

PARAGON  
REAL ESTATE ADVISORS



HENDERSON ARMS  
OFFERING MEMORANDUM

# PARAGON

REAL ESTATE ADVISORS

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PARAGON REAL ESTATE



# OFFERING

Paragon Real Estate Advisors is proud to present the exclusive offering of Henderson Arms Apartments, a value-add multifamily property located in the Rainier Beach neighborhood of Seattle's Rainier Valley submarket. The property presents a compelling opportunity for investors seeking stable in-place income, value-add upside, and long-term ownership in a high-demand and supply-constrained rental corridor.

Henderson Arms Apartments is comprised of a desirable mix of 33-1bed/1bath and 6-2bed/1bth units. The units consist of a blend of updated and classic finishes, offering immediate rental appeal with clear upside through strategic renovations. Building features include double-pane windows, secured entry, private balconies, ample storage and common-area laundry facilities. The property also presents the potential for additional unit development with a largely unutilized full height basement, providing an attractive path to increase density and future income. Off-street parking and a well-maintained residential setting further enhance tenant appeal and retention.

Situated in a strong Seattle rental market, Henderson Arms benefits from convenient access to major transit routes, neighborhood retail, parks, and employment centers throughout Downtown Seattle, Columbia City, and the broader I-5 corridor. The surrounding area continues to experience steady renter demand driven by affordability constraints and proximity to regional job hubs. For investors, Henderson Arms Apartments offers a rare combination of stable cash flow, operational upside, and long-term appreciation potential in one of Seattle's most resilient multifamily markets.



# FINANCIAL SUMMARY

|                |                           |
|----------------|---------------------------|
| NAME           | Henderson Arms            |
| ADDRESS        | 4803 S Henderson St       |
| PRICE          | \$5,800,000               |
| TOTAL UNITS    | 39                        |
| BUILT          | 1962                      |
| SQUARE FEET    | 25,104 Total Net Rentable |
| PRICE PER UNIT | \$148,718                 |
| PRICE PER FOOT | \$231.04                  |
| CURRENT CAP    | 4.52%                     |
| MARKET CAP     | 7.11%                     |
| LOT SIZE       | 33,000 Square Feet        |
| ZONING         | NC3-55(M)                 |

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



# INVESTMENT HIGHLIGHTS

- **Healthy Unit Mix:** 33 one-bedroom/one-bath units and 6 two-bedroom/one-bath units.
- **Value-Add Opportunity:** Approximately one-third of the units have been updated, while the remaining units offer renovation upside.
- **Expansion Potential:** Approximately 3,500 SF of basement space provides the opportunity to add additional units (buyer to verify).
- **Common Laundry:** Provides additional income potential.
- **On-Site Parking:** 39 dedicated parking spaces enhance tenant appeal and provide additional revenue opportunities.
- **Major Capital Improvements + Systems:** Double-pane vinyl windows (2009), roof replaced (2010), upgraded Square D main electrical service (2009), Square D/Cuttler Hammer in-unit panels, and copper plumbing throughout.
- **Excellent Transit & Connectivity:** Less than one-half mile from the Rainier Beach light rail station with convenient access to Downtown Seattle, Bellevue, and major employment centers.
- **Supply-Constrained Submarket:** Limited new multifamily development supports long-term rent growth and occupancy stability.



# RAINIER BEACH

## NEIGHBORHOOD ANALYSIS - SEATTLE, WA

The Rainier Beach neighborhood is located in the far southeastern corner of the city of Seattle along the shores of Lake Washington. Rainier Beach is yet another south Seattle neighborhood that is enjoying a resurgence in popularity. Its affordable houses and beautiful views are just a few of its draws. The best attractions here involve nature's splendor. Beer Shiva Park and Pritchard Island Beach fuse together and provide two great sunbathing sites. Farther south is Lakeridge Park, a 35 acre wooded area with flowing water, hiking trails, and shade galore. At the top of the hill in the center

of Rainier Beach lies the Kubota Garden, a historical site and magnificent display of landscape architecture. Paths meander amongst native plants, crossing over small streams with footbridges or stepping stones.

