

# For Sale

## 40-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

LOCATED IN THE INTERNATIONAL DISTRICT



# 705 LOFTS

705 S WELLER ST  
SEATTLE, WA 98104



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COMMERCIAL PARTNERS

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OFFERING MEMORANDUM

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# Investment Summary | EXECUTIVE SUMMARY



ORION Commercial Partners, LLC is pleased to offer the exclusive opportunity to acquire 705 Lofts ("the Property"), a 40-unit Class B multifamily property with a single ground-floor commercial tenant, located at 705 South Weller Street in Seattle's International District submarket. Built in 2006, the six-story elevator-served building offers a rare combination of: (i) stabilized in-place cash flow on a well-maintained classic asset, (ii) clear and immediately achievable mark-to-market upside, and (iii) optional light interior renovation upside with attractive yield-on-cost economics – all within a transit-rich infill location two blocks from the new East Link light rail extension & regional transit hub.

The Property has performed strongly through a challenging Seattle multifamily cycle. Trailing twelve-month (T-12, Mar '25 – Feb '26) Net Operating Income is approximately \$466,000 – a 24% increase from \$375,790 since October 2023. The building maintained a physical occupancy of 95% (2 vacant units of 40) throughout the trailing period, and has delivered effective rent growth of +11.6% over the past 3 years and +22.2% over the past 5 years – materially outperforming the direct rent comparable set, which posted -5.3% and +2.1% respectively over the same periods.

Despite the building's strong performance and stabilized profile, current asking rents on the rent roll lag market by roughly \$200/unit/month based on comparable analysis. A new buyer can capture additional revenue through natural turnover at market rates with no required capital expenditure. Additionally, the unit interiors offer a classic 2006-vintage finish package (laminare countertops, carpeted bedrooms, white appliances) and provide a textbook light value-add opportunity: \$8,000–\$10,000 per unit in interior Capital Expenditure, with a unit renovation package of LVT plank flooring, stainless appliances, quartz or butcher-block counters, modern cabinet pulls, and light fixtures. This unit reno plan supports an incremental \$100–\$150/month rent premium above achievable market rents, yielding 17%–22% yield-on-cost.

Pricing to be discussed with the ORION listing team. Property tours are by appointment after CA execution.

# Investment Summary | OFFERING SUMMARY



|                              |   |
|------------------------------|---|
| <b>Property Name</b>         | 705 Lofts   |
| <b>Address</b>               | 705 South Weller Street,<br>Seattle, WA 98104   |
| <b>County / Submarket</b>    | King County / Downtown Seattle – International District   |
| <b>Parcel Number</b>         | 524780-2570   |
| <b>Year Built</b>            | 2006  |
| <b>Number of Stories</b>     | Six above-grade plus two below-grade levels consisting of one level of below grade parking, one level of on grade parking, building lobby, common areas and retail space at grade level, and 4 floors of apartment (L2-L6). |
| <b>Construction Type</b>     | Class D wood frame on slab-on-grade foundation with composite concrete panel and metallic siding  |
| <b>Residential Units</b>     | 40 (20 Open 1BR + 20 Standard 1BR/1BA)  |
| <b>Commercial Units</b>      | 1 ground-floor retail (Holiday China – lease through Dec 2029; tenant since January 2017, survived Covid shutdowns)   |
| <b>Total Net Rentable SF</b> | 27,560 SF residential (average 689 SF/unit) + ~1,050 SF commercial  |
| <b>Parking</b>               | 23 garage stalls (on-grade and below-grade, secured access)   |
| <b>Site Area</b>             | 9,750 SF (per King County Assessor)   |
| <b>Zoning</b>                | IDM 85/85-170 (International District Mixed) – current use legally conforming   |
| <b>Current Occupancy</b>     | 95% (38 of 40 residential units occupied as of Feb 2026)  |
| <b>T-12 NOI</b>              | \$466,350 (Mar '25 – Feb '26)   |
| <b>Offering Price</b>        | Unpriced – Call Broker  |
| <b>Tour Process</b>          | By appointment to qualified buyers after CA execution   |
| <b>Bid Deadline</b>          | TBD – Call for Offers anticipated 4–6 weeks from launch   |

# Investment Summary | HIGHLIGHTS

## 01 | STABILIZED ASSET WITH VALIDATED CASH FLOW

T-12 NOI of \$466,350 (+24% vs. 2023), 95% physical occupancy, 8+ years of steady performance through interest rate cycles, and a clean expense base. A buyer steps into a true "day-one income" deal.

## 02 | MARK-TO-MARKET LOSS-TO-LEASE

In-place rents average \$1,595/unit/month versus CoStar's market rent benchmark of \$1,793 – a \$198/month/unit gap representing approximately \$95,000/year in unrealized revenue achievable through natural turnover with no required Capital Expenditure.

## 03 | LIGHT VALUE-ADD UPSIDE, STRONG YIELD-ON-COST

Interior renovation scope of \$8,000–\$10,000/unit (LVT flooring, stainless appliances, quartz/butcher-block counters, modern fixtures) supports an additional \$100–\$150/month premium per unit, yielding 17%–22% on cost with a 3-year stabilization timeline.

## 04 | OUTPERFORMANCE VS. PEER SET

Per CoStar, 705 Lofts has delivered +11.6% effective rent growth over 3 years and +22.2% over 5 years, materially outperforming its direct rent comparable set (-5.3% / +2.1% over the same periods). The asset has earned a premium rent track record that survives at sale.

## 05 | TRANSIT-RICH INFILL LOCATION WITH WALKABILITY

Two blocks from the new East Link light rail extension, adjacent to King Street Station regional rail and the Sound Transit transit tunnel, and within the walkable urban core of Pioneer Square, International District, and the SoDo employment district. 23 dedicated garage parking stalls support residents who choose to keep a vehicle while serving a tenant base oriented toward transit, walking, and bikeshare.



# Property Overview | DESCRIPTION



705 Lofts is a six-story, mid-century-styled urban infill multifamily building constructed in 2006. The Property contains 40 residential units on the upper five floors, a single ground-floor commercial suite occupied by Holiday China (lease running through December 31, 2029 with 3% annual rent escalations), and a two-level below-grade parking garage with 23 secured stalls. The building is in good physical condition, has been actively maintained including lobby and common area corridors that have relatively new finishes, and presents an effective age substantially younger than its chronological age of 20 years.

The Property's classic 2006-vintage finish package – carpet in living and bedrooms, laminate tile in bathrooms and kitchens, laminate countertops, white appliances, and laminate vanity tops – is in good working condition and presents a clean canvas for a light interior modernization program. All units include in-unit washer/dryer.

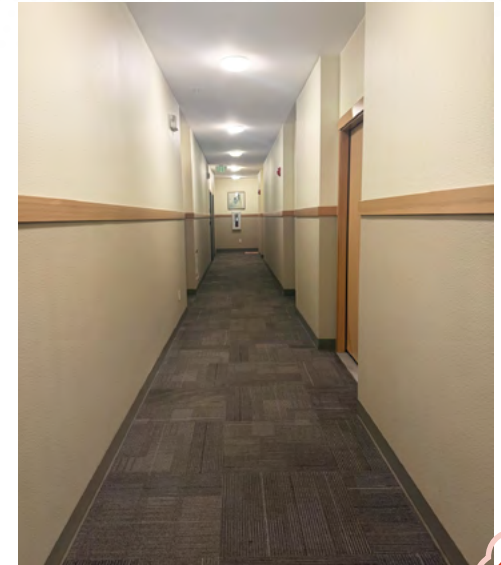
| BUILDING ELEMENT               | SPECIFICATION  |
|--------------------------------|--|
| <b>Year Built</b>              | 2006   |
| <b>Effective Age</b>           | 10 years (well-maintained)   |
| <b>Remaining Economic Life</b> | 40+ years  |
| <b>Foundation</b>              | Slab on grade  |
| <b>Construction Type</b>       | Wood frame, six stories above grade, two below grade   |
| <b>Exterior Finish</b>         | Composite concrete panels and metallic siding  |
| <b>Roof</b>                    | Flat built-up  |
| <b>Windows</b>                 | Double-pane with vinyl frames  |
| <b>Elevators</b>               | One passenger elevator serving all floors plus two stair towers  |
| <b>Life Safety</b>             | Automatic fire sprinklers throughout the building.   |
| <b>Security</b>                | Secured common-area access with call box at main entry and secured garage  |
| <b>Utilities</b>               | Separately metered: water, sewer, garbage, electric, broadband (water billed back to tenants via third-party RUBS administrator) |
| <b>Heating</b>                 | In-unit exposed heaters  |
| <b>Laundry</b>                 | In-unit washer/dryer in every unit (connections at minimum, buyer to verify)   |
| <b>Parking</b>                 | 23 below-grade garage stalls with secured access   |
| <b>Common Area Amenities</b>   | Elevator, bike storage, secured entry  |
| <b>ADA Compliance</b>          | Assumed compliant  |

