Northmarq

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OFFERING MEMORANDUM

SYDNEY COURT

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EXECUTIVE SUMMARY

INVESTMENT *OVERVIEW*

Northmarq is pleased to present Sydney Court, a 20-unit multifamily investment opportunity located in the highly desirable Hazel Dell neighborhood of Vancouver, Washington. Originally constructed in 1968, the property offers investors a well-maintained apartment community with stable in-place cash flow and attractive value-add potential. The property features a desirable mix of two-bedroom, one-bathroom and three-bedroom, two-bathroom floor plans averaging approximately 858 square feet per unit, with full-size in-unit washers and dryers in every apartment, providing spacious, well-appointed layouts that appeal to a broad tenant base.

Offered at $3,650,000 ($183,000 per unit / $213 per NRSF), the property generates an attractive 6.47% in-place capitalization rate and is currently 95% occupied, demonstrating strong tenant demand and operational stability. Investors have the opportunity to capture additional revenue growth, with current rents approximately 7.89% below market levels. Recent extensive improvements to 18 of the 20 units include, but are not limited to, stainless appliances, quartz counters, new cabinets, flooring, trim, doors and lighting. The unit improvements, along with a new roof in 2022, enhance the property's appeal while minimizing near-term capital expenditure requirements.

Located within the established Hazel Dell submarket of Vancouver, the property benefits from proximity to a major retail corridor anchored by national retailers including Walmart, Target, and Kohl's, as well as the Hazel Dell Marketplace shopping center. Residents enjoy convenient access to shopping, dining, employment centers, and regional transportation routes, supporting continued tenant demand and long-term investment stability.

INVESTMENT *HIGHLIGHTS*

- **Attractive In-Place Yield:** Offered at a 6.53% capitalization rate with stable in-place cash flow and strong current operations.
- **Rental Upside Potential:** Current rents are approximately 7.89% below market, providing a clear mark-to-market opportunity and future revenue growth potential.
- **Strong Occupancy & Demand:** Currently 95% occupied, demonstrating consistent tenant demand and the property's competitive position within the Hazel Dell submarket.
- **Extensive Property Upgrades:** 18 of 20 units have been extensively renovated including but not limited to stainless appliances, quartz counters, new cabinets, flooring, trim, doors and lighting.
- **Desirable Unit Mix & Amenities:** Spacious two- and three-bedroom floor plans averaging 858 square feet per unit, all featuring full-size in-unit washers and dryers, providing a highly desirable amenity for residents.
- **Premier Hazel Dell Location:** Positioned near major retail destinations including Walmart, Target, Kohl's, and Hazel Dell Marketplace, with convenient access to employment centers, dining, and regional transportation corridors.

