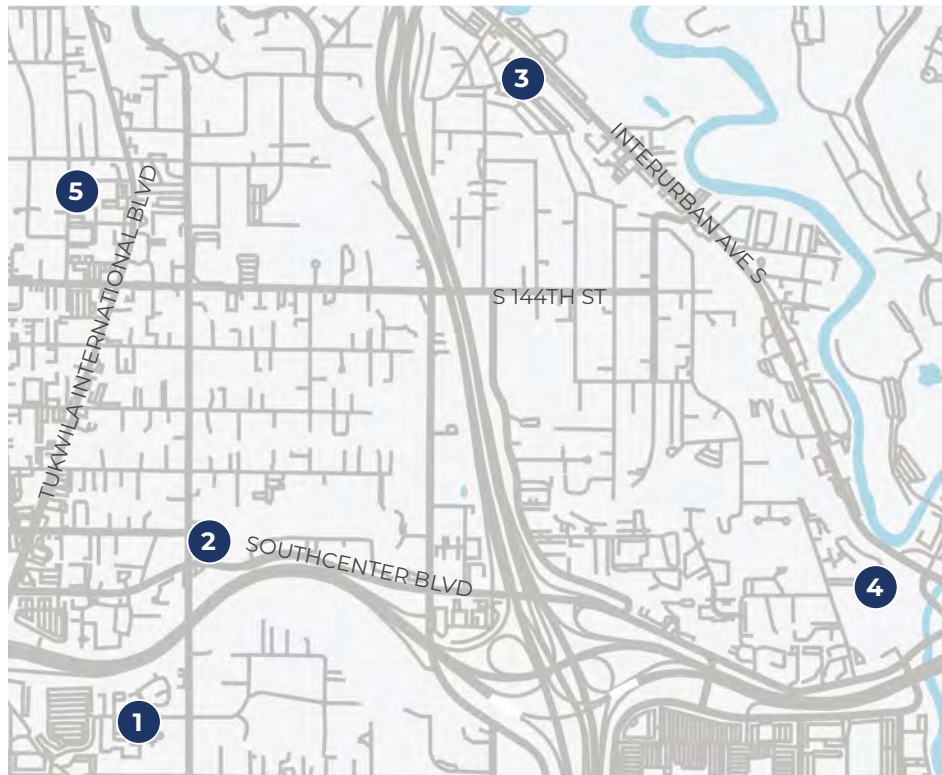
UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1 BA	24	700	\$1,500	\$2.14
3 BA / 2 BA	6	850	\$1,795	\$2.11
TOTAL/AVG	30	± 730	\$1,559	\$2.14

#### NOTES

W/S/G \$50/tenant. Hardwood floors, white appliances, laminate countertops. One assigned parking spot per unit, \$30 pet rent, \$200 pet fee.

# RENT COMPARABLES

## TUKWILA



AVERAGE RENT	
1 BEDROOM	\$1,573
2 BEDROOM	\$1,815
3 BEDROOM	\$2,175



### SUNNYDALE

15805 40th Pl S, Tukwila

Units	72
Year Built	1989
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	39	700	\$1,700	\$2.43
2 BR / 1.5 BA	11	895	\$1,800	\$2.01
2 BR / 2 BA	22	920	\$1,895	\$2.06
TOTAL/AVG	72	± 797	\$1,775	\$2.25

**NOTES**  
 \$250 security deposit, \$250 admin fee, \$250 pet deposit, \$35/month pet fee. W/D in-unit, tenants billed back for W/S/G, estimated at \$120/month. Tile in kitchen and carpet throughout, faux quartz counters, classic cabinets, white appliances, wood burning fireplace.



### WILLOW CREEK TOWNHOUSES

4220 Southcenter Blvd, Tukwila

Units	15
Year Built	1980
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1.5 BA TH	10	1,500	\$1,950	\$1.30
3 BA / 2 BA TH	5	1,950	\$2,175	\$1.12
TOTAL/AVG	15	± 1,650	\$2,025	\$1.24

**NOTES**  
 \$800 security deposit, \$200 admin fee, \$200 pet deposit, \$45/month pet rent. \$105 W/S/G, W/D in-unit, 1 car attached garage included in rent. LVP flooring and carpet in bedrooms, laminate countertops, white appliances. Loft - style bedrooms.



### 13710 56TH AVE S

13710 56th Ave S, Tukwila

Units	6
Year Built	1966
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1BA	6	1,015	\$1,750	\$1.72
TOTAL/AVG	6	± 1,015	\$1,750	\$1.72

**NOTES**  
 Security deposit is 1 month's rent, \$300 admin fee, cats allowed with \$300 pet deposit. 1 reserved parking spot per unit, common laundry on-site. LVP in kitchen and carpet throughout, quartz countertops, white shaker cabinets, stainless steel appliances.



### CASCADE VUE

3715 S 141st St, Tukwila

Units	13
Year Built	1960
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	11	680	\$1,325	\$1.95
2 BA / 1 BA	2	800	\$1,500	\$1.88
TOTAL/AVG	13	± 698	\$1,352	\$1.94

**NOTES**  
 \$950 security deposit, \$250 admin fee, cats allowed with \$250 pet deposit. 1 parking space per unit included in rent, \$100 W/S/G, common laundry on-site. LVP flooring throughout, classic cabinets, laminate countertops, white appliances.



### 6523 S 153RD ST

6523 S 153rd St, Tukwila

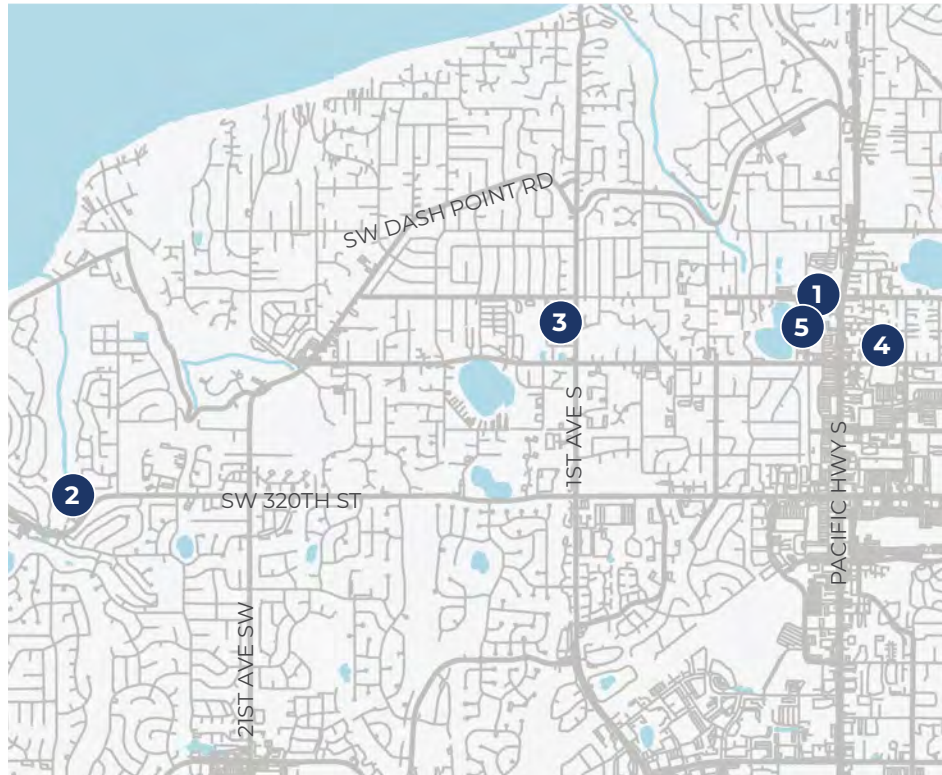
Units	4
Year Built	1966
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	1	800	\$1,695	\$2.12
2 BA / 1 BA	3	920	\$1,995	\$2.17
TOTAL/AVG	4	± 890	\$1,920	\$2.16

**NOTES**  
 \$1,300 security deposit, no pets allowed. \$125/month W/S/G, common laundry on-site, 1 parking space per unit included in rent. LVP floors throughout, white shaker cabinets, mix of white and stainless steel appliances, stone fireplace.

# RENT COMPARABLES

## FEDERAL WAY



AVERAGE RENT	
STUDIO	\$1,130
1 BEDROOM	\$1,391
2 BEDROOM	\$1,748



### PORTOFINO APTS

1405 S 308th St, Federal Way

Units	12
Year Built	2004
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 2 BA	6	825	\$1,625	\$1.97
2 BA / 2 BA	6	860	\$1,725	\$2.01
TOTAL/AVG	12	± 843	\$1,675	\$1.99

#### NOTES

\$500 security deposit, \$250 admin fee, \$300 pet deposit, \$25/month pet rent. W/S/G billed back based on usage, W/D in-unit, 1 parking space included in rent, \$25/month for additional parking space. Renovating units as they turn, LVP throughout, white appliances, faux quartz countertops, repainted white cabinets.



### TWIN LAKE APTS

3330 SW 320th St, Federal Way

Units	40
Year Built	1968
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	18	600	\$1,250	\$2.08
2 BA / 1 BA	22	750	\$1,700	\$2.27
TOTAL/AVG	40	± 683	\$1,498	\$2.18

#### NOTES

Security deposit is 1 month's rent, \$250 admin fee, no pets allowed. W/S/G included in rent, free parking on-site, common laundry on-site. Property consists of 4 10-plexes, one building burnt down 2 years ago and will reopen in June.



### BAYVIEW APT HOMES

30911 1st Ave S, Federal Way

Units	83
Year Built	1986
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	2	400	\$1,300	\$3.25
1 BA / 1 BA	18	570	\$1,545	\$2.71
1 BA / 1 BA	26	760	\$1,575	\$2.07
2 BA / 1 BA	25	860	\$1,945	\$2.26
2 BA / 2 BA	12	910	\$2,095	\$2.30
TOTAL/AVG	83	± 762	\$1,748	\$2.33

#### NOTES

\$350 security deposit, \$250 admin fee, \$250 pet fee, \$250 pet deposit, \$25/month pet rent. W/S/G included in rent, W/D in 2 bedroom units, \$50/month for carport parking.



### LAKE APARTMENTS

30853 14th Ave S, Federal Way

Units	16
Year Built	1958
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	4	450	\$1,195	\$2.66
2 BA / 1 BA	12	600	\$1,395	\$2.33
TOTAL/AVG	16	± 563	\$1,345	\$2.41

#### NOTES

\$1,100 security deposit, \$250 admin fee, \$500 pet deposit, \$50 pet application fee, \$25/month pet rent. Coin-op laundry on-site, \$50/person/month W/S/G, free off-street parking. LVP floors throughout, stainless steel appliances, quartz countertops, repainted classic cabinets.



### GREYSTONE APTS

31010 18th Ave S, Federal Way

Units	32
Year Built	1964
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	32	400	\$959	\$2.40
TOTAL/AVG	32	± 400	\$959	\$2.40

#### NOTES

\$700 security deposit, no admin fee, no pets allowed. W/S/G included in rent, common laundry on-site, free on-site parking. Property owner hasn't raised rents in 3 years. LVP and carpet throughout, classic cabinets, quartz countertop, white appliances.



# 05.

## PIERCE COUNTY RENT ANALYSIS

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► [Rent Statistics Overview](#)

# RENT COMPARABLES

## TACOMA - NORTH END



AVERAGE RENT	
1 BEDROOM	\$1,418
2 BEDROOM	\$2,084
3 BEDROOM	\$2,145



**640 N PROSPECT ST**  
640 N Prospect St, Tacoma

Units	4
Year Built	2018
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1.5 TH	4	850	\$1,795	\$2.11
TOTAL/AVG	4	± 850	\$1,795	\$2.11

**NOTES**  
\$1,200 security deposit, \$500 pet fee, 3 alleyway spots available for \$25/month. All utilities set up in tenant's name, W/D in-unit. LVP flooring throughout, quartz countertops, white shaker cabinets, stainless steel appliances.



**630 N TRAFTON ST**  
630 N Trafton St, Tacoma

Units	10
Year Built	2013
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	4	572	\$1,645	\$2.88
2 BA / 2 BA	3	920	\$1,915	\$2.08
3 BA / 2 BA	3	987	\$2,145	\$2.17
TOTAL/AVG	10	± 801	\$1,876	\$2.43

**NOTES**  
\$800 security deposit, \$400 pet deposit, W/S/G is \$85 for 1 beds, \$95 for 2 beds, and \$105 for 3 beds. 4 covered parking spots for \$45/month, 5 storage units for \$45/month. Tile in kitchen and carpet throughout, dark shaker cabiners, stainless steel appliances, granite countertops.