# Property Overview | UNIT MIX & FLOOR PLANS

| UNIT TYPE                               | COUNT | % OF MIX | AVG SF    | IN-PLACE AVG RENT | IN-PLACE RENT / SF |
|---|-------|----------|-----------|-------------------|--------------------|
| Open 1BR (Studio-style)                 | 20    | 50%      | 620 SF    | \$1,455           | \$2.35 /SF         |
| Standard 1BR / 1BA                      | 20    | 50%      | 758 SF    | \$1,735           | \$2.29 /SF         |
| Residential Total / Avg                 | 40    | 100%     | 689 SF    | \$1,595           | \$2.32 /SF         |
| Ground-Floor Commercial (Holiday China) | 1     | —        | ~1,050 SF | \$1,977           | \$1.88 /SF         |



# Property Overview | COMMON AREAS



# Property Overview | RESIDENTIAL UNIT

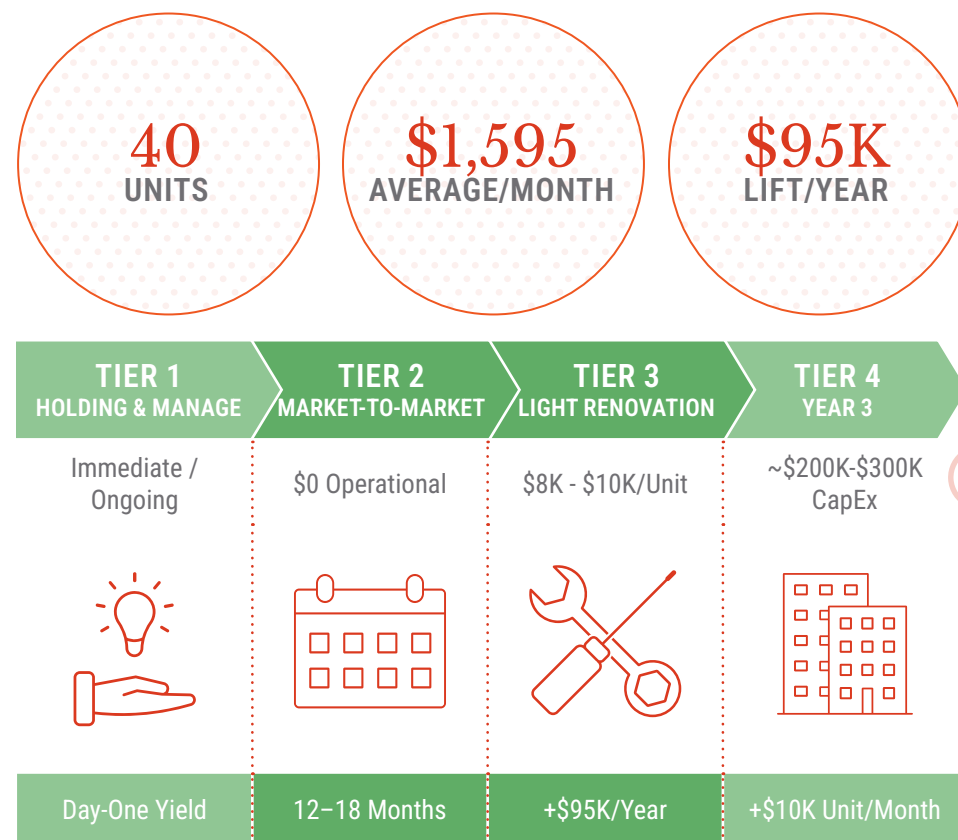


## STABLE CASH FLOW TODAY, EMBEDDED UPSIDE TOMORROW

705 Lofts represents a textbook "stabilized plus value-add" opportunity. The building's day-one cash flow is sufficient to support a fully amortizing acquisition loan without dependence on near-term rent growth, while three distinct sources of upside provide a clear path to value creation over a three- to five-year hold:

### INVESTMENT STRATEGY FRAMEWORK

| STRATEGY TIER              | INVESTMENT REQUIRED                     | IMPLEMENTATION TIMELINE         | ACHIEVABLE OUTCOME  |
|----------------------------|---|---------------------------------|---|
| Tier 1: Hold & Manage      | None (acquisition only)                 | Immediate / ongoing             | Day-one stabilized in-place yield                                 |
| Tier 2: Mark-to-Market     | \$0 (operational lift)                  | 12-18 months (natural turnover) | +\$95K/year revenue lift (NOI yield expansion)                    |
| Tier 3: Light Renovation   | \$8K-\$10K / unit                       | 24-36 months phased turns       | +\$100-\$150/unit/month additional premium @ 17-22% yield-on-cost |
| Combined Stabilized Year 3 | ~\$200-\$300K total Capital Expenditure | 3 years to full stabilization   | Stabilized NOI ~\$580K → enhances project value.                  |



A new owner may pursue these strategies sequentially or in parallel, calibrating Capital Expenditure deployment to interior renovation results and broader market conditions. The Property's strong physical condition, the well-maintained building envelope, and current ownership reinvestment mean that the value-add strategy is genuinely "light". There is no deferred-maintenance overhang requiring large mandatory capital deployment. Elevator was already modernized in 2024 and roof was overlaid in 2020.

## MARK-TO-MARKET LOSS-TO-LEASE OPPORTUNITY

The single most accessible source of upside at 705 Lofts is captured rent growth on natural turnover – no Capital Expenditure required. In-place rents on the February 2026 rent roll average \$1,595 per unit per month, while market asking rents in the directly comparable rent set (per CoStar's April 2026 underwriting report) average \$1,793 per unit per month.