PROPERTY *SUMMARY*

Address
1016 NE 86th St, Vancouver WA 98665

Year Built
1968

No. of Units
20

Property Type
Low-Rise Apartments

No. of Buildings
2

Net Rentable Area
± 17,400 SF

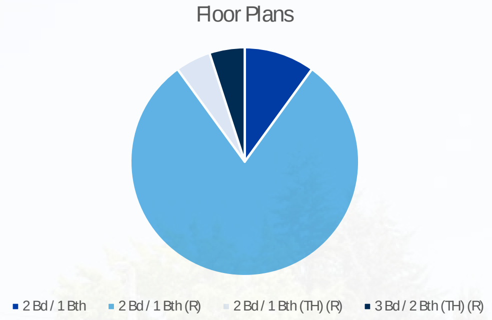
Land Area
± 20,909 SF

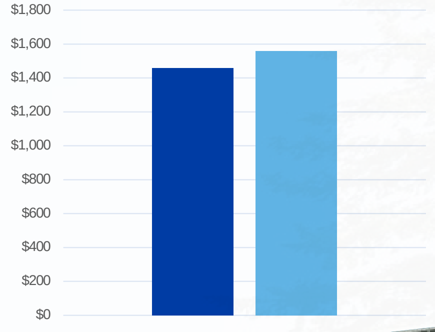
APN
97976011

Parking
Surface: 21

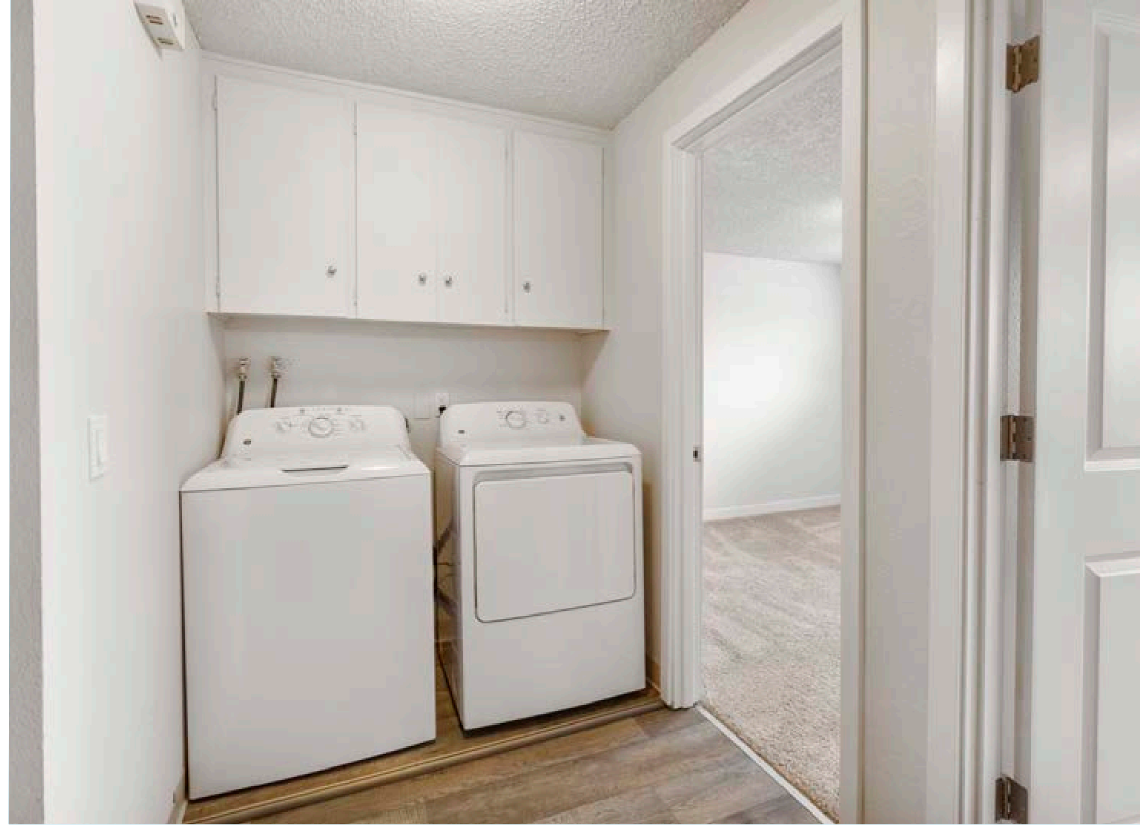
UNIT *MIX*

Type	Count	SF	%	Current		Market	
2 Bd / 1 Bth	2	850	10%	$1,410	$1.66	$1,450	$1.71
2 Bd / 1 Bth (R)	16	850	80%	$1,441	$1.70	$1,550	$1.82
2 Bd / 1 Bth (TH) (R)	1	950	5%	$1,495	$1.57	$1,650	$1.74
3 Bd / 2 Bth (TH) (R)	1	1,150	5%	$1,795	$1.56	$1,795	$1.56
Average	**20 Units**	**870 SF**	**100%**	**$1,459**	**$1.68**	**$1,557**	**$1.79**