**645 S TRAFTON ST**  
645 S Trafton St, Tacoma

Units	16
Year Built	2006
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 2.5 TH	16	1,120	\$2,125	\$1.90
TOTAL/AVG	16	± 1,120	\$2,125	\$1.90

**NOTES**  
\$2,125 security deposit, \$350 admin fee, \$500 pet fee, \$45/month pet rent, W/S/G set up by tenant. W/D in-unit, attached 1 car garage included in rent, offering a concession of \$500 off move-in costs if leased before 11/18. LVP throughout, tile in kitchen and carpet in bedrooms, classic cabinets, mix of black and stainless steel appliances, quartz countertops.



**HARBOR PLACE TOWNHOMES**  
2406 N 31st St, Tacoma

Units	12
Year Built	2002
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1.5 TH	12	1,000	\$2,500	\$2.50
TOTAL/AVG	12	± 1,000	\$2,500	\$2.50

**NOTES**  
Security deposit is 1 month's rent. W/S/G in tenant's name, 1 garage space included in rent, 1 storage unit included in rent, \$200 pet deposit and no pet rent. Carpet throughout, stainless steel appliances, quartz countertops, maple cabinets.



**COURTYARD NORTH**  
813 N K St, Tacoma

Units	39
Year Built	1969
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	25	542	\$1,325	\$2.44
1 BA / 1 BA	14	732	\$1,450	\$1.98
TOTAL/AVG	39	± 610	\$1,370	\$2.28

**NOTES**  
\$500 security deposit, \$400 pet fee + \$200 pet fee for second pet. Ample street parking and uncovered unassigned parking, \$35/month for secured garage parking. \$75 W/S/G for the first tenant, +\$10 for each additional tenant. 6x7 storage units available in the garage for \$15/month. W/D in all units, no concessions at this time, white appliances, LVP throughout and carpet in bedrooms, quartz countertops, classic cabinetry.



**818 N L ST**  
818 N L St, Tacoma

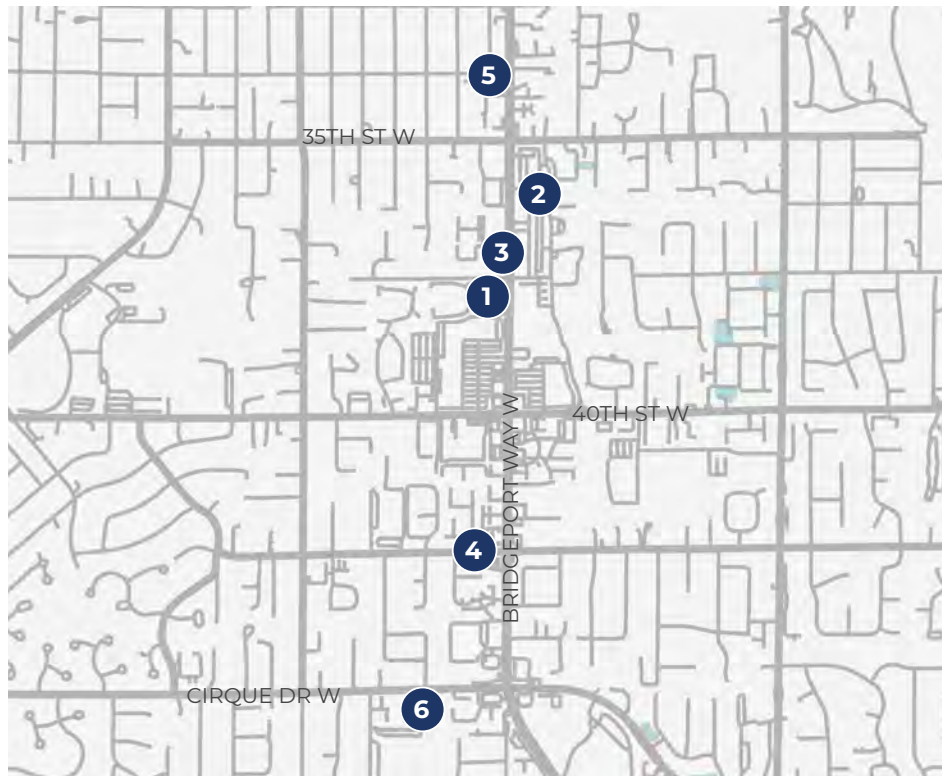
Units	8
Year Built	1962
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 TH	8	500	\$1,250	\$2.50
TOTAL/AVG	8	± 500	\$1,250	\$2.50

**NOTES**  
\$1,250 security deposit, last month's rent required at move-in. \$200 pet deposit, no pet rent for cats, dogs are \$25-\$50/month in pet rent. Common laundry in the basement, off-street reserved parking is \$25/month. W/S/G included in rent. LVP in kitchen and carpet throughout, granite countertops, classic cabinets, mix of white and stainless steel appliances.

# RENT COMPARABLES

## TACOMA - UNI. PLACE



AVERAGE RENT	
STUDIO	\$1,320
1 BEDROOM	\$1,674
2 BEDROOM	\$1,949
3 BEDROOM	\$1,900



### 1 THE LARSON

3706 Larson Ln W, University Place

Units	80
Year Built	2021
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	30	529	\$1,950	\$3.69
1 BA / 1 BA	30	720	\$2,099	\$2.92
2 BA / 2 BA	20	1,130	\$2,899	\$2.57
TOTAL/AVG	80	± 751	\$2,243	\$3.12

#### NOTES

\$800 security deposit, \$400 administration fee. \$600 pet fee for first pet, \$300 for second pet, \$45/month pet rent. \$125/month covered parking, \$100 uncovered parking, W/S/G is \$88 for studios, \$108 for 1 bedrooms, \$163 for 2 bedrooms. W/D in all units, 9'x5' - 8'x7' floor to ceiling storage ranges from \$95-\$135/month. Amenities include a fitness center, lounge, rooftop deck and BBQ, EV charging, private office spaces.



### 2 MARKETPLACE FLATS

3555 Market Pl W, University Place

Units	100
Year Built	2013
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	12	600	\$1,320	\$2.20
1 BR / 1 BA	36	810	\$1,675	\$2.07
1 BR / 1 BA (+DEN)	10	940	\$1,890	\$2.01
2 BR / 1 BA	21	850	\$1,800	\$2.12
2 BR / 2 BA	21	1,000	\$2,000	\$2.00
TOTAL/AVG	100	±846	\$1,748	\$2.07

#### NOTES

\$900 security deposit, assigned secure parking is \$25/month, \$400 pet fee for first pet, \$200 pet fee for second pet. W/S/G is \$90 + \$15/additional tenant. W/D in-unit.



### 3 OLYMPIC TERRACE

3656-3662 Bridgeport Way W, University Place

Units	46
Year Built	1996
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	25	700	\$1,550	\$2.21
2 BR / 1 BA	12	907	\$1,650	\$1.82
2 BR / 2 BA	9	980	\$1,795	\$1.83
TOTAL/AVG	46	±809	\$1,624	\$2.04

#### NOTES

\$1,000 security deposit, \$300 refundable holding fee, \$300 pet deposit, \$25/month pet rent. \$150 W/S/G on average, water is billed based on usage while S/G is a flat fee. Unassigned surface spots are free, while carports are \$25/month and garages are \$150/month. LVP flooring in most units, mix of black and stainless steel appliances, laminate countertops. W/D in-unit.



### 5 MONTE VISTA

7504 33rd St W, University Place

Units	24
Year Built	1985
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	12	670	\$1,500	\$2.24
2 BR / 2 BA	12	950	\$1,850	\$1.95
TOTAL/AVG	24	±810	\$1,675	\$2.09

#### NOTES

\$550-\$675 security deposit for 1 and 2 bedrooms respectively. \$400 pet fee for the first pet, \$200 fee for the second pet. \$105 W/S/G for the first tenant, +\$15 for each additional tenant, W/D in-unit, \$25/month for carport parking. Unit turns consist of LVP flooring, resurfaced laminate countertops, repainted cabinets, and occasionally new appliances.



### 4 STARVIEW APARTMENTS

7513 44th St W, University Place

Units	24
Year Built	1991
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BR / 1 BA	4	900	\$1,600	\$1.78
2 BR / 2 BA	2	900	\$1,650	\$1.83
3 BR / 2 BA	18	1,200	\$1,900	\$1.58
TOTAL/AVG	24	±1,125	\$1,829	\$1.64

#### NOTES

\$1,000 security deposit, no pets allowed, W/S/G included in rent, assigned parking is free. W/D in all units, carpet throughout, tile in kitchen, laminate countertops, mix of white and black appliances, classic slab cabinets.



### 6 CIRQUE WEST APTS

7714-7718 Cirque Dr W, University Place

Units	16
Year Built	1981
Lease Terms	12 months

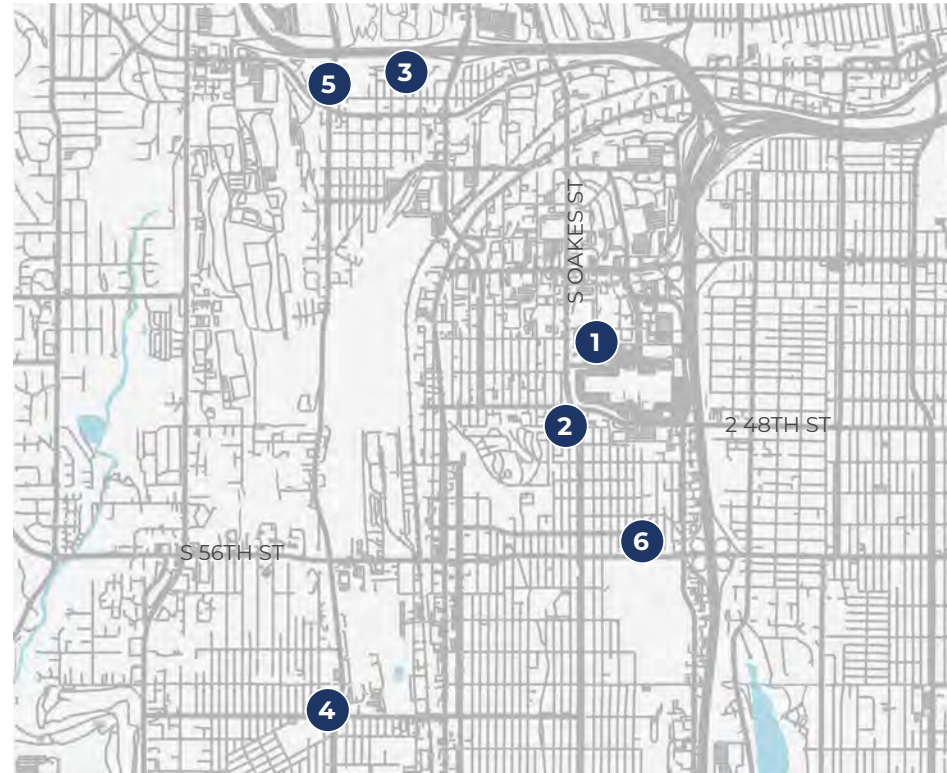
UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	16	600	\$1,545	\$2.58
TOTAL/AVG	16	±600	\$1,545	\$2.58

#### NOTES

Complex consists of 8 duplexes on 1 lot. \$500 security deposit, \$200 admin fee. \$200 pet fee, \$25/month pet rent, \$100 W/S/G. 1 assigned parking spot for each unit included in rent, can rent second assigned parking spot for \$50/month, W/D in-unit. LVP flooring throughout with carpet in bedrooms, stainless steel appliances, quartz countertops.

# RENT COMPARABLES

## TACOMA - TACOMA MALL



AVERAGE RENT	
STUDIO	\$1,255
1 BEDROOM	\$1,327
2 BEDROOM	\$1,549
3 BEDROOM	\$2,045



### PADDINGTON PLACE 2540 S 42nd St, Tacoma

Units	30
Year Built	2019
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	18	660	\$1,295	\$1.96
2 BA / 1 BA	12	900	\$1,495	\$1.66
TOTAL/AVG	30	± 756	\$1,375	\$1.84

#### NOTES

\$850 security deposit, \$250 administration fee, \$100 W/S/G for 1 tenant, \$150 W/S/G for 2 tenants, dogs are a \$500 fee and \$50/month. Stainless steel appliances, quartz countertops, custom shaker cabinets, LVP floors throughout.



### TUDOR VILLAGE APTS 4802 S Pine St, Tacoma

Units	120
Year Built	2015
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	40	500	\$1,255	\$2.51
1 BR/1 BA	30	600	\$1,425	\$2.38
2 BR/ 2 BA	30	980	\$1,595	\$1.63
3 BR/ 2 BA	20	1,235	\$2,045	\$1.66
TOTAL/AVG	120	±768	\$1,514	\$2.11

#### NOTES

Security deposit ranges from \$500-\$800 depending on unit size, \$400 pet fee +\$200 pet fee for 2nd pet. Free uncovered guest parking, \$35 for carport space and \$125 for garage space. \$86 W/S/G +\$16/additional tenant.