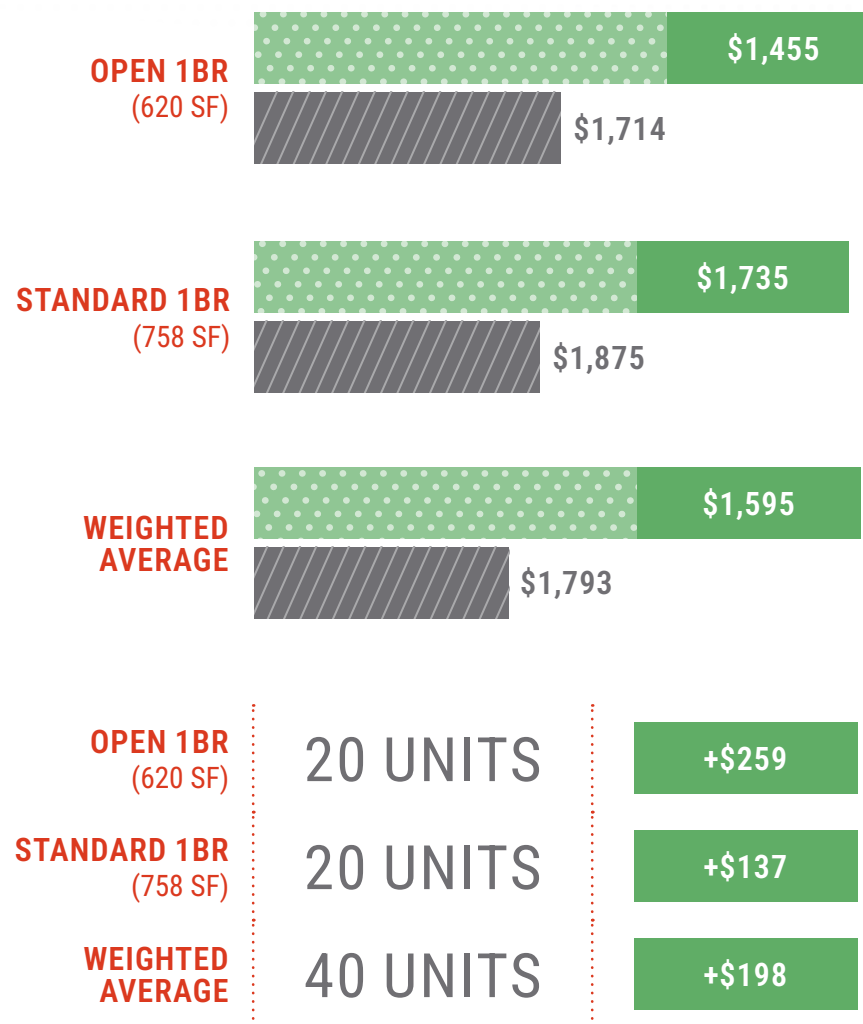
| UNIT TYPE                   | UNITS | IN-PLACE AVG RENT | MARKET ASKING RENT | LOSS-TO-LEASE / UNIT / MO |
|-----------------------------|-------|-------------------|--------------------|---------------------------|
| Open 1BR (620 SF)           | 20    | \$1,455           | \$1,714            | +\$259                    |
| Standard 1BR / 1BA (758 SF) | 20    | \$1,735           | \$1,872            | +\$137                    |
| Weighted Average            | 40    | \$1,595           | \$1,793            | +\$198                    |

### ANNUAL MARK-TO-MARKET REVENUE LIFT

At an average \$198/unit/month loss-to-lease across 40 units, full mark-to-market produces approximately:

$$40 \text{ UNITS} \times \$198 \times 12 \text{ MONTHS} = \sim \$95,000/\text{YEAR IN INCREMENTAL GROSS REVENUE}$$

At typical Seattle multifamily turnover rates of 35–45% per year, a buyer should expect to capture the bulk of this revenue gap within 18–24 months of acquisition, applied directly to NOI with no incremental operating expense burden. Net of modest concession/free-rent friction and modest inflation in operating expenses, the realistic NOI contribution from Tier 2 is approximately \$80,000–\$90,000/year. However, over the last 3 year period (2023-2026) 705 Lofts turned over only 34% of apartment renters. This signifies 1/3 the amount of turnover as the average apartment project in Seattle. The result is turning over units via rent increases and unit renovations is much more in Landlord's control than at the average project.





## LIGHT VALUE-ADD RENOVATION PRO FORMA

Beyond the operational mark-to-market opportunity, a new buyer can deploy a light interior renovation program on turns over a 2- to 3-year period. The scope is intentionally light – 705 Lofts is not a heavy renovation candidate, and the building's good physical condition allows a buyer to upgrade unit interiors cost-effectively while preserving the existing classic unit count and configuration.

### PER-UNIT CAPITAL EXPENDITURE AND PREMIUM BUILD-UP

| RENOVATION SCOPE (PER UNIT)  | COST ESTIMATE           | RENT PREMIUM                    | YIELD ON COST  |
|--|-------------------------|---------------------------------|----------------|
| LVT plank flooring throughout (replace existing carpet/tile)       | \$2,500–\$3,500         | –                               | –              |
| Stainless appliance package (range, fridge, dishwasher, microwave) | \$2,200–\$2,800         | –                               | –              |
| Quartz or butcher-block counter replacement                        | \$1,500–\$2,200         | –                               | –              |
| Modern cabinet pulls, faucet, light fixtures, paint refresh        | \$1,500–\$1,800         | –                               | –              |
| <b>Total Per-Unit Light Renovation Capital Expenditure</b>         | <b>\$8,000–\$10,000</b> | <b>+\$100–\$150 / unit / mo</b> | <b>17%–22%</b> |

### RENOVATION PROGRAM AGGREGATE ECONOMICS

At 40 units × \$9,000 (midpoint Capital Expenditure) = \$360,000 total Capital Expenditure deployed over a 24- to 36-month period through unit turns. Aggregate annual revenue lift of \$60,000–\$72,000 on top of mark-to-market gains. Combined Tier 2 + Tier 3 revenue lift of approximately \$155,000–\$165,000/year above the current T-12.

Other revenue opportunities include potential storage optimization and additional storage added in the parking garage.



## STABILIZED VALUE PROJECTION

Combining the Tier 2 mark-to-market and Tier 3 light renovation strategies produces a credible 3- to 5-year stabilized projection that more than justifies the going-in basis. The illustrative trajectory below assumes a buyer completes mark-to-market by end of Year 1, executes the light renovation program on approximately 60% of units by end of Year 3, and reaches full stabilization with modest market rent growth by Year 5.

|                                    | TODAY (T-12) | YEAR 1 (POST-M2M) | YEAR 3 STABILIZED | YEAR 5 MATURE |
|------------------------------------|--------------|-------------------|-------------------|---------------|
| Gross Rental Income                | \$826,053    | \$904,000         | \$971,000         | \$1,024,000   |
| Effective Gross Income (Post V/CL) | \$870,871    | \$942,000         | \$1,009,000       | \$1,064,000   |
| Total Operating Expenses           | (\$404,521)  | (\$412,600)       | (\$429,000)       | (\$446,500)   |
| Net Operating Income               | \$466,350    | \$529,400         | \$580,000         | \$617,500     |

Assumed value creation over a 5-year hold: **approximately \$2.5M–\$3.0M in pre-disposition appreciation** net of \$360K invested Capital Expenditure, supporting a strong levered IRR for buyer underwriting.

*Note: This projection is illustrative only and is not a representation of guaranteed performance. Each prospective buyer should run its own underwriting using its own assumptions for rent growth, vacancy, expense inflation, and exit cap rate.*

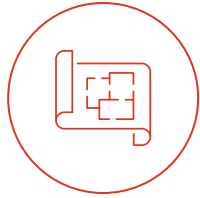
# Financials | SUMMARY

The summary below presents the Property's actual operating performance for calendar year 2024 and the trailing twelve months ending February 2026, as reported by ownership on a cash basis. The far-right column shows the percentage change between the two periods. All figures are presented as reported, without normalization adjustment; prospective buyers are encouraged to conduct their own underwriting as part of due diligence.