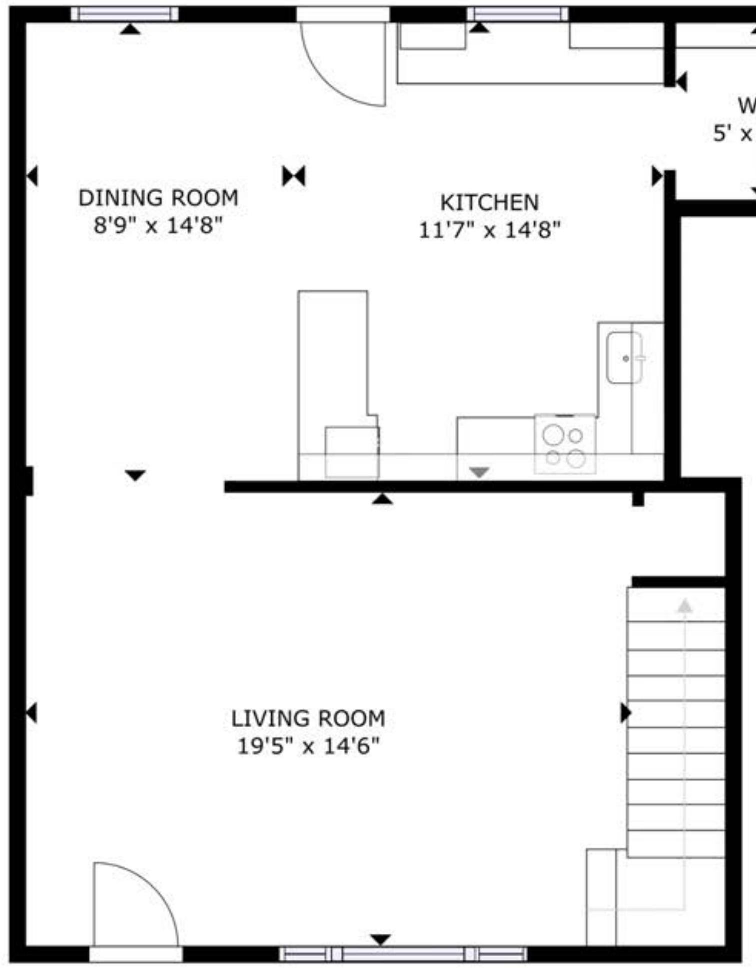




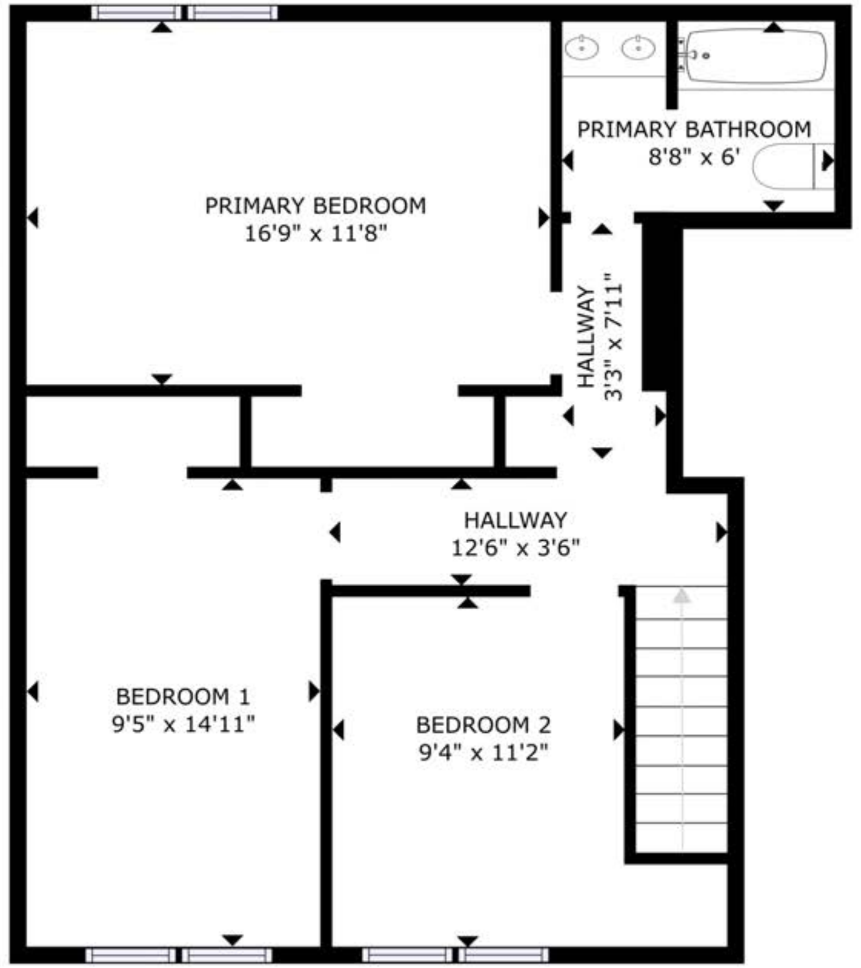
INTERIOR *PHOTOS*



INTERIOR *FLOORPLANS*