### SUNRISE RIDGE APTS 3852 S 29th St, Tacoma

Units	36
Year Built	1995
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BR/2 BA	36	960	\$1,665	\$1.73
TOTAL/AVG	36	±960	\$1,665	\$1.73

#### NOTES

Rather than a security deposit, property charges a \$29/month fee through Rhino to serve as security. \$250 pet fee and \$50/month pet rent. W/S/G billed back to tenants through Conservice, high estimate per property manager is \$200/month. Uncovered parking included in rent. White appliances, LVP flooring, laminate countertops, W/D in-unit.



### MADRONA PARK APTS 3001-3015 S Tyler St, Tacoma

Units	20
Year Built	1992
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	10	590	\$1,265	\$2.14
2 BA / 1 BA	10	890	\$1,465	\$1.65
TOTAL/AVG	20	± 740	\$1,365	\$1.90

#### NOTES

\$500 security deposit, \$200 admin fee, \$200 pet fee, \$25 pet rent. \$105 W/S/G for 1 tenant, +\$20/ each additional tenant, 1 assigned parking spot included in rent. LVP throughout and carpet in bedrooms, repainted cabinets, white appliances, laminate countertops.



### MANITOU PARK APTS 4215 S 66th St, Tacoma

Units	8
Year Built	1978
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR/ 1 BA	4	650	\$1,400	\$2.15
2 BR/1 BA	4	785	\$1,650	\$2.10
TOTAL/AVG	8	±718	\$1,525	\$2.13

#### NOTES

\$1,500 security deposit, \$150 pet fee, 1 assigned parking space included in rent, guest parking as well. \$75 W/S/G, W/D in-unit. Complex fully remodeled in 2020, LVP flooring, butcher block counters, shaker cabinets, stainless steel appliances.



### LOS ALTOS APTS 5422 S Steele St, Tacoma

Units	18
Year Built	1973
Lease Terms	12 months

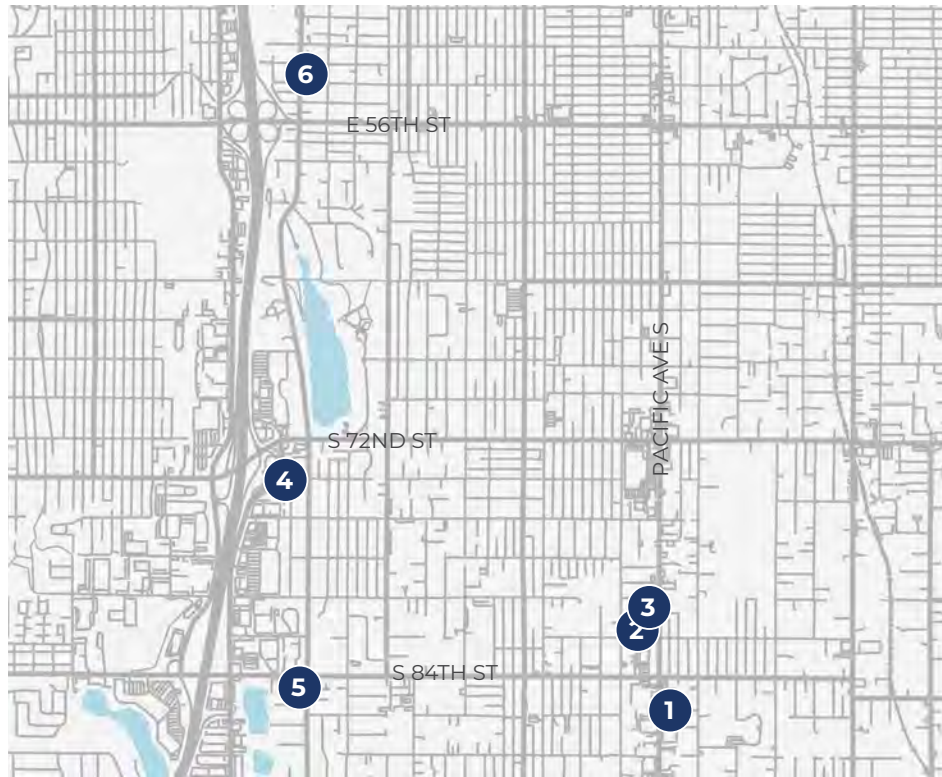
UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR/ 1 BA	8	700	\$1,250	\$1.79
2 BR/1 BA	10	900	\$1,425	\$1.58
TOTAL/AVG	18	±811	\$1,347	\$1.67

#### NOTES

\$450 or \$550 security deposit for 1 and 2 beds respectively, \$90 W/S/G for 1 tenant, \$106 for 2 tenants. Unassigned uncovered parking is free, each unit gets 1 carport spot at \$25/month. No pet rent, \$400 pet fee for 1st pet, +\$200 fee for 2nd pet. Updated laminate countertops, white appliances, spanish-style cabinets, LVP in kitchen and carpet throughout.

# RENT COMPARABLES

## TACOMA - S. TACOMA



AVERAGE RENT	
STUDIO	\$1,245
1 BEDROOM	\$1,423
2 BEDROOM	\$1,630



**1 PACIFIC RIDGE**  
8445 Pacific Ave, Tacoma

Units	80
Year Built	2022
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	20	385	\$1,245	\$3.23
OPEN 1 BR / 1 BA	30	600	\$1,495	\$2.49
1 BR / 1 BA	15	700	\$1,595	\$2.28
2 BR / 2 BA	15	1,050	\$2,045	\$1.95
TOTAL/AVG	80	±649	\$1,554	\$2.54

**NOTES**

Security deposit starts at \$500, \$200 admin fee, \$300 pet fee, \$30 pet rent. \$100 W/S/G for 1 tenant, +\$20 for each additional tenant, 1 uncovered spot included in rent, garage spots available at \$175/month. W/D in all units. Offering a concession of 1 month's free rent on all floorplans. LVP flooring throughout and carpet in bedrooms, custom cabinets, quartz countertops, stainless steel appliances.



**2 8112-8114 S C ST**  
8112-8114 S C St, Tacoma

Units	4
Year Built	2020
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	2	500	\$1,350	\$2.70
2 BR / 1 BA	2	900	\$1,775	\$1.97
TOTAL/AVG	4	±700	\$1,563	\$2.34

**NOTES**

\$1000 security deposit, no pets allowed, water included in rent, tenant responsible for S/G. Stackable W/D in-unit, A/C, street parking only. LVP throughout, stainless steel appliances, soft-close shaker cabinets, quartz countertops.



**3 8022 S C ST**  
8022 S C St, Tacoma

Units	8
Year Built	1989
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BR / 1.5 TH	8	1,025	\$1,595	\$1.56
TOTAL/AVG	8	±1,025	\$1,595	\$1.56

**NOTES**

\$1,550 security deposit, \$350 admin fee, \$250 pet rent, \$25 pet rent. \$150 W/S/G, stackable W/D in-unit, 1 assigned parking space. LVP flooring throughout, laminate countertops, classic cabinets, white appliances.



**4 7336 S WILKESON ST**  
7336 S Wilkeson St, Tacoma

Units	4
Year Built	1977
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BR / 1 BA	4	830	\$1,575	\$1.90
TOTAL/AVG	4	±830	\$1,575	\$1.90

**NOTES**

\$1,500 security deposit, \$350 admin fee, \$250 pet fee, \$25 pet rent. \$100 W/S/G, W/D hookups in-unit. LVP throughout, white appliances, granite countertops, white cabinets.



**5 WATERFALL APTS**  
1718 S 84th St, Tacoma

Units	50
Year Built	1974
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	30	600	\$1,250	\$2.08
2 BR / 1 BA	20	800	\$1,395	\$1.74
TOTAL/AVG	50	±680	\$1,308	\$1.95

**NOTES**

\$500 security deposit, \$250 admin fee, \$250 pet deposit, \$250 pet fee, \$25 pet rent. \$85 W/S/G, app-operated laundry on-site, 1 assigned carport spot per unit. LVP flooring in kitchen and carpet throughout, classic white cabinets, tile backsplash, granite counters, white appliances.



**6 5307 S ALASKA ST**  
5307 S Alaska St, Tacoma

Units	3
Year Built	1895
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1 BA	3	1,000	\$1,395	\$1.40
TOTAL/AVG	3	±1,000	\$1,395	\$1.40

**NOTES**

\$1,395 security deposit, no pets allowed, \$164 W/S/G/E. 2 uncovered parking spots included in rent, full-size W/D in-unit. Tile in kitchen and carpet throughout, shaker soft close cabinets, granite countertops, black appliances.



# RENT COMPARABLES

## TACOMA - LAKEWOOD



AVERAGE RENT	
STUDIO	\$895
1 BEDROOM	\$1,295
2 BEDROOM	\$1,721
3 BEDROOM	\$2,025



**CLOVER CREST APTS**  
5113-5127 Solberg Dr SW, Lakewood

Units	7
Year Built	2016
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 2.5 BA	7	1,600	\$1,975	\$1.23
TOTAL/AVG	7	±1,600	\$1,975	\$1.23

**NOTES**

\$1,000 security deposit, \$500 pet fee, \$40 pet rent. Attached garage on ground floor included in rent, W/S/G billed back through RUBS. Hardwood flooring, granite countertops, stainless steel appliances, W/D in-unit.



**LAWNDALE TOWNHOMES**  
9402-9414 Lawndale Ave SW, Lakewood

Units	17
Year Built	2014
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BR / 2.5 BA	12	1,300	\$1,850	\$1.42
3 BR / 2.5 BA	5	1,550	\$2,100	\$1.35
TOTAL/AVG	17	±1,374	\$1,924	\$1.40

**NOTES**

\$1000 security deposit, \$100 admin fee, \$500-\$800 pet deposit (cats-dogs), no pet rent. All 3 beds and some 2 beds get 2 assigned parking spots, all units get at least 1 parking spot. Tenants billed direct for electric and water, S/G is \$95/month. Tile in kitchen and carpet throughout, white appliances, quartz countertops, maple cabinetry.



**CHICAGO HEIGHTS TOWNHOMES**  
5430-5486 Chicago Ave SW, Lakewood

Units	16
Year Built	2009
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BR / 1.5 BA	16	1,100	\$1,800	\$1.64
TOTAL/AVG	16	±1,100	\$1,800	\$1.64

**NOTES**

\$400 security deposit, \$300 admin fee, \$400 pet deposit (\$500 for two pets) and \$25/month pet rent. \$120 W/S/G, 1 carport space included in rent, unassigned surface spaces available. W/D in-unit. LVP in bathrooms and kitchen, carpet throughout, laminate countertops, classic cabinetry, black appliances.



**BELLAMY PARK**  
10821 108th Ave SW, Lakewood

Units	75
Year Built	1973
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	54	576	\$1,410	\$2.45
2 BA / 1 BA	15	776	\$1,725	\$2.22
3 BA / 2 BA	6	1,000	\$1,950	\$1.95
TOTAL/AVG	75	± 650	\$1,516	\$2.36

**NOTES**

\$250 security deposit, with the option of \$0 security deposit and a \$29 monthly fee. Currently do not charge for parking, but just painted numbers on the surface spots and will charge \$25/month in the near future. \$250 pet deposit and \$250 pet fee, \$30/month pet rent, W/D in all units, W/S/G billed back through RUBS. Laminate countertops, stainless steel appliances, updated oak cabinets, LVP in kitchen and bathrooms with carpet throughout.



**5529 BOSTON AVE SW**  
5529 Boston Ave SW, Lakewood

Units	17
Year Built	1990
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	1	300	\$895	\$2.98
1 BR / 1 BA	5	600	\$1,225	\$2.04
2 BR / 1 BA	12	830	\$1,425	\$1.72
TOTAL/AVG	17	±737	\$1,340	\$1.88

**NOTES**

\$500 security deposit, \$200-\$500 non-refundable pet fee (cats - large dogs), \$25/month pet rent. \$125 W/S/G for 1 bedrooms, \$200 W/S/G for 2 bedrooms. 1 assigned parking spot included in rent, the rest of the surface spots are unassigned guest parking. White appliances, laminate countertops, carpet throughout, classic cabinetry.