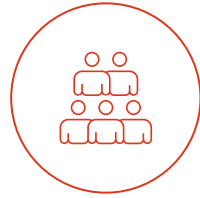
| LINE ITEM                                  | CALENDAR YEAR 2024 | T-12 (MAR '25 – FEB '26) | % CHANGE      |
|--|--------------------|--------------------------|---------------|
| <b>INCOME</b>                              |                    |                          |               |
| Residential Rental Income                  | \$716,291          | \$752,245                | +5.0%         |
| Commercial Rent (Holiday China)            | \$22,356           | \$23,144                 | +3.5%         |
| Parking Income                             | \$34,480           | \$46,163                 | +33.9%        |
| Storage & Pet Rent                         | \$3,858            | \$4,501                  | +16.7%        |
| Total Rental Income                        | \$776,985          | \$826,053                | +6.3%         |
| Other Income (Fees, NSF, M2M)              | \$3,805            | \$7,491                  |               |
| Concession Credits                         | (\$37,086)         | \$0                      |               |
| CAM Income                                 | \$7,015            | \$8,052                  | +14.8%        |
| Turnover Income                            | \$75               | \$500                    |               |
| Utility Reimbursement Income               | \$27,233           | \$35,490                 | +30.3%        |
| Unallocated Prepays                        | \$2,793            | (\$6,715)                |               |
| Total Operating Income                     | \$780,821          | \$870,871                | +11.5%        |
| <b>OPERATING EXPENSES</b>                  |                    |                          |               |
| Property Taxes & Insurance                 | \$168,209          | \$167,666                | -0.3%         |
| Repairs & Maintenance                      | \$35,286           | \$50,986                 | +44.5%        |
| Utilities (Electric, Water/Sewer, Garbage) | \$53,930           | \$53,799                 | -0.2%         |
| Payroll & Reimbursed Wages/Benefits        | \$17,323           | \$20,759                 | +19.8%        |
| Janitorial & Services                      | \$20,612           | \$28,885                 | +40.1%        |
| Turnover Expense                           | \$12,072           | \$16,152                 | +33.8%        |
| Management Fees & General Expense          | \$51,612           | \$58,577                 | +13.5%        |
| Office Expense                             | \$6,989            | \$7,317                  | +4.7%         |
| Miscellaneous / Bad Debt                   | \$504              | \$380                    |               |
| Total Operating Expenses                   | \$366,538          | \$404,521                | +10.4%        |
| Operating Expense Ratio (% of Income)      | 46.9%              | 46.4%                    |               |
| <b>NET OPERATING INCOME</b>                | <b>\$414,283</b>   | <b>\$466,350</b>         | <b>+12.6%</b> |

Notes: (1) Figures compiled from ownership-provided Profit & Loss statements (cash basis); the Calendar Year 2024 column reflects Jan–Dec 2024 operations, the T-12 column reflects Mar 2025–Feb 2026. (2) Net Operating Income is presented before non-operating expenses (depreciation, amortization, mortgage interest) and before capital expenditures and reserves. (3) A complete general ledger and trailing 24-month operating detail will be made available to qualified buyers in the due diligence room following execution of the Confidentiality Agreement.

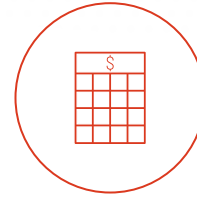
# Financials | RENT ROLL SUMMARY



**41 Units**  
40 RES + 1 COMMERCIAL



**95% (39 of 41)**  
OCCUPIED



**\$1,595**  
AVG IN-PLACE  
RESIDENTIAL RENT



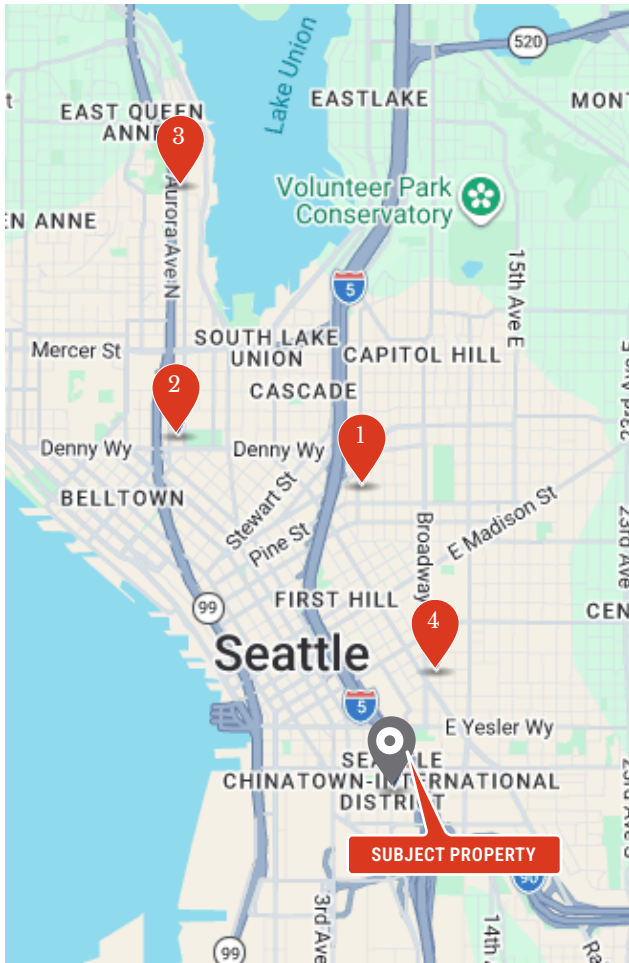
**\$727,332**  
ANNUALIZED GROSS RENT





The following is an abbreviated rent roll showing representative units. A complete certified rent roll as of the most recent practicable date will be made available to qualified buyers in the digital due diligence room following CA execution.

| UNIT | TYPE     | SF    | IN-PLACE RENT | RENT / SF | STATUS        | MOVE-IN     | NOTES           |
|------|----------|-------|---------------|-----------|---------------|-------------|-----------------|
| 201  | Open 1BR | 620   | \$1,400       | \$2.26    | Occupied      | —           |                 |
| 203  | Open 1BR | 620   | \$1,250       | \$2.02    | Occupied      | Newer lease |                 |
| 205  | Std 1BR  | 758   | \$1,575       | \$2.08    | Occupied      | Newer lease |                 |
| 301  | Std 1BR  | 758   | \$1,817       | \$2.40    | Occupied      | —           |                 |
| 305  | Open 1BR | 620   | \$1,625       | \$2.62    | Occupied      | —           |                 |
| 401  | Std 1BR  | 758   | \$1,600       | \$2.11    | Occupied      | —           |                 |
| 501  | Std 1BR  | 758   | \$1,900       | \$2.51    | Occupied      | —           |                 |
| 604  | Open 1BR | 620   | —             | —         | VACANT        | —           | Marketed        |
| 608  | Open 1BR | 620   | —             | —         | VACANT        | —           | Marketed        |
| COMM | Retail   | 1,050 | \$1,977       | \$1.88    | Holiday China | Jan 2017    | Through 12/2029 |

# Market Overview | SALES COMPARABLES

The Seattle multifamily cap rate environment is best understood as a tiered market: institutional 4 & 5 Star towers of 100+ units versus smaller older Class B/C product. Stabilized, well-located post-2000-vintage product like 705 Lofts sits between these tiers. The four comps below – all post-1999 vintage, 47–65 units, close-in Seattle submarkets are outlined below:



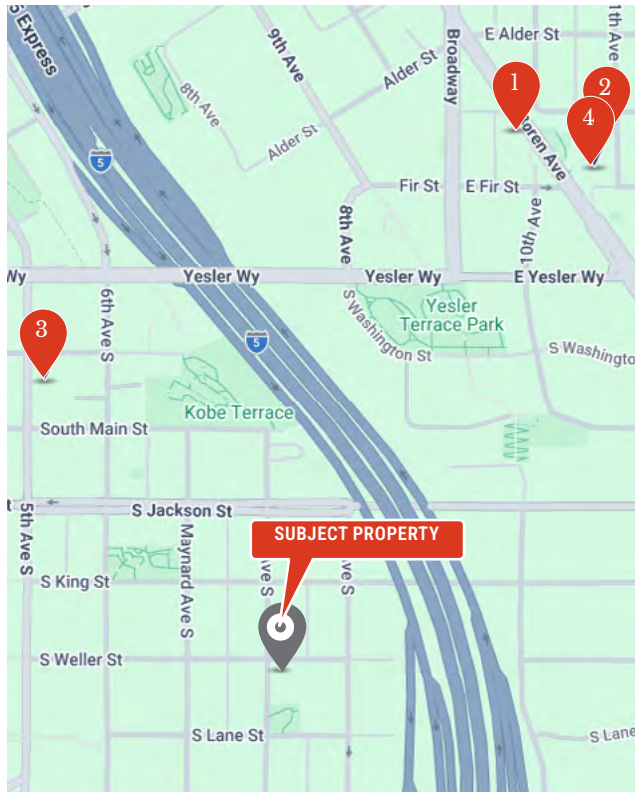
| PROPERTY   | YR BUILT    | UNITS     | SALE DATE | SALE PRICE          | \$/UNIT          | \$/SF        | CAP RATE     |
|--|-------------|-----------|-----------|---------------------|------------------|--------------|--------------|
|  The Hawthorne<br>1618 Bellevue Ave | 2001        | 63        | Feb 2025  | \$22,000,000        | \$349,206        | \$429        | Undisclosed  |
|  Borealis<br>109 Dexter Ave N       | 2008        | 53        | Nov 2025  | \$15,500,000        | \$292,453        | \$424        | 4.6% / 7.1%* |
|  Dexter Hayes<br>1701 Dexter Ave N  | 2016        | 65        | Jul 2024  | \$18,850,000        | \$290,000        | \$254        | 5.20%        |
|  AlderCrest<br>303 10th Ave        | 1999        | 47        | Sep 2024  | \$13,150,000        | \$279,787        | \$204        | 5.70%        |
| <b>COMP SET AVERAGE</b>  | <b>2006</b> | <b>57</b> | <b>–</b>  | <b>\$17,375,000</b> | <b>\$302,861</b> | <b>\$328</b> | <b>5.45%</b> |



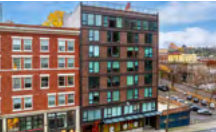

Cap rate range across the comp set: 5.20% – 5.70%, averaging 5.45%. Per-unit pricing range: \$279,787 – \$349,206, averaging \$302,861. 705 Lofts merits cap-rate pricing at or inside this comp set range given (i) superior transit-oriented Chinatown/Pioneer Square location with direct streetcar and light rail access, (ii) strong relative rent-growth track record per CoStar (+11.6% / 3-yr, +22.2% / 5-yr vs. -5.3% / 2.1% for the rent comp set), and (iii) elevator-served six-story construction with larger-than-comp unit sizes (689 SF vs. comp average 625 SF).

\*Borealis sold at a 4.6% in-place cap rate, but 50 of 53 units are AMI-rent-restricted through 2028. The 7.1% pro-forma (unrestricted) cap rate better reflects the buyer's underwritten basis; the blended valuation sits between the two.

# Market Overview | RENT COMPARABLES

The rent comparable set spans a 100-year vintage range (1901 – 2024) and represents the directly competitive rental market within the close-in Downtown Seattle submarket. Note that 705 Lofts achieves comparable rents to Metroline Flats – a 2019 newer-vintage property – while priced at a substantially lower \$/SF (\$2.57 vs. \$3.43), demonstrating significant value-add headroom.



| PROPERTY  | YR BUILT    | UNITS     | AVG SF     | STUDIO RENT    | 1BR RENT       | \$/SF         | VACANCY     |
|---|-------------|-----------|------------|----------------|----------------|---------------|-------------|
|  Metroline Flats<br>915 E Spruce St      | 2019        | 72        | 499        | \$1,699        | \$1,693        | \$3.43        | 5.6%        |
|  Clearwater Apartments<br>167 11th Ave   | 2001        | 66        | 769        | \$1,315        | \$1,589        | \$2.61        | 0.0%        |
|  Origin 206<br>206 5th Ave S             | 2024        | 66        | 526        | \$1,307        | \$1,407        | \$2.53        | 27.3%       |
|  Abbottsford Apartments<br>151 11th Ave | 1901        | 75        | 416        | \$1,210        | \$1,513        | \$2.97        | 8.0%        |
| <b>705 LOFTS – 705 S WELLER ST</b>  | <b>2006</b> | <b>40</b> | <b>696</b> | <b>\$1,714</b> | <b>\$1,872</b> | <b>\$2.57</b> | <b>5.0%</b> |

**KEY TAKEAWAY:** 705 Lofts achieves competitive in-place rents from a 2006-vintage building while operating at the bottom of the \$/SF range among truly comparable larger-unit assets. The gap between 705 Lofts at \$2.57/SF and a similar-vintage refreshed

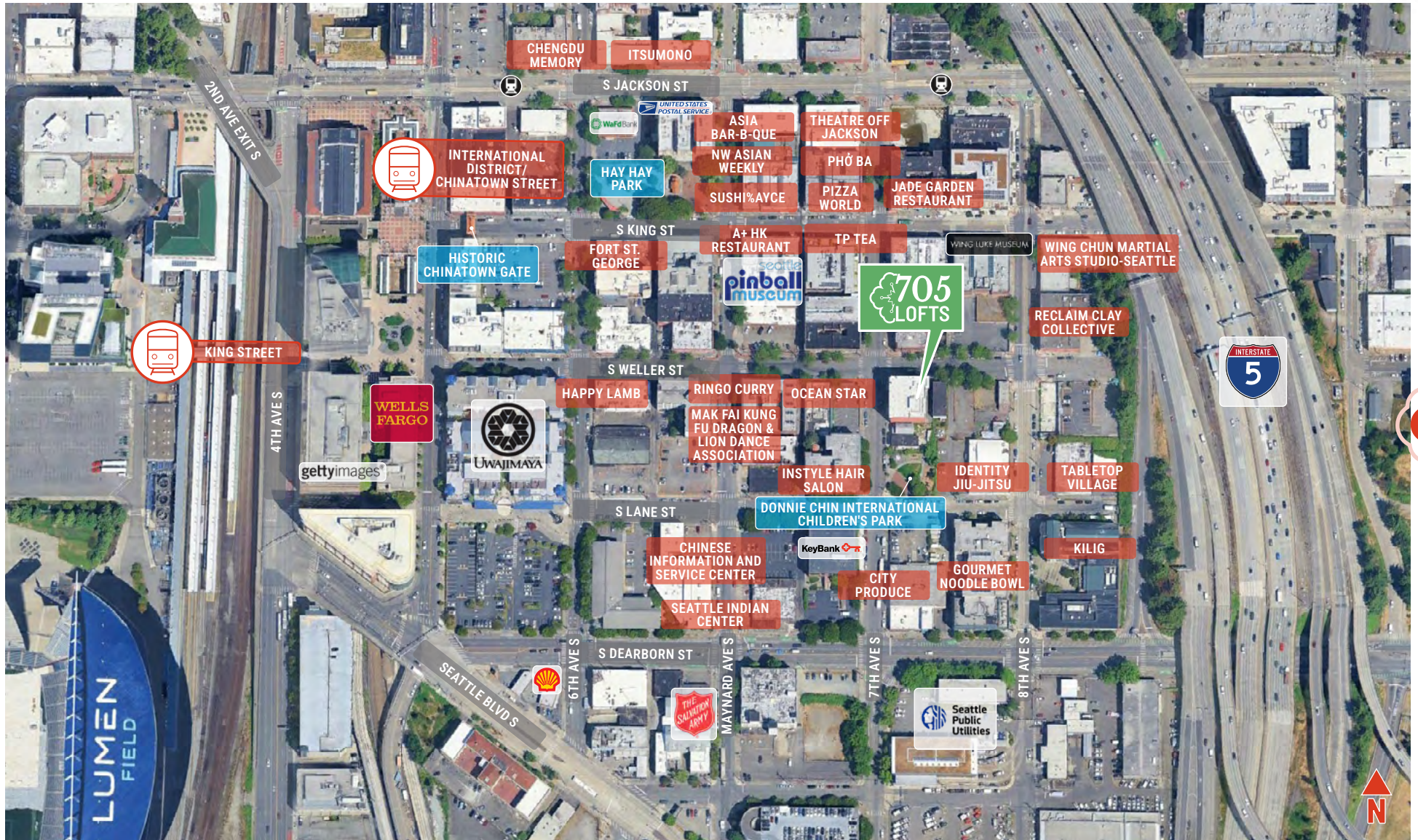
property like Clearwater Apartments at \$2.61/SF, or a newer Class A property at \$3.43+/SF, defines the headroom available through both mark-to-market and the light renovation program described earlier in this Memorandum.