\$1,625

Median One Bedroom  
Rent in 2019

\$81,250

Median Household  
Income\*

39%

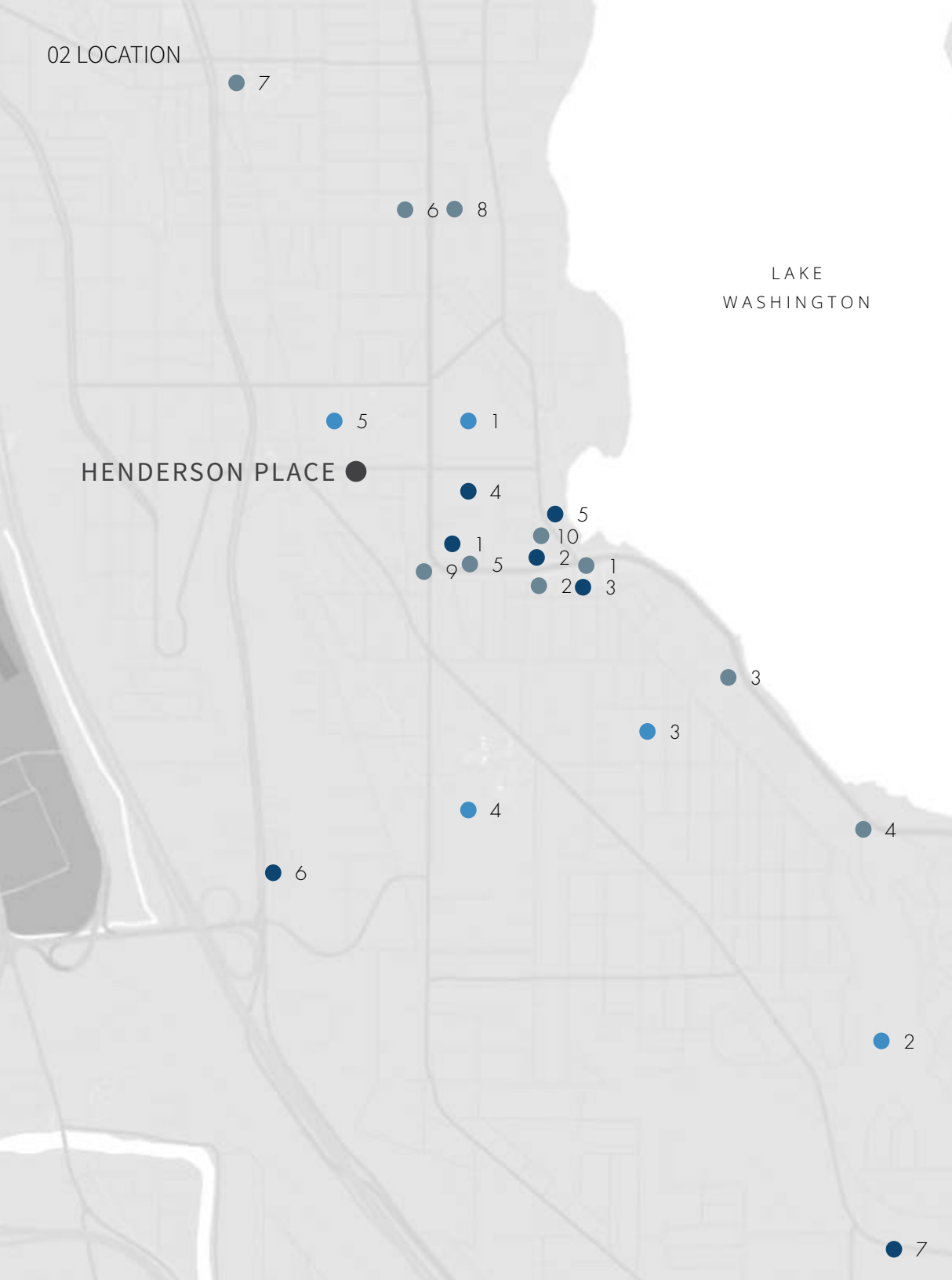
Renter Occupied  
Housing\*

\* based on 2019 Census data

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## 02 LOCATION



## SHOPS & SERVICES ●

1. Safeway
2. Seward Park Market
3. AutoZone Auto Parts
4. Planet Fitness
5. Parkshore Marina
6. Public Storage
7. Shell

## RESTAURANTS & BARS ●

1. Jude's Old Town
2. Paranormal Pie
3. The Stonehouse Cafe
4. Pizzeria Pulcinella
5. Starbucks
6. Blue Nile Ethiopian
7. Bang Bang Kitchen
8. Beach Bakery
9. King Donuts
10. Umami Kushi