**PACIFIC RIDGE**  
13020 Lincoln Ave SW, Lakewood

Units	36
Year Built	1967
Lease Terms	12 months

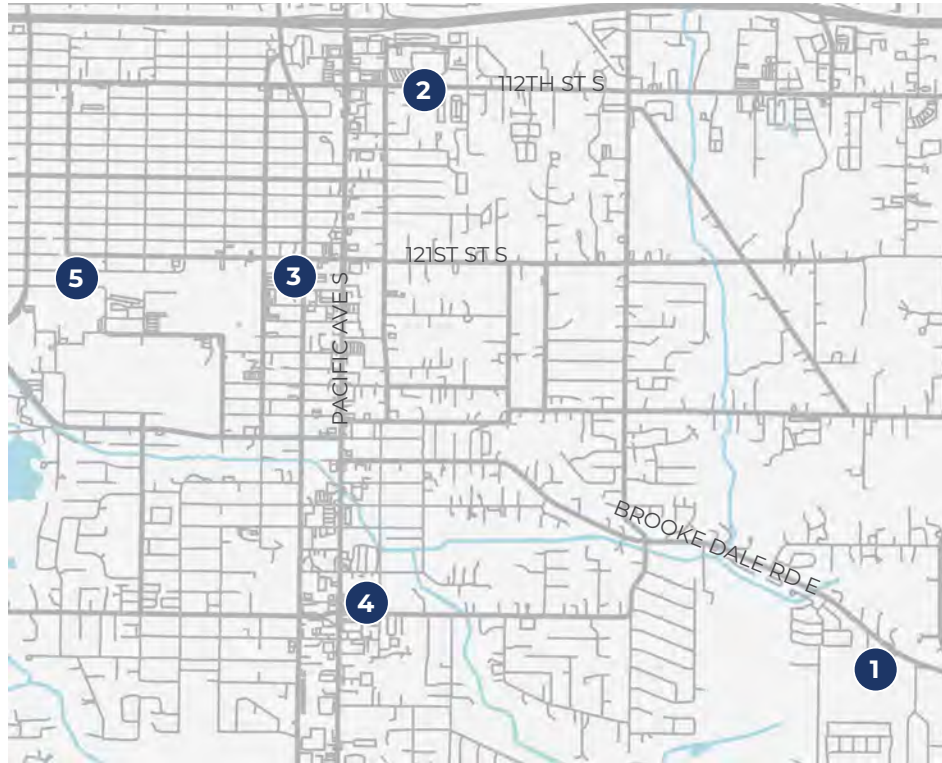
UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	10	650	\$1,250	\$1.92
2 BR / 1 BA	26	850	\$1,550	\$1.82
TOTAL/AVG	36	±794	\$1,467	\$1.85

**NOTES**

\$700 security deposit, \$250 pet deposit, \$250 pet fee, common laundry, free unassigned surface spots. \$120 W/S/G for 1 bedrooms, \$170 W/S/G for 2 bedrooms. Renovating units as they come up, about 70% renovated so far. LVP flooring, quartz countertops, updated cabinets.

# RENT COMPARABLES

## TACOMA - PARKLAND



AVERAGE RENT	
STUDIO	\$700
1 BEDROOM	\$1,182
2 BEDROOM	\$1,554
3 BEDROOM	\$1,950



**ARAVIA**  
2300 Brookdale Rd E, Tacoma

Units	115
Year Built	2001
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA/1 BA	6	1,015	\$1,675	\$1.65
2 BA/2 BA	85	1,035	\$1,725	\$1.67
3 BA/2 BA	24	1,240	\$1,950	\$1.57
TOTAL/AVG	115	± 1,077	\$1,769	\$1.65

**NOTES**  
\$400 security deposit, \$200 admin fee, \$200 pet deposit, \$200 pet fee, \$15/month pet rent. W/S billed back to tenants based on usage, trash paid by owner, W/D in-unit, \$100/month for garage parking, \$50/month for carport parking. LVP in kitchen and carpet throughout, stainless steel appliances, tile backsplash, laminate countertops, updated cabinets.

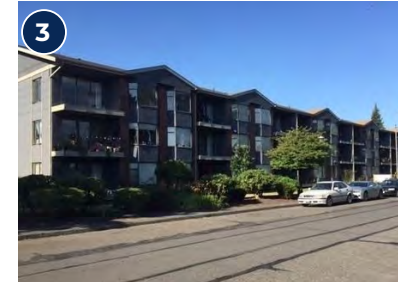


**SHERWOOD TERRACE**  
166 112th St E, Tacoma

Units	24
Year Built	1988
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1.5 BA	24	900	\$1,625	\$1.81
TOTAL/AVG	24	± 900	\$1,625	\$1.81

**NOTES**  
Security deposit is 1 month's rent, \$200 cleaning fee, \$150 pet fee. \$100/month W/S/G, W/D in-unit, 1 assigned carport space per unit. LVP throughout and carpet in bedrooms, white shaker cabinets, quartz countertops, tile backsplash, stainless steel appliances.



**400 WHEELER ST S**  
400 Wheeler St S, Tacoma

Units	48
Year Built	1968
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	8	450	\$700	\$1.56
1 BA/1 BA	26	650	\$1,000	\$1.54
2 BA/1 BA	14	875	\$1,150	\$1.31
TOTAL/AVG	48	± 682	\$994	\$1.48

**NOTES**  
Security deposit is 1 month's rent, \$350 admin fee, \$400 pet deposit, \$25 month pet rent. \$60/month W/S/G, coin-op laundry on-site, \$15/month for uncovered on-site parking. Tile in kitchen and carpet throughout, laminate countertops, white appliances, classic cabinets.



**1307 GARFIELD ST S**  
1307 Garfield St S, Tacoma

Units	7
Year Built	1959
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA/1 BA	7	460	\$1,095	\$2.38
TOTAL/AVG	7	± 460	\$1,095	\$2.38

**NOTES**  
\$500 security deposit, \$200 admin fee, no pets allowed. \$95/month W/S/G, coin-op laundry on-site, each unit has 1 parking space. LVP throughout, granite countertops, mix of white and black appliances, classic cabinets.



**PACIFIC ARBOR**  
101 138th St S, Tacoma

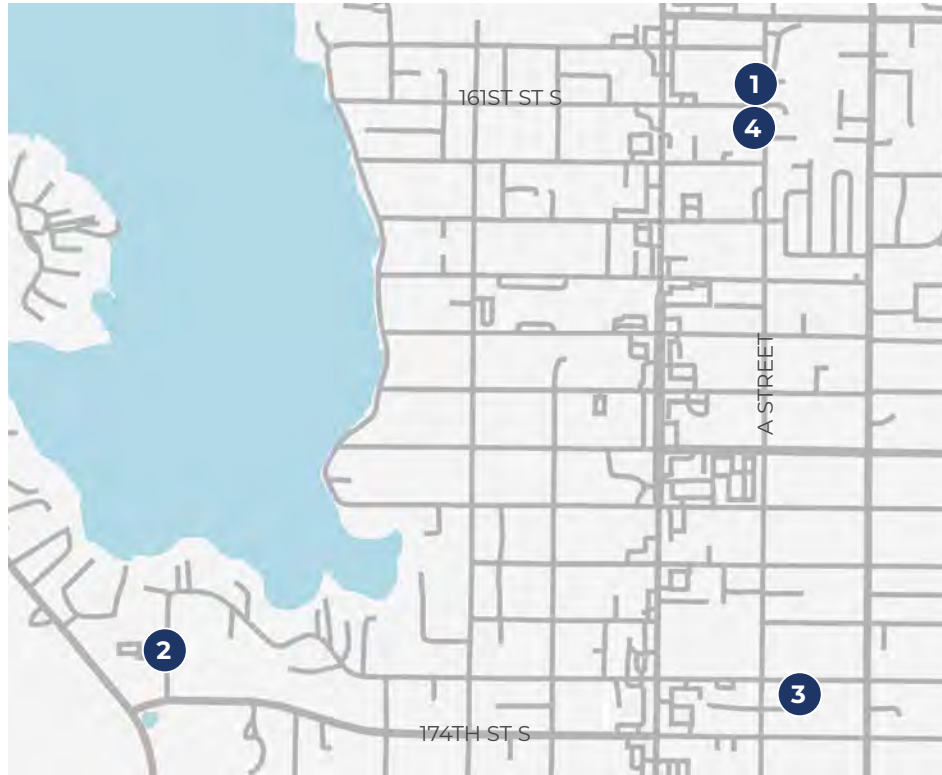
Units	51
Year Built	1964
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA/1 BA	26	770	\$1,450	\$1.88
2 BA/1 BA	25	830	\$1,595	\$1.92
TOTAL/AVG	51	± 799	\$1,521	\$1.90

**NOTES**  
\$500 security deposit, \$400 pet fee. Free on-site parking, carport space is \$25/month, W/D in-unit, \$94/month W/S/G for 2 occupants. LVP throughout and carpet in bedrooms, stainless steel appliances, granite countertops, updated cabinets.

# RENT COMPARABLES

## SPANAWAY



AVERAGE RENT	
1 BEDROOM	\$1,230
2 BEDROOM	\$1,432



### 161 APARTMENTS

101 161st St S, Spanaway

Units	20
Year Built	1977
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	20	550	\$1,200	\$2.18
TOTAL/AVG	20	± 550	\$1,200	\$2.18

#### NOTES

Security deposit is 1 month's rent, \$300 admin fee, no pets allowed. \$80/month W/S/G, on-site parking is open and limited, common laundry on-site. LVP throughout, granite countertops, updated dark-wood cabinets, stainless steel appliances.



### POINTE AT COFFEE CREEK

17306 10th Ave S, Spanaway

Units	69
Year Built	1977
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	33	560	\$1,300	\$2.32
2 BA / 1 BA	36	780	\$1,500	\$1.92
TOTAL/AVG	69	± 675	\$1,404	\$2.11

#### NOTES

Security deposit is 1 month's rent, \$500 admin fee, \$250 pet deposit, \$250 pet fee, no pet rent. \$30/month carport parking, W/S billed back through RUBS, owner pays Garbage, common laundry on-site. LVP throughout, white appliances, laminate countertops, updated cabinets.



### MERLIZ APARTMENTS

116 173rd St E, Spanaway

Units	13
Year Built	1968
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	1	650	\$1,375	\$2.12
2 BA / 1 BA	12	900	\$1,600	\$1.78
TOTAL/AVG	13	± 881	\$1,583	\$1.80

#### NOTES

\$500 security deposit or zero deposit option, \$300 admin fee, \$250 pet deposit, \$250 pet fee, \$25/month pet rent. \$20/month for uncovered parking, common laundry on-site, \$75/month W/S/G. LVP floors throughout, stainless steel appliances, quartz countertops, repainted cabinets.



### 16110 A ST S

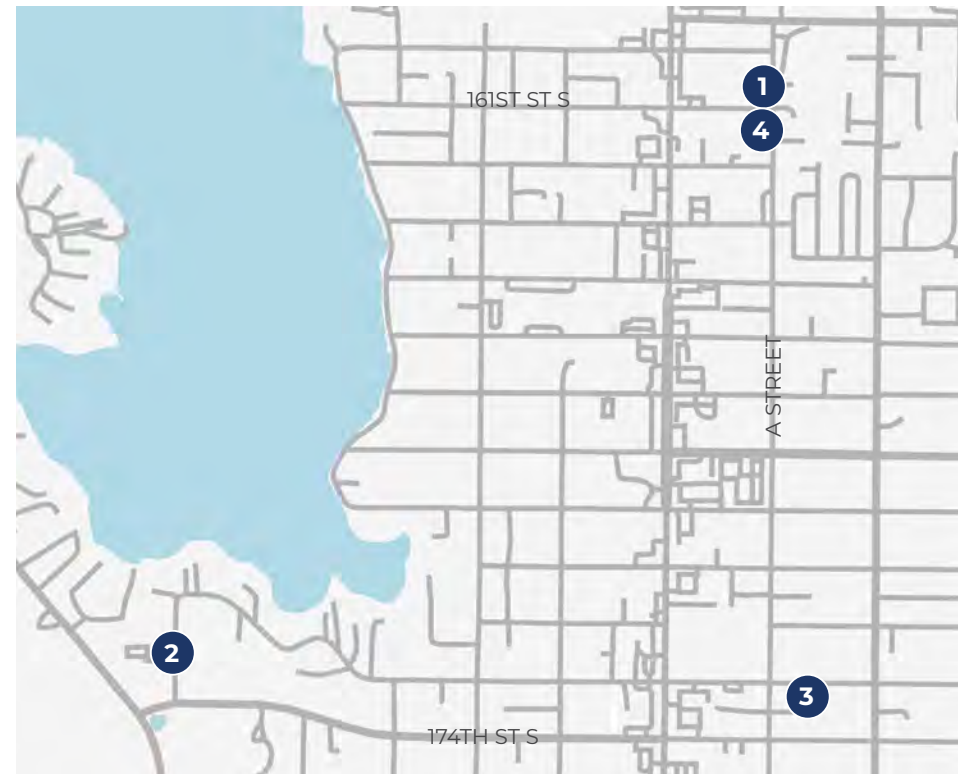
16110 A St S, Spanaway

Units	5
Year Built	1965
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	2	600	\$1,045	\$1.74
2 BA / 1 BA	3	750	\$1,195	\$1.59
TOTAL/AVG	5	± 690	\$1,135	\$1.65

#### NOTES

\$900 security deposit, no pets allowed. W/S/G included in rent, street parking available, common laundry on-site. LVP in kitchen and carpet throughout, laminate countertops, classic cabinets, white appliances.