\*Borealis sold at a 4.6% in-place cap rate, but 50 of 53 units are AMI-rent-restricted through 2028. The 7.1% pro-forma (unrestricted) cap rate better reflects the buyer's underwritten basis; the blended valuation sits between the two.

# Market Overview | LOCAL AERIAL



# Market Overview | AMENITIES MAP



# Market Overview | INTERNATIONAL DISTRICT SUBMARKET

The International District is one of Seattle's most authentic and culturally distinctive urban neighborhoods, anchored by 130+ years of Pan-Asian commerce, hospitality, and residential history. Tightly compressed between Pioneer Square to the west, the SoDo industrial/employment district to the south, First Hill to the east, and the Downtown core to the north, the International benefits from one of the densest concentrations of transportation infrastructure in the Pacific Northwest.

## SUBMARKET STRENGTHS

- Walk-everywhere urbanism: dense concentration of local restaurants, grocery, retail, and services – minimal reliance on personal vehicles.
- Hub of Seattle's regional rail and light rail network: King Street Station (Amtrak / Sounder commuter rail), International District/Chinatown Link Station, and the new East Link extension connecting the International District to Bellevue, Redmond, and the broader Eastside employment market.
- Adjacent to Pioneer Square's growing restaurant and creative-office cluster, with regular foot traffic into and out of Lumen Field and T-Mobile Park stadium event days.
- Stable, tenured local resident base alongside continuing population growth from young professionals, students, and downtown workers seeking transit-rich urban housing.
- Resilient asset values: per CoStar, Downtown Seattle multifamily transaction volume grew from a five-year average of \$331M to approximately \$954M in the trailing 12 months as of Q2 2026, signaling renewed institutional and private capital flows into the submarket.

**Seattle's Chinatown-International District:  
A crossroads of culture, cuisine, and community.**



## EXPLORE

The ID—home to Japantown, Chinatown, Filipinotown, and Little Saigon—showcases a rich blend of Asian cultures. The Wing Luke Museum offers exhibits and area tours, while the historic Panama Hotel and Tea House provides a look into Japanese American history. Reclaim Clay Collective hosts ceramics classes and local goods. For a nostalgic twist, the Seattle Pinball Museum features unlimited play on 50+ vintage machines.



## EAT

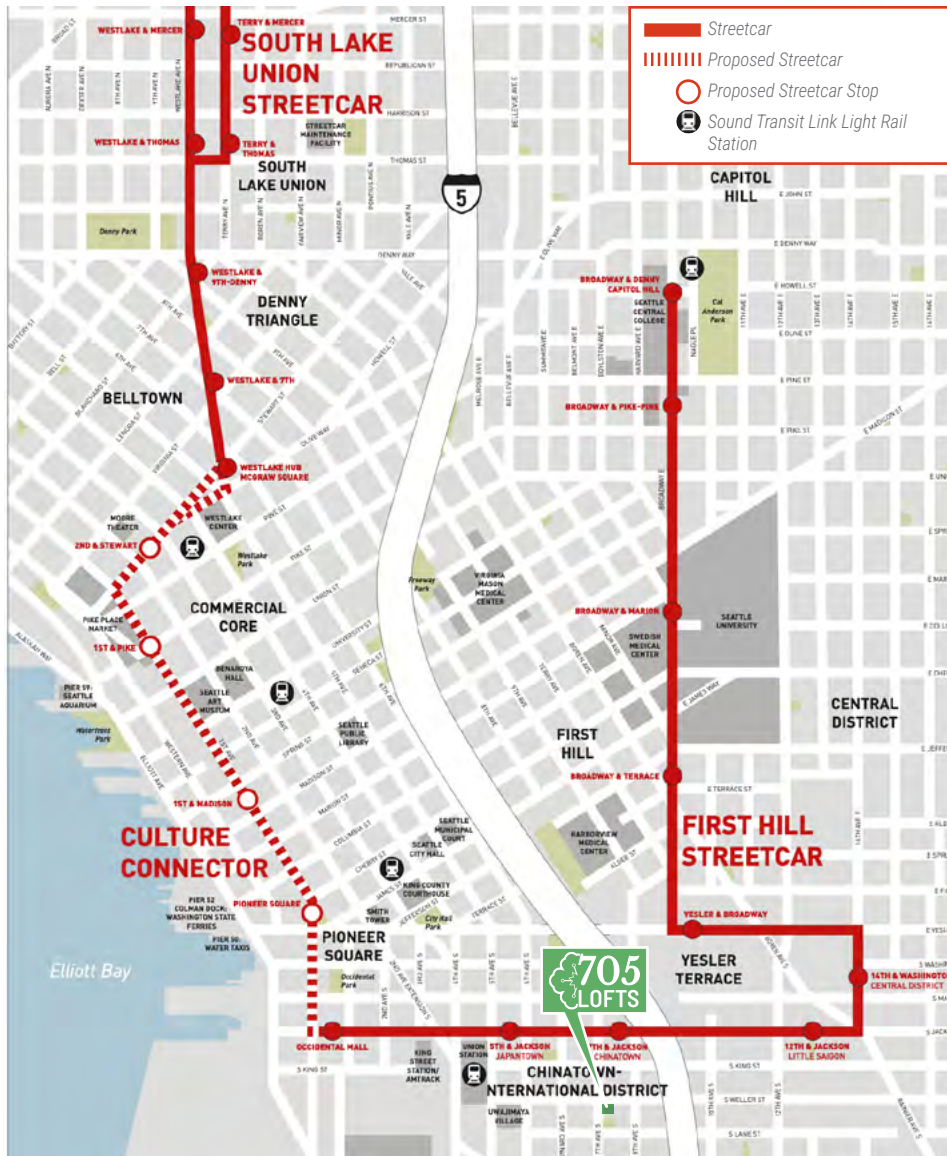
Serving up fresh, flavorful bites—from poke and sushi burritos at Pokérrito Ya to rich lobster, crab, and shrimp rolls at International Lobster Rolls. Gan Bei Eatery and Bar offers Asian-inspired share plates and cocktails, while Fort St. George delivers Japanese fusion. Jade Garden a dim sum favorite, and E-Jae Pak Mor specializes in Chinese-Thai street food. Pho' Bả'c Sup Shop draw is their Vietnamese broths, and Dragonfly Kitchen's Vietnamese waffles.



## SHOP | ART

Uwajimaya anchors the neighborhood with its expansive Asian grocery selection and the Kinokuniya book and gift shop upstairs. Sairen highlights goods from local AAPI designers, while Zakka-Ya features beautifully crafted items like Blue Mizuhiki earrings and Sanrio hand towels. Browse curated vintage home goods at In the Comfort of, and find Pokémon figurines and trading cards at Tabletop Village.