FLOOR 1



FLOOR 2

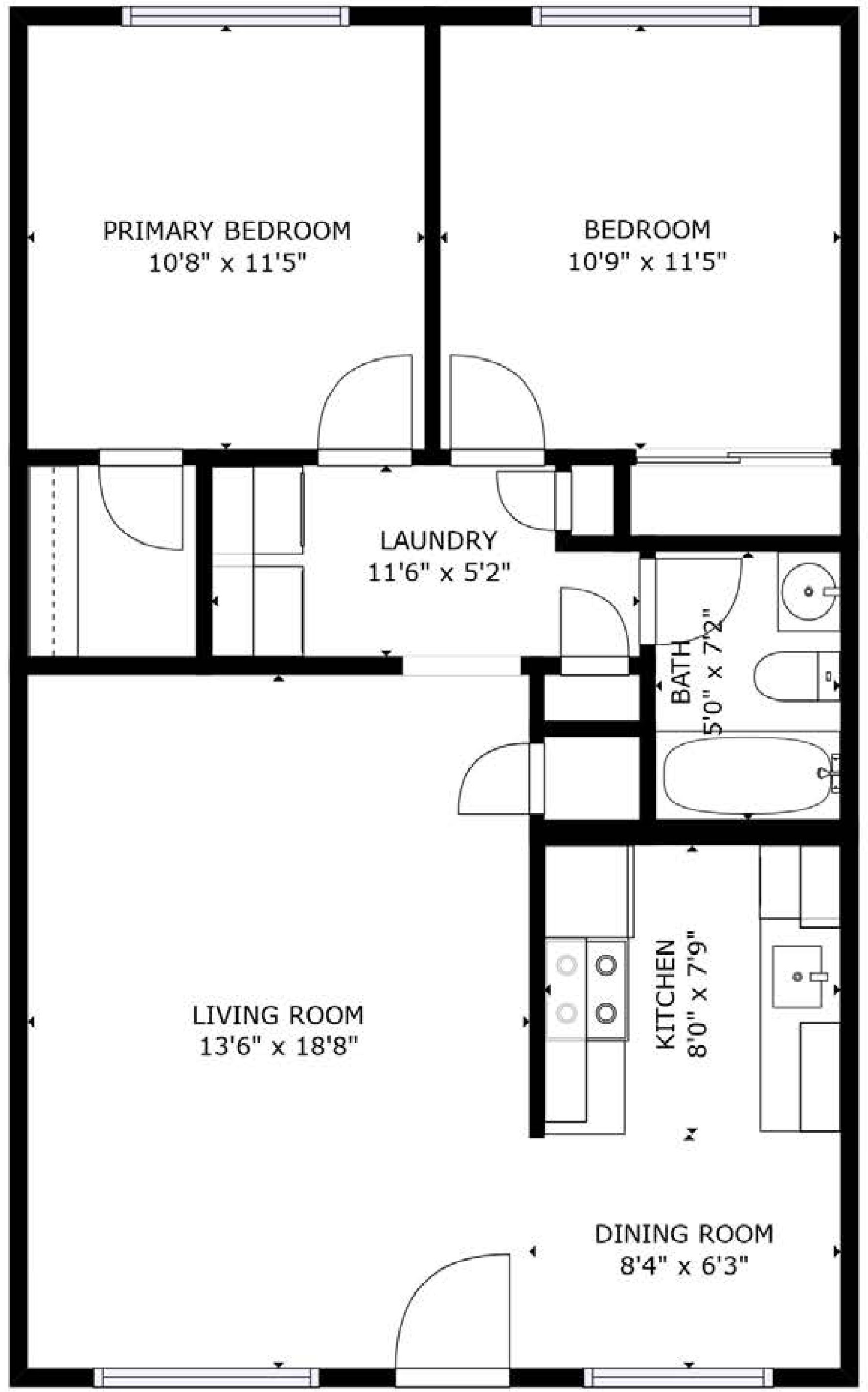
2 BD / 1 BTH TH

950 SF

INTERIOR *FLOORPLANS*

2 BD / 1 BTH

850 SF



02.