# RENT COMPARABLES

## FIFE



AVERAGE RENT	
1 BEDROOM	\$1,545
2 BEDROOM	\$1,925
3 BEDROOM	\$2,850



### STONEBROOK TOWNHOMES

5307 34th St E, Fife

Units	16
Year Built	2018
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BR / 1.5 BA TH	46	745	\$2,330	\$3.13
3 BR / 2.5 BA TH	67	1,075	\$3,300	\$3.07
TOTAL/AVG	135	± 1,011	\$3,084	\$3.07

#### NOTES

Security deposit ranges from \$300 - 1 month's rent, \$300 admin fee, \$300 pet deposit, \$50/month pet rent. Garage parking is \$125/month, or \$175/month for an EV charging space. RUBS system used, W/S/G for a 1 bedroom is typically \$180/month. 4'x5' storage units available at \$40/month, bike storage available for free. LVP flooring throughout, stainless steel appliances, quartz countertops, custom cabinets, tile backsplash.



### SHERWOOD PARK

2300 - 2470 62nd Ave E, Fife

Units	52
Year Built	1978
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BR / 1.5 BA	8	1,110	\$2,300	\$2.07
3 BR / 2.5 BA	8	1,490	\$2,850	\$1.91
TOTAL/AVG	16	± 1,300	\$2,575	\$1.99

#### NOTES

\$1,000 security deposit, \$250 admin fee, \$250 pet deposit, \$500 pet fee. All utilities set up in tenant's name, W/D in-unit, 1 car garage included in rent. LVP floors throughout, stainless steel appliances, granite counters, white shaker cabinets.



### THE LANDING

5610 23rd St E, Fife

Units	42
Year Built	1976
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	18	690	\$1,550	\$2.25
2 BR / 1 BA	24	845	\$1,800	\$2.13
TOTAL/AVG	42	± 779	\$1,693	\$2.18

#### NOTES

\$750 security deposit, \$250 admin fee, \$250 pet deposit, \$25/month pet rent. Parking is free and unassigned, W/S/G included in rent, W/D in-unit. LVP floors throughout, white shaker cabinets, quartz cabinets, stainless steel appliances. Offering a concession of 1 month's free rent and a \$500 Amazon gift card on a 12-month lease.



### THE LAKES AT FIFE

2301 58th Ave E, Fife

Units	136
Year Built	1976
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	80	600	\$1,560	\$2.60
2 BR / 1 BA	56	800	\$1,850	\$2.31
TOTAL/AVG	136	± 682	\$1,679	\$2.48

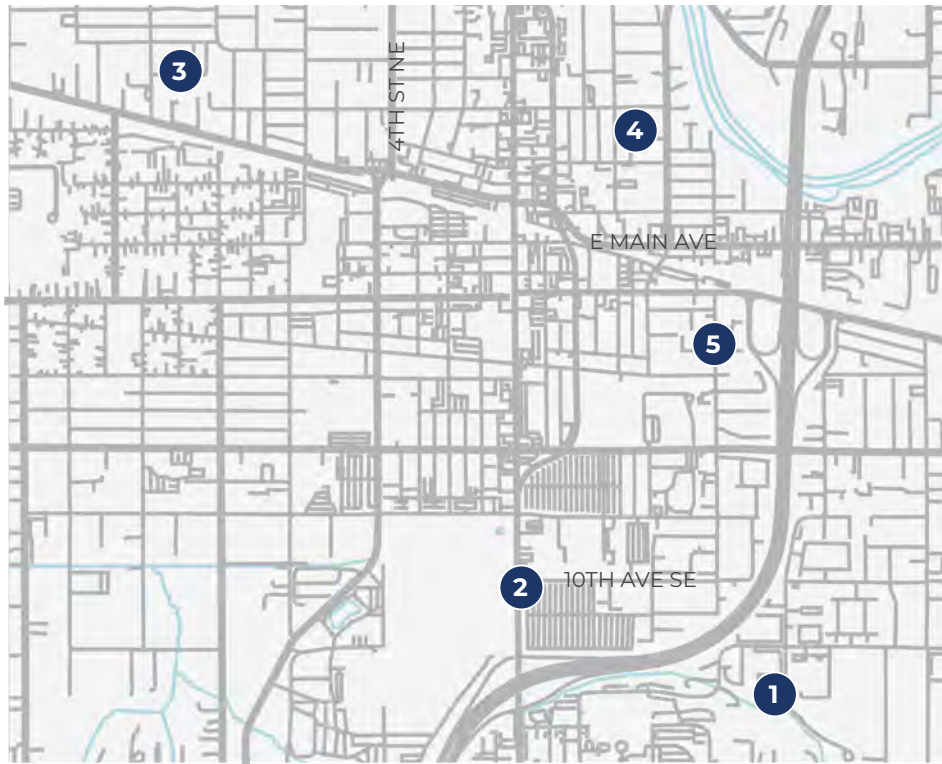
#### NOTES

Zero deposit community - \$29/month fee to Leaselock rather than paying a security deposit. \$250 pet fee, \$250 pet deposit, \$25/month pet rent. W/S/G billed back through RUBS, W/D in-unit, carport parking is \$40/month, uncovered is free. Some units are renovated with black appliances and shaker cabinets, most units have LVP in kitchen and carpet throughout, classic cabinets, white appliances, and laminate countertops.



# RENT COMPARABLES

## PUYALLUP



AVERAGE RENT	
STUDIO	\$1,100
1 BEDROOM	\$1,383
2 BEDROOM	\$1,608
3 BEDROOM	\$2,095



**CANYON CREEK APTS**  
1302 - 1348 9th Street SE, Puyallup

Units	24
Year Built	1992
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
3 BR / 1.5 BA	24	945	\$2,095	\$2.22
TOTAL/AVG	24	±945	\$2,095	\$2.22

**NOTES**  
Property consists of 12 duplexes. Security deposit is 1 month's rent, \$25/month pet rent. \$150 W/S/G +\$25/additional tenant over the age of 10, 1 car garage + 1 reserved parking space included in rent, W/D in-unit. LVP throughout and carpet upstairs, quartz countertops, white shaker cabinets, white appliances.



**CROSSROADS AT MERIDIAN**  
1027 Meridian Ave N, Puyallup

Units	126
Year Built	1987
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	42	700	\$1,315	\$1.88
2 BA / 1 BA	84	865	\$1,505	\$1.74
TOTAL/AVG	126	± 810	\$1,442	\$1.79

**NOTES**  
\$800 security deposit, \$400 pet fee, no pet rent. W/S/G billed back through RUBS, 1 carport spot included in rent, W/D in-unit. LVP throughout and carpet in bedrooms, updated cabinets, laminate countertops, white appliances.



**SHADOW PARK APTS**  
521-525 11th St NW, Puyallup

Units	20
Year Built	1985
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	6	750	\$1,450	\$1.93
2 BA / 1 BA	14	900	\$1,625	\$1.81
TOTAL/AVG	20	± 855	\$1,573	\$1.84

**NOTES**  
\$750 security deposit, \$200 admin fee, \$250 pet deposit, \$25/month pet rent. \$100/month W/S/G, 1 carport spot included in rent, W/D in-unit. Tile in kitchen and carpet throughout, laminate countertops, classic cabinets, white appliances.



**ESQUIRE APARTMENTS**  
344 7th St SE, Puyallup

Units	23
Year Built	1968
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	1	500	\$1,100	\$2.20
2 BA / 1 BA	22	700	\$1,425	\$2.04
TOTAL/AVG	23	± 691	\$1,411	\$2.04

**NOTES**  
\$1,000 security deposit, \$500 pet deposit, \$25/month pet rent. W/S/G included in rent, \$75/month carport parking, common laundry on-site. All leases are month-to-month, kitchen lacks dishwasher, laminate countertops, classic cabinets, hardwood in kitchen and carpet throughout, white appliances.



**PRESTIGE TOWNHOMES**  
425 4th St NE, Puyallup

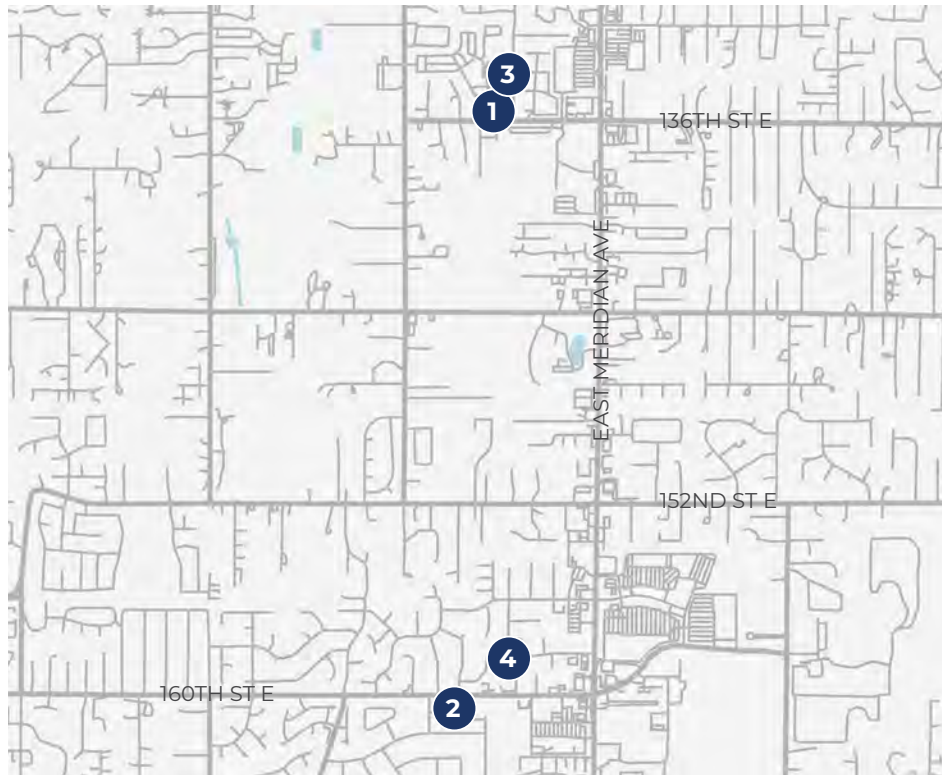
Units	12
Year Built	1980
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1.5 BATH	12	940	\$1,875	\$1.99
TOTAL/AVG	12	± 940	\$1,875	\$1.99

**NOTES**  
\$1,000 security deposit, \$250 admin fee, \$500 pet fee, \$250 pet deposit. 1 assigned parking spot included in rent, \$130/month W/S/G, W/D in-unit. LVP throughout and carpet upstairs, stainless steel appliances, quartz countertops, gray shaker cabinets.

# RENT COMPARABLES

## SOUTH HILL



AVERAGE RENT	
1 BEDROOM	\$1,650
2 BEDROOM	\$1,815
3 BEDROOM	\$1,900



### VIERO

13521 97th Ave E, South Hill

Units	28
Year Built	2021
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	14	605	\$1,650	\$2.73
2 BR / 1 BA	14	805	\$1,900	\$2.36
TOTAL/AVG	28	± 705	\$1,775	\$2.54

#### NOTES

Security deposit is 1 month's rent, \$150 admin fee, \$250 pet deposit, \$25/month pet rent. W/S/G billed back through RUBS, 1 assigned parking space included in rent, \$50/month for additional space, W/D in-unit. LVP throughout and carpet in bedrooms, quartz countertops, custom cabinets, stainless steel appliances.



### MOUNTAIN PARK

9530 160th St Ct E, South Hill

Units	24
Year Built	1999
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BR / 2.5 BA TH	12	1,225	\$1,850	\$1.51
3 BR / 2.5 BA TH	12	1,335	\$2,045	\$1.53
TOTAL/AVG	24	± 1,280	\$1,948	\$1.52

#### NOTES

\$800 security deposit, \$350 admin fee, \$250 pet deposit, \$250 pet fee, \$25/month pet rent. W/S is submetered, Garbage paid by owner, W/D in-unit, 1 car attached garage included in rent. LVP throughout and carpet in bedrooms, stainless steel appliances, faux quartz countertops, classic cabinets.