# Market Overview | TRANSIT & CONNECTIVITY



705 Lofts is positioned within one of the most transit-rich locations in the Pacific Northwest. The Property's residents enjoy walk- or short-bike-distance access to every major mode of urban transportation, supporting a tenant base that increasingly prioritizes a low-car lifestyle.

| MODE                         | SERVICE  | WALKING DISTANCE         |
|------------------------------|--|--------------------------|
| Light Rail (Sound Transit)   | Int'l District/Chinatown Station – 1 Line (north-south), East Link extension (east to Bellevue/Redmond)    | 2 blocks (~3 minutes)    |
| Regional Rail                | King Street Station (Amtrak Cascades, Coast Starlight, Sounder commuter rail)                              | 3 blocks (~5 minutes)    |
| Streetcar                    | First Hill Streetcar (Capitol Hill → Pioneer Square via International District)                            | 1 block (~1 minute)      |
| Bus Network                  | Multiple Metro / RapidRide routes serving downtown employment core, U-District, Capitol Hill, and Eastside | On-site / 1 block        |
| Ferry / Waterfront           | Washington State Ferries (Seattle–Bainbridge, Seattle–Bremerton)   | 8–10 minutes walk        |
| Highway Access               | Direct I-5 and I-90 on-ramps within 0.3 miles  | 2 minutes by car         |
| Sea-Tac Airport (light rail) | Sound Transit 1 Line southbound, direct service  | ~32 minutes door-to-door |

23 secured below-grade garage stalls are available for residents who choose to keep a vehicle, supporting both car-owning and car-light tenant profiles – a meaningful flexibility in an urban setting where many comparable buildings offer zero on-site parking.

# Market Overview | SEATTLE: A GLOBAL INNOVATION CAPITAL



Seattle anchors the 15th-largest U.S. metro, with 4.02M residents and a prime coastal location between Puget Sound and Lake Washington. As the largest city in Washington and the Pacific Northwest, it serves as the region's economic, cultural, and transportation hub.

## A DIVERSIFIED, HIGH-PERFORMING ECONOMY

Seattle's economy is powered by technology, trade, finance, and transportation. The Port of Seattle remains a critical gateway to Asia and Alaska, supporting global commerce and a robust maritime sector. Legacy industries—lumber, fishing, and aerospace—continue to shape the region alongside fast-growing fields like biotech and renewable energy.

## HOME TO GLOBAL LEADERS

Seattle is one of the most educated cities in the country, fueling a world-class innovation ecosystem anchored by two Fortune 500 giants: Amazon (#2) & Microsoft (#15).



Complementing these titans are major employers across the metro, including Nintendo of America (Redmond) and T-Mobile US (Bellevue). Established brands such as Nordstrom (#286), Expeditors International (#299), and Weyerhaeuser (#476) reinforce the region's economic depth and stability.

## HEALTHCARE STRENGTH ACROSS THE REGION

Seattle's largest healthcare provider, Swedish Health Services, anchors the city's medical landscape. Nearby Renton is home to Providence Health & Services, one of Washington's largest employers and a major statewide healthcare system.

## A GLOBAL COFFEE CAPITAL

Seattle's coffee culture is iconic. Starbucks (#116)—founded here—remains a global leader, supported by a thriving ecosystem of independent cafés and specialty roasters that define the city's daily rhythm.

The “Emerald City” is extremely multicultural and is influenced by the Pacific Rim in art and architecture. The city offers residents a pace of life that can be either relaxed or fast paced and entrepreneurial.

# Market Overview | DEMAND DRIVERS & DEMOGRAPHICS

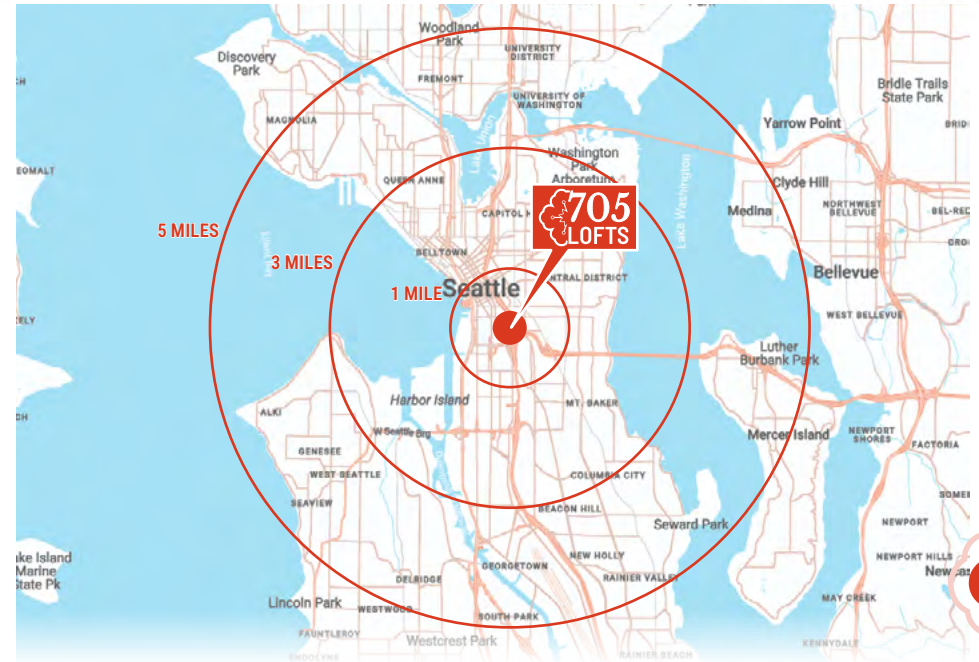
Within a 1-mile radius of 705 Lofts, the resident population reflects the dense and educated downtown Seattle workforce that drives multifamily demand:

| DEMOGRAPHIC INDICATOR             | 1-MILE RADIUS  | 3-MILE RADIUS   | 5-MILE RADIUS   |
|-----------------------------------|----------------|-----------------|-----------------|
| <b>POPULATION (2025 ESTIMATE)</b> | <b>~46,899</b> | <b>~247,595</b> | <b>~500,381</b> |
| Avg Household Income              | \$118,558      | \$147,668       | \$150,527       |
| Renter-Occupied Households        | 84%            | 74%             | 66%             |
| Housing Type: 20+ Units           | 61%            | 59%             | 43%             |
| Bachelor's Degree or Higher       | 64%            | 68%             | 63%             |
| Median Age                        | 37.1           | 37.1            | 36.8            |

