

**For Sale**

# Multi-Family Investment Seattle, WA



**NAVIGATE**  
Commercial Real Estate



**Santorini at the Park  
Apartments**  
4902 Aurora Avenue North  
Seattle, WA

**Price**  
(22.4% Interest)  
**\$1,200,000**

**Zoning**  
**C1-55(M)**

**Units**  
**31**

## PROPERTY OVERVIEW

- Opportunity to acquire a 22.4% ownership interest in a stabilized 31-unit multifamily property
- Priced at a 15% minority interest discount to pro-rata market value, consistent with market practice for partial interest acquisitions
- Anticipated mortgage refinance in 2028-2029, creating potential for a significant capital distribution
- Historically low vacancy and strong occupancy performance
- New roof being installed in 2026, reducing near-term capital expenditure needs

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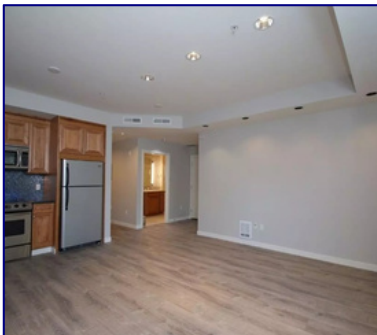
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## PROPERTY PHOTOS



**Population  
within 1 mile  
36,265**

**Median HH  
Income  
\$ 133,714**

**Traffic  
Count  
35,000**

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OWNERSHIP STRUCTURE		PRICING & VALUATION	
Interest Being Offered	22.4%	Asking Price (22.4%)	\$1,200,000
Member B	33.3%	Implied 100% Value	\$5,357,143
Member C	16.7%	King County Assessed Value	\$9,420,000
Member D	16.7%	Mortgage Balance	\$4,328,431
Member E	10.9%	Loan Maturity	09/30/2029
No single member holds a controlling interest.		Loan Rate	3.25%
FINANCIAL PERFORMANCE (2025)		OCCUPANCY & PROPERTY	
Gross Revenue	\$665,804	Total Units	31
Net Operating Income	\$352,932	Occupancy Rate (12/31/2025)	96.8%
3-Year Average NOI (2023-2025)	\$354,000 (estimated)	Average Rent/SF	\$2.48
Mortgage Interest	\$144,796	Scheduled Gross Rent (monthly)	\$52,060
Net Income	\$208,137	Reserve Account Balance	\$176,000
Owner Distributions (full LLC)	\$108,000	Year Built / Effective	2001 / 2011
New Roof Installation			2026
Estimated Annual Distribution to Buyer	\$24,192 (estimated)		

## INVESTMENT HIGHLIGHTS

### Consistent Cash Flow

NOI has averaged an estimated \$354,000 over three years, demonstrating stable, predictable performance. The 22.4% interest has generated an estimated \$24,192 in annual distributions.

### Refinance Upside Event

The mortgage matures September 2029. A refinance at that time creates potential for a significant capital distribution to all members, a near-term liquidity event for a new buyer.

### No Controlling Interest

With five members and no majority holder, the LLC operates by consensus. No single partner can force a sale, refinance, or major capital decision, providing structural protection for all members.

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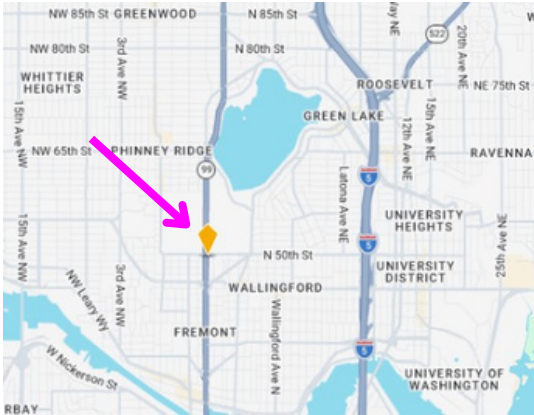
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## LOCATION MAP



## PROPERTY HIGHLIGHTS

- Prime Seattle location in the highly desirable Wallingford neighborhood
- Directly across from Woodland Park and minutes from Green Lake
- Easy access to Downtown Seattle, the University District, and major employment centers
- Walkable to the shops, restaurants, and amenities of Wallingford, Fremont, and Phinney Ridge
- Strong renter demand driven by excellent transit access, recreation, and neighborhood amenities

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