### 13402 98TH AVE CT E

13402 98th Ave Ct E, South Hill

Units	4
Year Built	1984
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1.5 BA	4	920	\$1,950	\$2.12
TOTAL/AVG	4	± 920	\$1,950	\$2.12

#### NOTES

\$700 security deposit, \$300 admin fee, no pets allowed. \$85/month W/S/G + \$30/month for each additional tenant, W/D in-unit, on-site parking is free and unreserved. Tile in kitchen and carpet throughout, granite countertops, classic cabinets, white appliances.



### 9806 158TH ST E

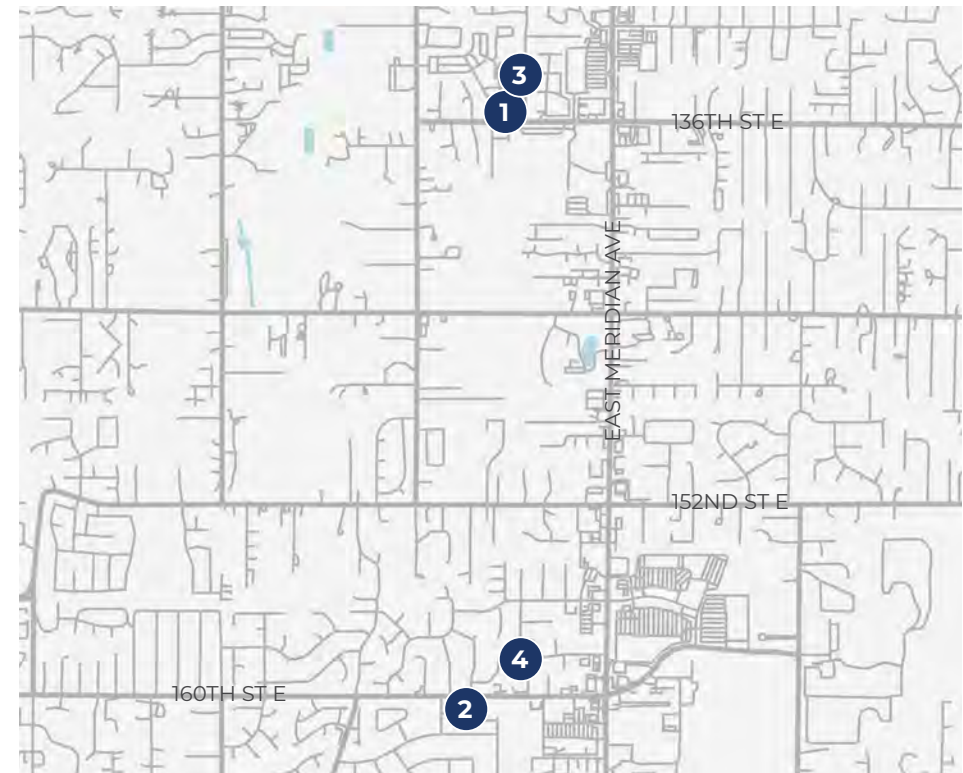
9806 158th St E, South Hill

Units	4
Year Built	1979
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1 BA	4	900	\$1,560	\$1.73
TOTAL/AVG	4	± 900	\$1,560	\$1.73

#### NOTES

\$1,000 security deposit, \$200 pet deposit, \$50/month pet rent. Parking is uncovered free on-site, W/D in-unit, \$85/month W/S/G +\$30/month for each additional tenant. LVP throughout and carpet in bedrooms, granite countertops, updated white cabinets, stainless steel appliances.





# 06.

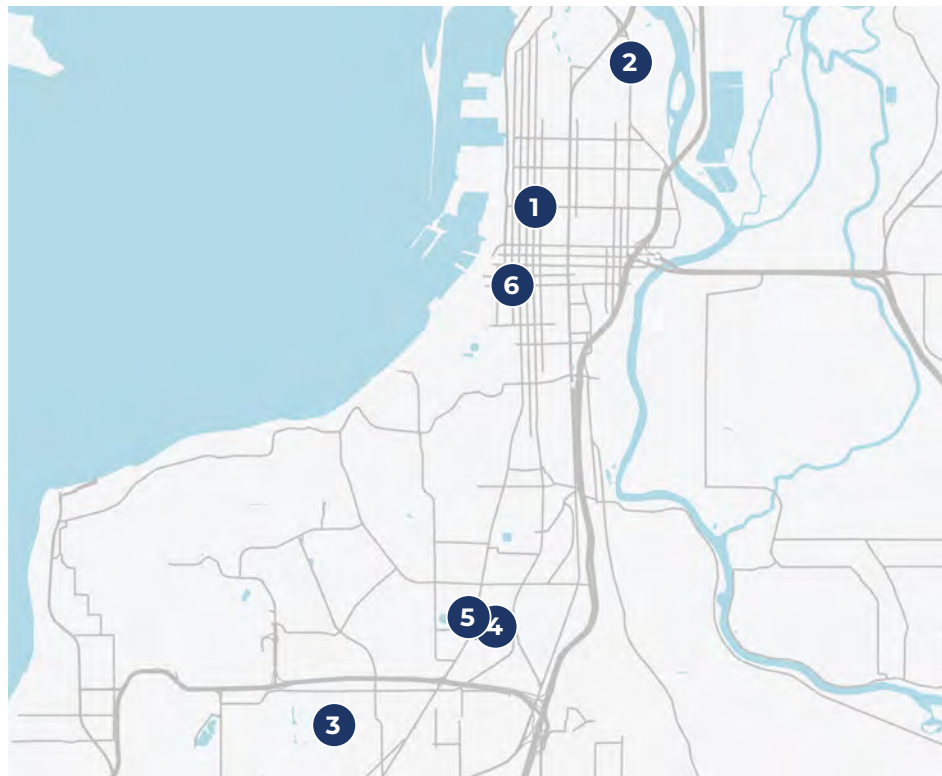
## SNOHOMISH COUNTY RENT ANALYSIS

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► Rent Statistics Overview

# RENT COMPARABLES

## EVERETT



AVERAGE RENT	
1 BEDROOM	\$1,575
2 BEDROOM	\$1,770



### HIGHRIDGE APTS

2229 Colby Ave, Everett

Units	15
Year Built	1948/2020
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA/1 BA	15	575	\$1,800	\$3.13
TOTAL/AVG	15	± 575	\$1,800	\$3.13

#### NOTES

Building rebuilt after a fire in 2020, brand new units. Security deposit is \$750, \$250 pet deposit, \$25/month pet rent. W/S/G billed back to tenants through RUBS, W/D in-unit, \$25/month for on-site parking. LVP floors throughout with carpet in bedroom, quartz countertops, oak shaker cabinets, tile backsplash, stainless steel appliances. Second floor apartments have a \$100 premium over first floor apartments, listed rent is an average.



### NORTHERN VIEW

707 Hawthorne St, Everett

Units	38
Year Built	1986
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA/1 BA	38	850	\$1,695	\$1.99
TOTAL/AVG	38	± 850	\$1,695	\$1.99

#### NOTES

\$500 security deposit, \$150 admin fee, \$250 pet fee, \$250 pet deposit, \$45/month pet rent. W/S/G is \$45/person/month (includes minors), W/D in-unit, 1 assigned parking space included in rent, \$45/month for carport space. Tile flooring in kitchen and entryway, carpet throughout, laminate countertops, white appliances, classic cabinets.



### TARA TOWNHOMES

1111 90th St SW, Everett

Units	12
Year Built	1985
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA/1.5 BA	12	1,000	\$1,900	\$1.90
TOTAL/AVG	12	± 1,000	\$1,900	\$1.90

#### NOTES

\$1,000 security deposit, \$400 cat deposit, no dogs allowed. W/S/G paid by owner, W/D in-unit, 2 assigned parking spots and 1 storage unit included in rent. Tile in kitchen, hardwood throughout, carpet in bedrooms, quartz countertops, classic repainted cabinets, white appliances.



### MARNICE APARTMENTS

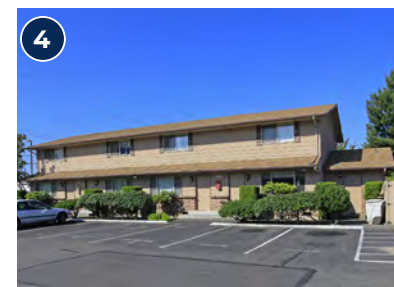
1031 75th St SE, Everett

Units	58
Year Built	1968
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA/1 BA	30	680	\$1,575	\$2.32
2 BA/1 BA	28	860	\$1,685	\$1.96
TOTAL/AVG	58	± 767	\$1,628	\$2.14

#### NOTES

\$500 security deposit, \$325 pet fee, \$10/month pet rent. W/S/G included in rent, W/D in-unit, on-site parking included in rent. Tile in kitchen and carpet throughout, classic cabinets, laminate countertops, white appliances, balcony in many units.



### CASCADE VISTA

1007 75th St SE, Everett

Units	22
Year Built	1979
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA/1.5 BA	22	1,059	\$1,800	\$1.70
TOTAL/AVG	22	± 1,059	\$1,800	\$1.70

#### NOTES

Property consists of 2-story townhouse-style units. \$800 security deposit, \$400 cleaning fee, no pets allowed. \$65/month W/S/G for first tenant +\$25/month for each additional tenant, common laundry on-site, extra storage included in rent, free parking on-site. Tile in kitchen and carpet throughout, laminate countertops, classic cabinets, white appliances.



### BELMONT APTS

1211 Pacific Ave, Everett

Units	13
Year Built	1924
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA/1 BA	13	460	\$1,350	\$2.93
TOTAL/AVG	13	± 460	\$1,350	\$2.93

#### NOTES

\$500 security deposit, \$250 admin fee, \$250 pet fee, \$30/month pet rent. Trash paid by owner, \$50-\$75/month utility billback for W/S, common laundry on-site, \$50/month for off-street parking. Tile in kitchen and hardwood throughout, tile countertops, updated cabinets, white appliances.



# RENT COMPARABLES

## MARYSVILLE



### 1 REMINGTON PLACE APTS

14500 51st Ave NE, Marysville

Units	116
Year Built	2021
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	35	750	\$1,800	\$2.40
2 BR / 1 BA	30	800	\$2,050	\$2.56
2 BR / 2 BA	40	880	\$2,150	\$2.44
3 BR / 2 BA	14	1,050	\$2,450	\$2.33
<b>TOTAL/AVG</b>	<b>119</b>	<b>± 842</b>	<b>\$2,057</b>	<b>\$2.45</b>

#### NOTES

\$1,000 security deposit, \$350 admin fee, \$600 cat fee, no pet rent, no dogs allowed. W/S/G is included in listed rents, charged at \$75 for 1 bedrooms, \$85 for 2 bedrooms, and \$95 for 3 bedrooms. LVP throughout, carpet in bedrooms, quartz countertops, maple shaker cabinets, tile backsplash, stainless steel appliances.



### 2 QUILCEDA GARDENS

1248 Cedar Ave, Marysville

Units	61
Year Built	1985
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA/1 BA	9	940	\$2,075	\$2.21
2 BA/1.5 BATH	52	980	\$2,250	\$2.30
<b>TOTAL/AVG</b>	<b>61</b>	<b>± 974</b>	<b>\$2,224</b>	<b>\$2.28</b>

#### NOTES

\$800 security deposit, \$200 admin fee, \$400 pet deposit, \$400 pet fee, \$35 pet rent. 2 parking spots included in rent, all uncovered parking, W/D in all units. LVP throughout and carpet in bedrooms, quartz countertops, white appliances, white shaker cabinets.



### 3 THE VILLA

7234 47th Ave NE, Marysville

Units	20
Year Built	1967
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	10	720	\$1,575	\$2.19
2 BA / 1 BA	10	900	\$1,895	\$2.11
<b>TOTAL/AVG</b>	<b>20</b>	<b>± 810</b>	<b>\$1,735</b>	<b>\$2.15</b>

#### NOTES

\$750 security deposit, \$200 admin fee, \$50 pet rent. \$60 W/S/G for first tenant, +\$30 per each additional tenant, W/D in-unit. 1 uncovered parking spot included in rent, \$30 for an additional parking spot. LVP throughout and carpet in bedrooms, faux quartz countertops, white appliances, repainted classic white cabinets.



### 5 1518 7TH ST

1518 7th St, Marysville

Units	4
Year Built	1915
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	2	500	\$1,450	\$2.90
2 BA / 1 BA	2	900	\$1,650	\$1.83
<b>TOTAL/AVG</b>	<b>4</b>	<b>± 700</b>	<b>\$1,550</b>	<b>\$2.37</b>

#### NOTES

\$1,000 security deposit, \$200 admin fee, no pets allowed. W/S/G included in rent, common laundry in basement, 1 parking spot in alleyway per unit.