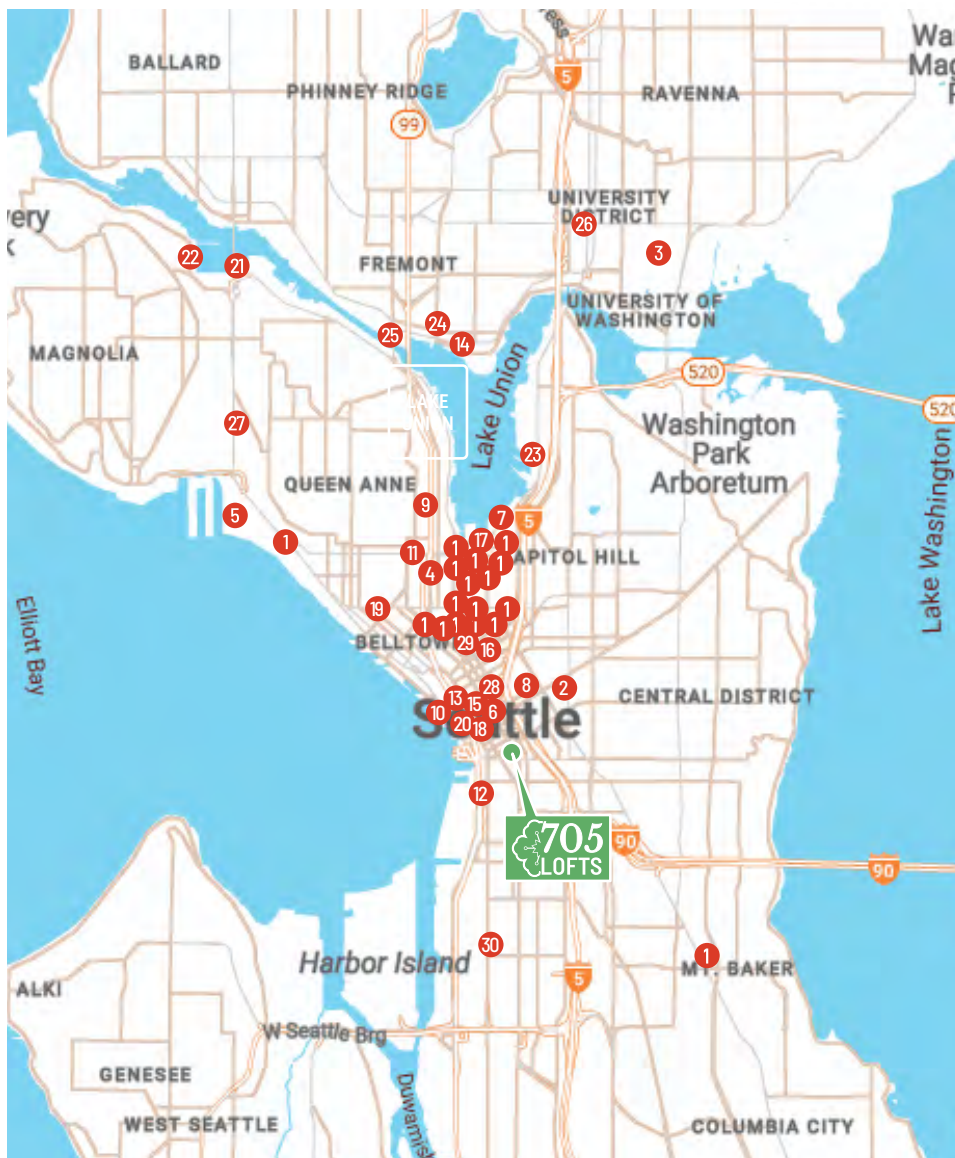
## KEY DEMAND DRIVERS

- Proximity to downtown Seattle employment base (Amazon HQ, financial services, professional services, government, healthcare).
- Adjacent SoDo employment district with growing tech, creative, and light-industrial tenant base.
- Access to the Eastside employment cluster (Microsoft, Bellevue tech corridor) via East Link light rail.
- Seattle's continued status as a top-10 U.S. metro for net migration of educated young professionals.
- Limited new Classic supply – competing new construction is concentrated in higher-priced 4 & 5 Star towers at higher rental expense.

*Note: Demographic figures are estimates based on publicly available sources and should be independently verified.*



# Market Overview | LOCAL LARGE CORPORATE EMPLOYERS



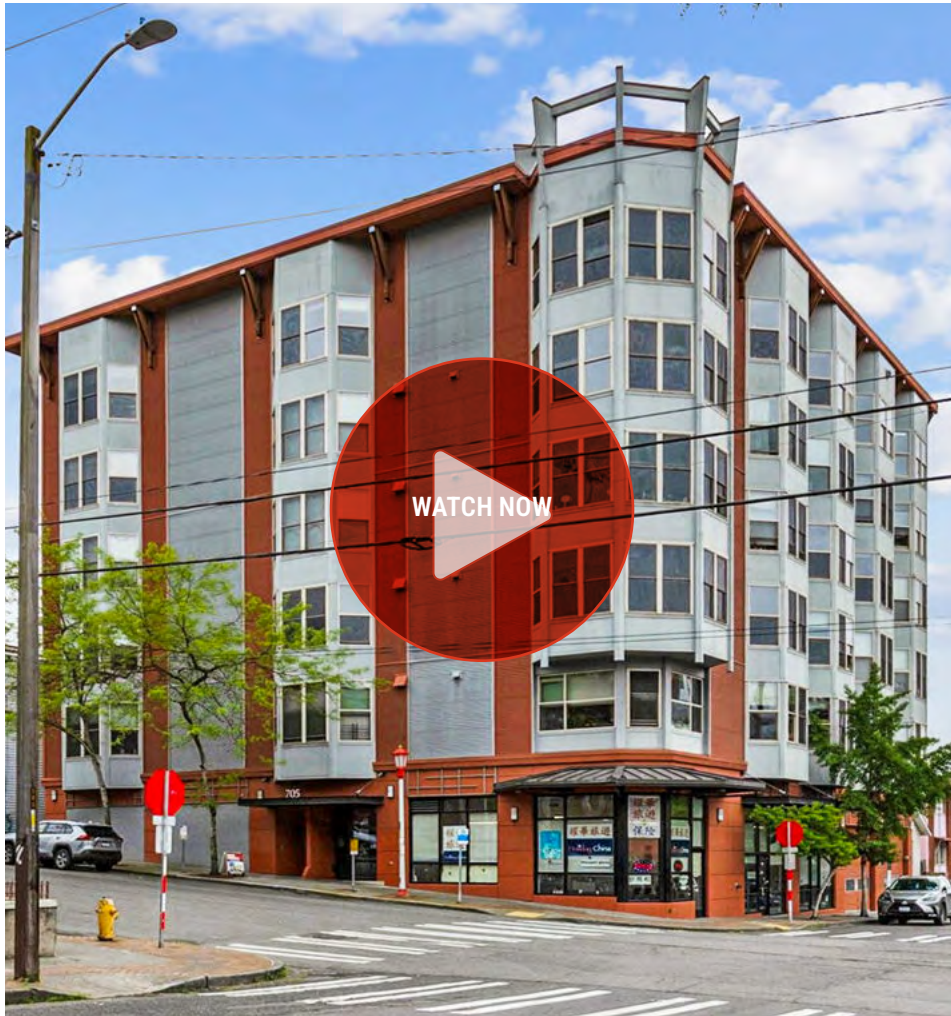
## THE PUGET SOUND REGION

IS HOME TO SOME OF THE WORLD'S MOST SUCCESSFUL BUSINESSES

KEY SECTORS: Aerospace | Agriculture/Food Manufacturing | Clean Technology  
 | Military Services | Information & Communication Technology | Forest Products  
 | Life Science/Global Health

- |    |  |    |  |    |  |
|----|--|----|--|----|--|
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| 19 |  | 20 |  | 21 |  |
| 22 |  | 23 |  | 24 |  |
| 25 |  | 26 |  | 27 |  |
| 28 |  | 29 |  | 30 |  |

# Offering Process |



Property webpage & video tour: [www.orioncp.com/property/705-lofts](http://www.orioncp.com/property/705-lofts)

## OFFERING PROCESS & TIMELINE

ORION is conducting a thoughtful and targeted disposition process designed to engage qualified, well-capitalized buyers while preserving optionality for the Owner. The Property is being offered without a stated asking price; pricing guidance is available to qualified investors upon CA execution.

## TOUR PROCESS & CONFIDENTIALITY AGREEMENT

### TOUR PROCESS

Property tours are available by appointment to qualified buyers following execution of the ORION Confidentiality Agreement. All tours will be coordinated through the ORION broker team to minimize disruption to residents and the commercial tenant. Please do not contact the Owner, on-site staff, or tenants directly under any circumstances.

Tours typically include: building exterior walk, common area access (lobby, hallways, mechanical rooms, garage), a representative vacant or accessible unit interiors.

### TO EXECUTE THE CONFIDENTIALITY AGREEMENT

Qualified parties should contact the ORION broker team listed on the following page to receive the CA. Standard turnaround on CA execution is one business day; access to the due diligence room and tour scheduling follows immediately.

[SUBMIT A CONFIDENTIALITY AGREEMENT HERE](#)

# 705 LOFTS

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ORION Commercial Partners maximizes real estate value through comprehensive project acquisition/disposition, property/asset management, and leasing services. We are a progressive real estate services and investment firm constantly seeking a perfect alignment of interests between us as the service provider and our clients. ORION delivers a

## UNIFIED TEAM APPROACH

to fulfill our client's objectives. Creativity, accountability and focused attention are the hallmarks of our business.

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