## PARKS & SCHOOLS ●

1. Rainier Beach High School
2. Lakeridge Park
3. Emerson Elementary
4. Kubota Garden
5. Dunlap Elementary



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# EXTERIORS



# INTERIORS - CLASSIC UNIT



# INTERIORS - UPDATED UNIT



# INTERIORS - UPDATED UNIT

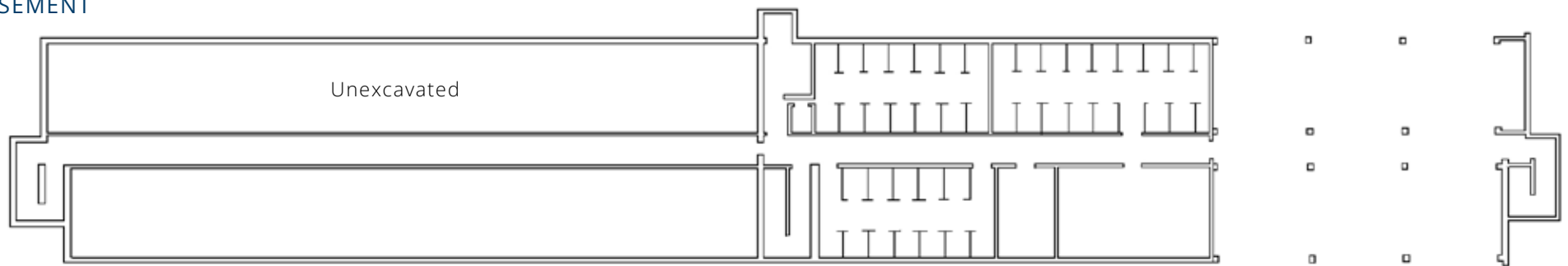


# FLOOR PLANS

## TYPICAL FLOOR



## BASEMENT



# INCOME & EXPENSES

| INCOME                      | CURRENT          | PROFORMA         |
|-----------------------------|------------------|------------------|
| Gross Potential Rent        | \$598,200        | \$633,600        |
| Less Vacancy                | (\$30,270)       | (\$36,857)       |
| Gross Rental Income         | \$567,930        | \$596,743        |
| Utility Income              | -                | \$70,596         |
| Parking Income              | -                | \$11,700         |
| Storage Income              | -                | \$9,360          |
| Laundry Income              | \$7,200          | \$7,200          |
| Effective Gross Income      | \$575,130        | \$700,276        |
| Less Expenses               | (\$312,964)      | (\$287,650)      |
| <b>Net Operating Income</b> | <b>\$262,166</b> | <b>\$412,626</b> |

| EXPENSES                   | CURRENT          | PROFORMA         |
|----------------------------|------------------|------------------|
| Real Estate Taxes          | \$89,417         | \$62,870         |
| Insurance                  | \$41,038         | \$35,100         |
| Utilities                  | \$72,144         | \$74,308         |
| Repairs & Maintenance      | \$35,100         | \$35,100         |
| On-Site / Resident Manager | \$21,060         | \$21,060         |
| Professional Management    | \$23,005         | \$28,011         |
| Contract Services          | \$7,800          | \$7,800          |
| Turnover                   | \$9,750          | \$9,750          |
| Admin                      | \$3,900          | \$3,900          |
| Capital Reserves           | \$9,750          | \$9,750          |
| <b>Total Expenses</b>      | <b>\$312,964</b> | <b>\$287,650</b> |

## SCHEDULED MARKET RENT

Pro forma scheduled market rent is based on the 6/1/2026 rent roll and an analysis of multifamily rental trends in the surrounding submarket.

## VACANCY

Proforma vacancy was underwritten to a traditional 5%.

## RUBS INCOME

Current RUBS income represents a 95% reimbursement ratio over the W/S/G Expense.

## PARKING

Proforma is \$25/space.

## STORAGE INCOME

Proforma storage is \$20/storage unit.

## REAL ESTATE TAXES

Proforma real estate taxes are \$1,612 unit, based on the 2026 levy rate and list price.

## INSURANCE

Proforma insurance expenses are \$900 per unit, based on the current insurance Market.