### 4 715 CEDAR AVE

715 Cedar Ave, Marysville

Units	6
Year Built	1961
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	6	420	\$1,350	\$3.21
<b>TOTAL/AVG</b>	<b>6</b>	<b>± 420</b>	<b>\$1,350</b>	<b>\$3.21</b>

#### NOTES

\$1,100 security deposit, \$480 nonrefundable fee, no pets allowed. \$75 W/S/G, 1 reserved space included in rent, W/D in-unit. Laminate tile in kitchen and carpet throughout, laminate countertops, white appliances, classic cabinets.

AVERAGE RENT	
1 BEDROOM	\$1,544
2 BEDROOM	\$2,012
3 BEDROOM	\$2,450

# RENT COMPARABLES

## LYNNWOOD



AVERAGE RENT	
STUDIO	\$1,290
1 BEDROOM	\$1,535
2 BEDROOM	\$1,867



### PERASSO APARTMENTS

4104 164th St SW, Lynnwood

Units	10
Year Built	2003
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	1	432	\$1,200	\$2.78
1 BA / 1 BA	1	520	\$1,400	\$2.69
2 BA / 1 BA	8	830	\$1,700	\$2.05
TOTAL/AVG	10	± 594	\$1,433	\$2.51

#### NOTES

Laminate countertops, carpet throughout with tile in kitchen, white appliances. W/S/G included in rent, pet rent \$75/month, 2 assigned parking spots included in rent, W/D in all units. Deposit is 1 month's rent, storage unit included in rent.



### DUET

4700 176th St SW, Lynnwood

Units	120
Year Built	1969
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	72	781	\$1,725	\$2.21
2 BA / 1 BA	48	1,002	\$2,085	\$2.08
TOTAL/AVG	120	± 892	\$1,905	\$2.14

#### NOTES

\$350 security deposit, \$350 holding fee, \$200 pet deposit, \$200 pet fee, \$25/month pet rent. \$50 carport spaces, free unassigned surface spaces, W/D in-unit, targeting 100% RUBS. Amenities include a fitness center, swimming pool, dog park, and clubhouse.



### ALDER HAUS

19309 40th Ave W, Lynnwood

Units	45
Year Built	1968
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
STUDIO	3	560	\$1,380	\$2.46
1 BA / 1 BA	20	640	\$1,725	\$2.70
2 BA / 1.5 BA	22	980	\$2,100	\$2.14
TOTAL/AVG	45	± 727	\$1,735	\$2.43

#### NOTES

W/S/G billed back based on usage, no storage available, \$500 pet fee for dogs, \$200 fee for cats, free assigned parking + \$25/month for additional spot. Stainless steel appliances, LVP throughout, granite countertops, cherry oak cabinetry, townhome style units.



### PARK FIVE APARTMENTS

20104 48th Ave W, Lynnwood

Units	40
Year Built	1987
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	10	650	\$1,350	\$2.08
2 BA / 2 BA	30	850	\$1,700	\$2.00
TOTAL/AVG	40	± 750	\$1,525	\$2.04

#### NOTES

Laminate countertops, carpet throughout and tile in kitchen, white appliances, classic wood cabinets. \$50/month for carport, \$40/month for assigned uncovered parking. W/S/G included in rent, W/D in all units. No pet rent charged.



### TIMBER GROVE

1805 Filbert Rd, Lynnwood

Units	48
Year Built	1968
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	26	675	\$1,475	\$2.19
2 BA / 1 BA	22	800	\$1,750	\$2.19
TOTAL/AVG	48	± 738	\$1,613	\$2.19

#### NOTES

Quartz countertops, stainless steel appliances, updated white cabinetry, LVP in kitchen and bathroom, carpet throughout. W/S/G \$75 for 1 tenant, +\$40 for each additional tenant, \$250 pet deposit, \$25/month pet rent. 1 assigned parking spot included in rent. \$750 security deposit, app-operated common laundry.

# RENT COMPARABLES

## EDMONDS



### MAPLE LEAF APTS

8513 196th St SW, Edmonds

Units	14
Year Built	1987
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1.5 BA TH	14	800	\$1,800	\$2.25
<b>TOTAL/AVG</b>	<b>14</b>	<b>± 800</b>	<b>\$1,800</b>	<b>\$2.25</b>

#### NOTES

\$750 security deposit, \$200 admin fee, \$300 pet deposit, no dogs allowed. \$75 W/S/G for 1 tenant, +\$50 for each additional tenant, 1 carport space included in rent, W/D in-unit. Tile in kitchen and carpet throughout, laminate countertops, white appliances, classic cabinetry.



### SEAFARER APARTMENTS

629 Daley St, Edmonds

Units	11
Year Built	1968
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	4	860	\$1,500	\$1.74
2 BA / 2 BA TH	7	1,100	\$2,100	\$1.91
<b>TOTAL/AVG</b>	<b>11</b>	<b>± 1,013</b>	<b>\$1,882</b>	<b>\$1.85</b>

#### NOTES

Security deposit is 1 month's rent, no pets allowed. 2 Bedroom units are all townhomes with private entry and an enclosed garage. All units come with an uncovered parking space as well. W/S/G included in rent, W/D in-unit. Living room is marble-style tile with a wood fireplace, LVP throughout, laminate countertops, classic cabinets, mix of white and black appliances.



### 21016 80TH PL W

21016 80th Pl W, Edmonds

Units	6
Year Built	1969
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	2	650	\$1,675	\$2.58
2 BA / 1 BA	4	850	\$1,950	\$2.29
<b>TOTAL/AVG</b>	<b>6</b>	<b>± 783</b>	<b>\$1,858</b>	<b>\$2.39</b>

#### NOTES

\$1,500 security deposit, \$300 pet deposit, \$35 pet rent. W/S/G included in rent, W/D in-unit, 2 reserved parking spots included in rent. LVP flooring, stainless steel appliances, quartz countertops, classic white cabinets.



### TALBOT APARTMENTS

17140 Talbot Rd, Edmonds

Units	9
Year Built	1961
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	8	545	\$1,800	\$3.30
2 BA / 1 BA	1	800	\$2,650	\$3.31
<b>TOTAL/AVG</b>	<b>9</b>	<b>± 573</b>	<b>\$1,894</b>	<b>\$3.30</b>

#### NOTES

\$750 security deposit, \$250 of which is nonrefundable. \$400 cat deposit. Owner pays W/S/G, 1 parking spot included in rent, on-site laundry is free of charge. Top floor is a penthouse 2 bedroom unit, all units have a deck or patio facing the water.



### EDMONDS PARK

424 3rd Ave S, Edmonds

Units	53
Year Built	1968
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	25	750	\$1,450	\$1.93
2 BA / 1 BA	28	900	\$1,600	\$1.78
<b>TOTAL/AVG</b>	<b>53</b>	<b>± 829</b>	<b>\$1,529</b>	<b>\$1.85</b>

#### NOTES

\$300 security deposit, \$300 admin fee, \$200 pet deposit, \$200 pet fee, \$35 pet rent. Uncovered parking is free, \$55 for covered parking, common laundry, S/T is included in rent while water is billed back to tenants based on usage. LVP flooring throughout and carpet in bedrooms, laminate countertops, white appliances, classic cabinets.

# RENT COMPARABLES

## SNOHOMISH



AVERAGE RENT	
1 BEDROOM	\$1,375
2 BEDROOM	\$1,683



### MAPLEWOOD APTS

330 Maple Ave, Snohomish

Units	20
Year Built	1990
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	10	700	\$1,700	\$2.43
2 BR / 1 BA	10	830	\$1,900	\$2.29
TOTAL/AVG	20	± 765	\$1,800	\$2.36

#### NOTES

LVP flooring throughout with carpet in bedrooms, quartz countertops, stainless steel appliances and light fixtures. W/D in-unit, \$1,000 deposit, \$250 pet deposit, \$60 per tenant for W/S/G.



### SUNRISE MANOR

726 Ave B, Snohomish

Units	18
Year Built	1979
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	9	630	\$1,300	\$2.06
2 BA / 1 BA	9	800	\$1,500	\$1.88
TOTAL/AVG	18	± 715	\$1,400	\$1.97

#### NOTES

\$1,000 security deposit, pets allowed with no associated charges. Free unassigned surface parking, common laundry on-site, W/S/G included in rent. Tile in kitchen and carpet throughout, laminate countertops, classic cabinets, white appliances.



### 601 AVENUE A

601 Ave A, Snohomish

Units	10
Year Built	1970 & 1975
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	6	600	\$1,350	\$2.25
2 BA / 1 BA	2	1,000	\$1,675	\$1.68
2 BA / 1.5 BA	2	1,100	\$1,825	\$1.66
TOTAL/AVG	10	± 780	\$1,510	\$2.02

#### NOTES

LVP flooring, quartz countertops, stainless steel appliances, white shaker cabinets. W/D on-site, carport space included in rent, \$100 for garage spot.



### TOWN & COUNTRY

1210 6th St, Snohomish

Units	10
Year Built	1964
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	6	685	\$1,175	\$1.72
2 BA / 1 BA	4	885	\$1,350	\$1.53
TOTAL/AVG	10	± 765	\$1,245	\$1.64

#### NOTES

\$500 security deposit, no pets allowed, W/S/G included in rent, \$25/month for covered parking, unassigned surface parking free. Carpet throughout with tile in kitchen, laminate countertops, classic cabinets, white appliances. Common laundry.



### FAIRWEATHER APTS

521 Ave D, Snohomish

Units	8
Year Built	1964
Lease Terms	12 months

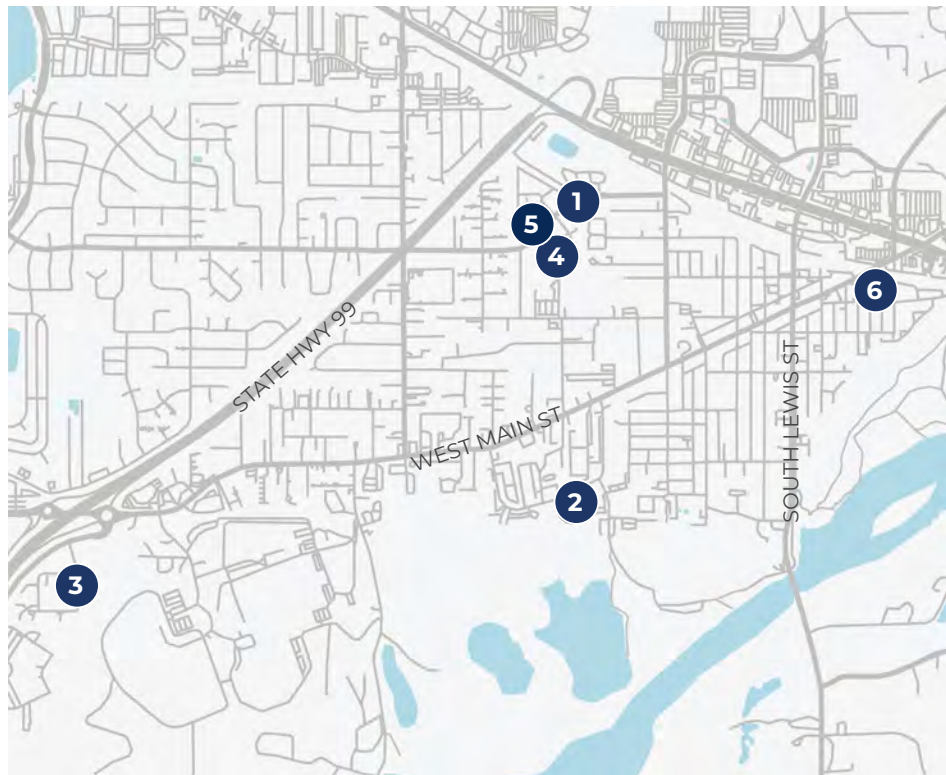
UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	2	500	\$1,275	\$2.55
2 BA / 1 BA	6	800	\$1,500	\$1.88
TOTAL/AVG	8	± 725	\$1,444	\$2.04

#### NOTES

\$500 security deposit, \$500 pet fee, tenant billed back for W/S/G based on usage. 1 covered and 1 uncovered parking spot included in rent. Tile in kitchen and hardwood throughout, white appliances, laminate countertops, classic cabinets.

# RENT COMPARABLES

## MONROE



### AVERAGE RENT

1 BEDROOM	\$1,563
2 BEDROOM	\$1,968
3 BEDROOM	\$2,317



### THE LAKE APARTMENTS

18727 Blueberry Ln, Monroe

Units	112
Year Built	2020
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	16	650	\$1,700	\$2.62
2 BR / 2 BA	48	1,000	\$2,300	\$2.30
3 BR / 2 BA	48	1,070	\$2,450	\$2.29
TOTAL/AVG	112	± 980	\$2,279	\$2.34

#### NOTES

Security deposit is 1 month's rent, \$200 pet fee, \$35 pet rent. 1 assigned parking space included in rent, additional uncovered parking \$45/month. W/S/E is submetered, \$30 flat fee for garbage. W/D in-unit, A/C in-unit, LVP flooring, maple shaker cabinetry, quartz countertops, stainless steel appliances.



### PARKVIEW ESTATES

936 Village Way, Monroe

Units	26
Year Built	1999
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	26	600	\$1,475	\$2.46
TOTAL/AVG	26	± 600	\$1,475	\$2.46

#### NOTES

\$2,000 security deposit, \$250 admin fee, \$100 W/S/G for 1 tenant +\$25 per each additional tenant. W/D in-unit, tile in bathroom, LVP in kitchen, carpet throughout, dark cabinets, tile backsplash, granite cabinets, stainless steel and black appliances. Completely teed up unit is going for \$1,395, PM said they're shooting for a 6 month lease and will target \$1,500-\$1,650 in the spring. Un-renovated units go for \$1,300-\$1,400.



### 16787 167TH AVE SE

16787 167th Ave SE, Monroe

Units	4
Year Built	1999
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1.5 BA	4	900	\$1,995	\$2.22
TOTAL/AVG	4	± 900	\$1,995	\$2.22

#### NOTES

Security deposit is 1 month's rent, \$200 admin fee. All utilities placed in tenant's name, 1 uncovered and 1 carport parking spot included in rent. LVP throughout, quartz countertops, tile backsplash, stainless steel appliances, beachwood shaker cabinets.



### TERRA AT MONROE

18463 Blueberry Ln, Monroe

Units	222
Year Built	1991
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	12	758	\$1,600	\$2.11
2 BR / 2 BA	162	992	\$1,900	\$1.92
3 BR / 2 BA	48	1,132	\$2,150	\$1.90
TOTAL/AVG	222	± 1,010	\$1,938	\$1.92

#### NOTES

\$500 security deposit, \$200 admin fee, \$300 pet deposit, \$200 pet fee, \$30 pet rent. W/S/G billed back based on usage, 1 reserved surface parking spot included in rent, \$45/month for a carport space. W/D in-unit, renovated units include quartz countertops, stainless steel appliances, updated cabinets.



### 18461 KILLARNEY CIR

18461 Killarney Cir, Monroe

Units	6
Year Built	1988
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
3 BA / 2 BA	6	1,050	\$2,400	\$2.29
TOTAL/AVG	6	± 1,050	\$2,400	\$2.29

#### NOTES

\$1,200 security deposit, \$350 admin fee, \$400 pet fee, \$50 pet rent. W/D in-unit, \$125 W/S/G, 1 detached garage space included in rent. LVP floors throughout, classic cabinets, mix of stainless steel and black appliances, laminate countertops.



### RIVERSTONE

404 Railroad Ave, Monroe

Units	18
Year Built	1980
Lease Terms	12 months

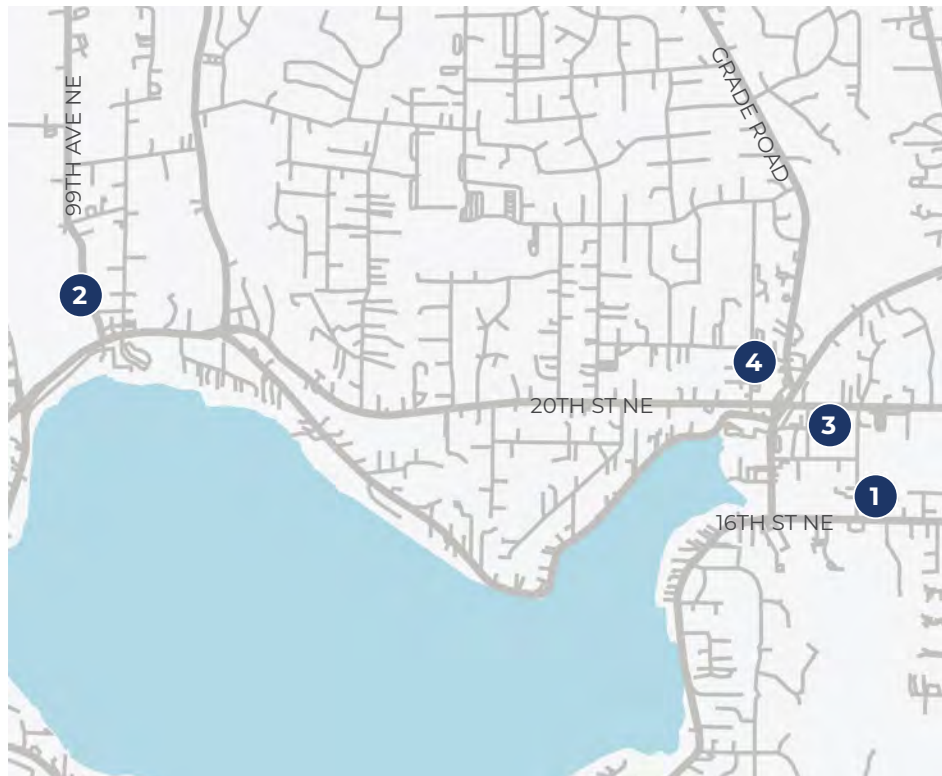
UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BR / 1 BA	2	800	\$1,550	\$1.94
2 BR / 1 BA	16	900	\$1,725	\$1.92
TOTAL/AVG	18	± 889	\$1,706	\$1.92

#### NOTES

\$950 security deposit, \$300 admin fee, \$35 pet rent. W/S/G included in rent, no charge for off-street parking. Tile in kitchen and carpet throughout, granite countertops, updated cabinets, white appliances, W/D in-unit.

# RENT COMPARABLES

## LAKE STEVENS



AVERAGE RENT	
1 BEDROOM	\$1,525
2 BEDROOM	\$1,935
3 BEDROOM	\$2,300



### THE TERRACE

1619 127th Ave NE, Lake Stevens

Units	26
Year Built	2000
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	26	625	\$1,600	\$2.56
TOTAL/AVG	26	± 625	\$1,600	\$2.56

#### NOTES

Security deposit is 1 month's rent, \$200 admin fee, \$250 pet deposit, \$250 pet fee, \$25 pet rent. Garbage included in rent, W/S is an \$86 flat fee, common laundry, 1 reserved spot included in rent.



### 2424 99TH AVE NE

2424 99th Ave NE, Lake Stevens

Units	2
Year Built	1991
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
3 BA / 1.5 BA	2	1,200	\$2,400	\$2.00
TOTAL/AVG	2	± 1,200	\$2,400	\$2.00

#### NOTES

Security deposit is 1 month's rent, \$250 admin fee, pets allowed upon owner approval, no pet charges. W/D in-unit, \$100 for W/S, all other utilities set up in tenant's name, garage and off-street parking included in rent. LVP throughout and carpet in bedrooms, repainted cabinets, laminate countertops, stainless steel appliances.



### HARTFORD COURT APTS

1901 125th Ave NE, Lake Stevens

Units	31
Year Built	1990
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
1 BA / 1 BA	16	560	\$1,450	\$2.59
2 BA / 1 BA	11	850	\$1,875	\$2.21
3 BA / 2 BA	4	1,125	\$2,300	\$2.04
TOTAL/AVG	31	± 736	\$1,710	\$2.38

#### NOTES

Security deposit is one month's rent, \$200 admin fee, \$500 pet deposit, \$500 pet fee, \$25 pet rent. W/S/G is \$95 for the first tenant +\$10 per each additional tenant, each unit gets 1 parking space included in rent, additional space costs \$25, W/D in-unit. LVP in kitchen and carpet throughout, laminate countertops, white appliances, white shaker cabinets.



### LAKEVIEW TOWNHOMES

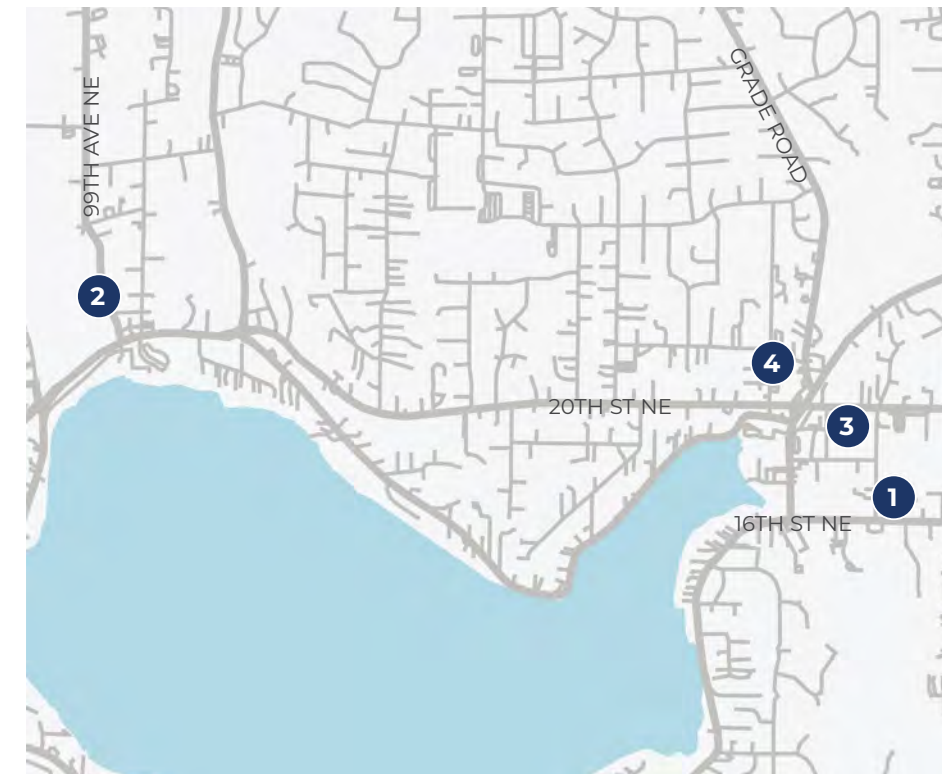
2109 123rd Ave NE, Lake Stevens

Units	15
Year Built	1985
Lease Terms	12 months

UNIT MIX	UNITS	±SF	MARKET RENT	\$/SF
2 BA / 1.5 BA TH	15	1,025	\$1,995	\$1.95
TOTAL/AVG	15	± 1,025	\$1,995	\$1.95

#### NOTES

Security deposit is 1 month's rent, \$200 admin fee, \$35 pet rent. W/D in-unit, \$25 carport parking, W/S/G \$125. LVP flooring throughout and carpet in bedrooms, laminate countertops, white shaker cabinets, stainless steel appliances.





# 07.

## INSIDE THE NUMBERS

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- ▶ Sales Volume Statistics
- ▶ Counties By The Numbers

## 2022 SALES VOLUME STATISTICS

**\$1.66 B** Market volume for 5+ unit sales under \$30M in Tri-County; and increase in 5% from 2021

**322** Number of 5+ unit transactions under \$30M in 2022 vs. 345 in 2021

**111** Number of 20+ unit transactions, where 2021 also had 111 transactions

**\$268,127** Average price per unit for all 5+ unit sales under \$30M in Tri-County vs. \$233,667 in 2021

**\$379** Average price per sqft for all 5+ unit sales under \$30M in Tri-County vs. \$345 in 2021

**6,111** Total 5+ units under \$30M in Tri-County sold vs. 7,360 in 2021

## KING COUNTY BY THE NUMBERS

**2.29M**  
TOTAL POPULATION

**1,067**  
POPULATION DENSITY  
PER SQUARE MILE

**7.14%**  
PROJECTED POPULATION  
GROWTH BY 2026

**\$143,493**  
AVERAGE HOUSEHOLD  
INCOME

**59%**  
POPULATION WITH  
COLLEGE DEGREE

**51%**  
HOUSEHOLDS  
EARNING \$100K+

## SNOHOMISH BY THE NUMBERS

**846,979**  
TOTAL POPULATION

**377**  
POPULATION DENSITY  
PER SQUARE MILE

**3.3%**  
PROJECTED POPULATION  
GROWTH BY 2026

**\$89,273**  
AVERAGE HOUSEHOLD  
INCOME

**20.09%**  
POPULATION WITH  
COLLEGE DEGREE

**30%**  
HOUSEHOLDS  
EARNING \$100K+

## PIERCE BY THE NUMBERS

**938,652**  
TOTAL POPULATION

**476**  
POPULATION DENSITY  
PER SQUARE MILE

**4.2%**  
PROJECTED POPULATION  
GROWTH BY 2026

**\$95,290**  
AVERAGE HOUSEHOLD  
INCOME

**15.62%**  
POPULATION WITH  
COLLEGE DEGREE

**34%**  
HOUSEHOLDS  
EARNING \$100K+



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