## UTILITIES

Utility expense is \$1,849 per unit, reflecting 2025 usage and a proforma projected 3% growth rate.

## REPAIRS AND MAINTENANCE

Current and proforma R&M expenses are \$900 per unit.

## PROPERTY MANAGEMENT

Proforma management fee is 4% of gross operating income along with an on-site management fee of \$45/unit, consistent with management practices at comparable properties.

## CONTRACT SERVICES

Contract services expenses are \$200 per unit, based on market rate operations.

## TURNOVER

Current and proforma turnover expenses are \$250 per unit.

## ADMINISTRATIVE

Proforma administrative expenses are \$100 per unit, aligned with current operations at comparable properties.

## RESERVES

Proforma replacement reserves are \$250 per unit, reflecting the industry standard for funding the periodic replacement of building systems and components.



# SALES COMPARABLES



## Henderson Arms

4803 S Henderson St Seattle, WA 98118

|                    |             |
|--------------------|-------------|
| <b>Year Built</b>  | 1962        |
| <b>Units</b>       | 39          |
| <b>Sales Price</b> | \$5,800,000 |
| <b>Price/Unit</b>  | \$148,718   |
| <b>Price/Foot</b>  | \$231       |



## Arcadia Manor

809 SW 149th St, Burien, WA 98166

|                    |             |
|--------------------|-------------|
| <b>Year Built</b>  | 1989        |
| <b>Units</b>       | 20          |
| <b>Sales Price</b> | \$3,050,000 |
| <b>Price/Unit</b>  | \$152,500   |
| <b>Price/Foot</b>  | \$226       |
| <b>Sale Date</b>   | 06.22.2026  |



## Crescent Apartments

5201 42nd Ave S, Seattle, WA 98118

|                    |             |
|--------------------|-------------|
| <b>Year Built</b>  | 1963        |
| <b>Units</b>       | 37          |
| <b>Sales Price</b> | \$5,846,300 |
| <b>Price/Unit</b>  | \$158,008   |
| <b>Price/Foot</b>  | \$209       |
| <b>Sale Date</b>   | 04.02.2026  |



## Lilac Lodge Apartments

5033 S 37th Ave, Seattle, WA 98118

|                    |              |
|--------------------|--------------|
| <b>Year Built</b>  | 1969         |
| <b>Units</b>       | 44           |
| <b>Sales Price</b> | \$10,000,000 |
| <b>Price/Unit</b>  | \$227,273    |
| <b>Price/Foot</b>  | \$412        |
| <b>Sale Date</b>   | 02/05/2026   |



## Crestwood Place Apartments

10500 51st Ave S, Seattle, WA 98178

|                    |             |
|--------------------|-------------|
| <b>Year Built</b>  | 1979        |
| <b>Units</b>       | 26          |
| <b>Sales Price</b> | \$3,145,500 |
| <b>Price/Unit</b>  | \$120,981   |
| <b>Price/Foot</b>  | \$120,981   |
| <b>Sale Date</b>   | 11.06.2025  |



## Burien 14

707 SW 156th St, Seattle, WA 98166

|                    |             |
|--------------------|-------------|
| <b>Year Built</b>  | 1959        |
| <b>Units</b>       | 14          |
| <b>Sales Price</b> | \$2,525,000 |
| <b>Price/Unit</b>  | \$180,357   |
| <b>Price/Foot</b>  | \$223       |
| <b>Sale Date</b>   | 10.24.2025  |



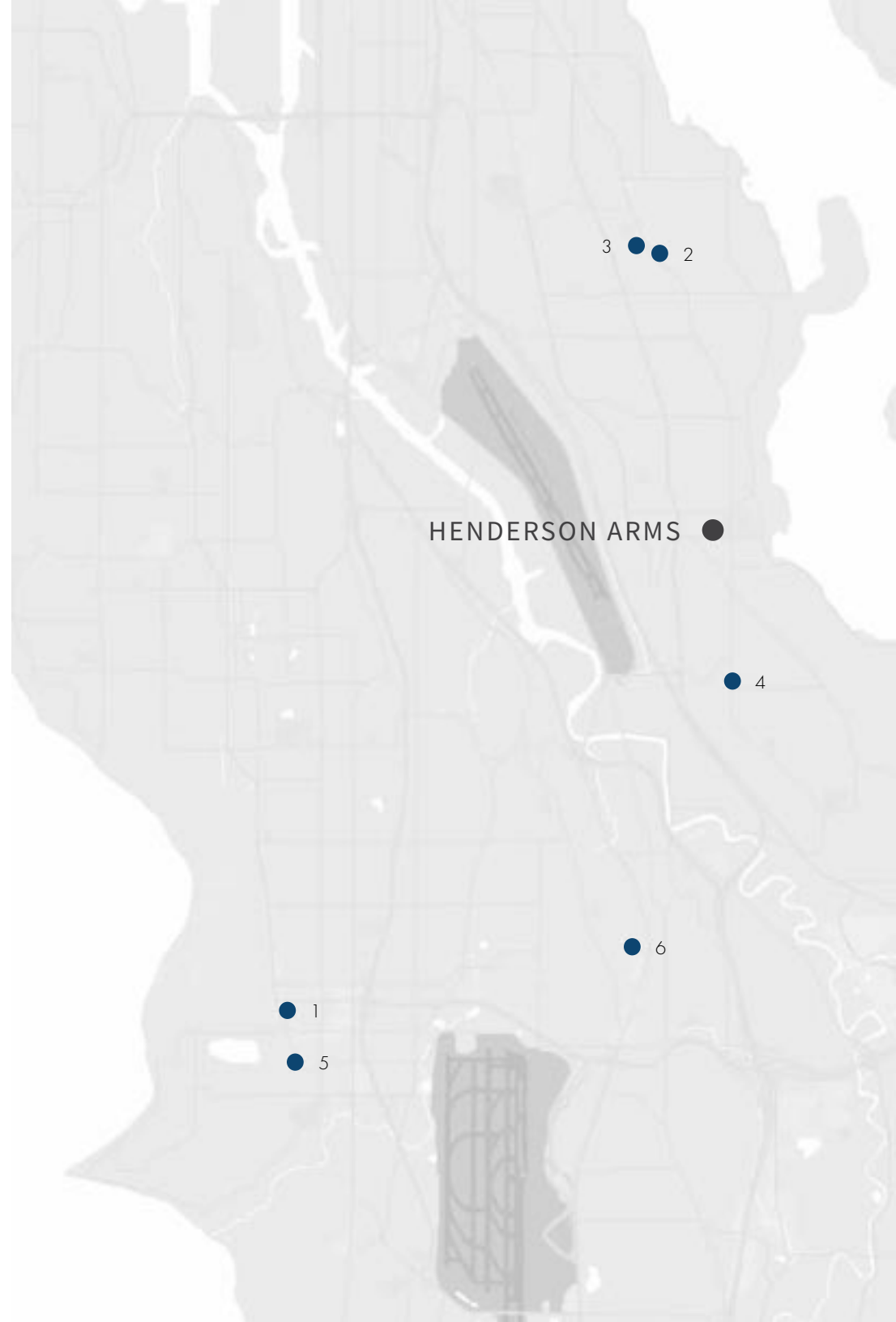
## Maple Apartments

14132 37th Ave S, Seattle, WA 98168

|                    |                |
|--------------------|----------------|
| <b>Year Built</b>  | 1967           |
| <b>Units</b>       | 14             |
| <b>Sales Price</b> | \$2,300,000    |
| <b>Price/Unit</b>  | \$164,286      |
| <b>Price/Foot</b>  | \$280          |
| <b>Sale Date</b>   | Under Contract |

# SALES COMPARABLES

1. **ARCADIA MANOR** - Burien, WA 98166
2. **CRESCENT APARTMENTS** - Seattle, WA 98118
3. **LILAC LODGE APARTMENTS** - Seattle, WA 98118
4. **CRESTWOOD PLACE APARTMENTS** - Seattle, WA 98178
5. **BURIEN 14** - Burien, WA 98166
6. **MAPLE APARTMENTS** - Tukwila, WA 98168



# PARAGON REAL ESTATE

\$4.5 B  
Sales Volume

30  
Years in  
Business

20+  
Brokers

48 k  
Units Sold

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## ABOUT US Leading investment firm for multi-family property

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



## Puget Sound's Premiere Commercial Real Estate Brokerage

### PARAGON REAL ESTATE ADVISORS

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

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

Visit our new website! **ParagonREA.com**

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