FINANCIAL ANALYSIS

INCOME AND *EXPENSES*

PRICE ANALYSIS

LIST PRICE	$3,650,000
Number of Units	20
Price Per Unit	$183,000
Price Per NRSF	$210
Current Cap	6.53%
Current GRM	10.43
Market Cap	7.13%
Market GRM	9.77
Year Built	1968
Approx. Lot Size	± 20,909 SF
Approx. NRSF	± 17,400 SF

INCOME

	CURRENT	MARKET
Gross Potential Rent	$373,740	$373,740
Loss to Lease	($23,700)	$0
Gross Scheduled Rent	$350,040	$373,740
Vacancy	($17,502)	($18,687)
Net Rental Income	**$332,538**	**$355,053**
RUBS	$23,337	$23,337
Pet	$475	$475
Misc. Income	$3,606	$3,606
Total Other Income	**$27,417**	**$27,417**
Effective Gross Income	**$359,955**	**$382,470**

EXPENSES

	CURRENT	MARKET
Maint/Repair:	$9,257	$9,257
Turnover:	$6,838	$6,838
Payroll:	$8,322	$8,322
R&M Payroll:	$4,053	$4,053
Landscaping:	$2,074	$2,074
Marketing:	$5,820	$5,820
Admin:	$2,602	$2,602
Total Controllable Expenses	**$38,965**	**$38,965**
RE Taxes:	$30,074	$30,074
Insurance:	$11,285	$11,285
Utilities W/S/G/E :	$17,778	$17,778
Management:	$18,497	$19,124
Total Non-Controllable Expenses	**$77,634**	**$78,261**
Total Expenses	**$116,599**	**$117,226**
Net Operating Income	**$243,356**	**$265,245**
Reserves:	**$5,000**	**$5,000**
Net Operating Income (After Reserves)	**$238,356**	**$260,245**

RENT *ROLL*

Unit	Type	SF	Current		Market	
1	2 Bd / 1 Bth	850	$1,425	$1.68	$1,450	$1.71
2	2 Bd / 1 Bth (R)	850	$1,395	$1.64	$1,550	$1.82
3	2 Bd / 1 Bth (R)	850	$1,450	$1.71	$1,550	$1.82
4	2 Bd / 1 Bth (R)	850	$1,550	$1.82	$1,550	$1.82
5	2 Bd / 1 Bth (R)	850	$1,450	$1.71	$1,550	$1.82
6	2 Bd / 1 Bth (R)	850	$1,495	$1.76	$1,550	$1.82
7	2 Bd / 1 Bth (R)	850	$1,395	$1.64	$1,550	$1.82
8	2 Bd / 1 Bth (R)	850	$1,395	$1.64	$1,550	$1.82
9	2 Bd / 1 Bth (R)	850	$1,395	$1.64	$1,550	$1.82
10	2 Bd / 1 Bth (R)	850	$1,295	$1.52	$1,550	$1.82
11	2 Bd / 1 Bth (R)	850	$1,450	$1.71	$1,550	$1.82
12	2 Bd / 1 Bth (R)	850	$1,450	$1.71	$1,550	$1.82
13	2 Bd / 1 Bth (R)	850	$1,495	$1.76	$1,550	$1.82
14	2 Bd / 1 Bth	850	$1,395	$1.64	$1,450	$1.71
15	2 Bd / 1 Bth (R)	850	$1,550	$1.82	$1,550	$1.82
16	2 Bd / 1 Bth (R)	850	$1,450	$1.71	$1,550	$1.82
17	2 Bd / 1 Bth (R)	850	$1,395	$1.64	$1,550	$1.82
18	2 Bd / 1 Bth (R)	850	$1,450	$1.71	$1,550	$1.82
19	2 Bd / 1 Bth (TH) (R)	950	$1,495	$1.57	$1,650	$1.74
20	3 Bd / 2 Bth (TH) (R)	1,150	$1,795	$1.56	$1,795	$1.56
Total	**20 Units**	**17,400 SF**	**$29,170**	**$1.68**	**$31,145**	**$1.79**

03.

MARKET COMPARABLES

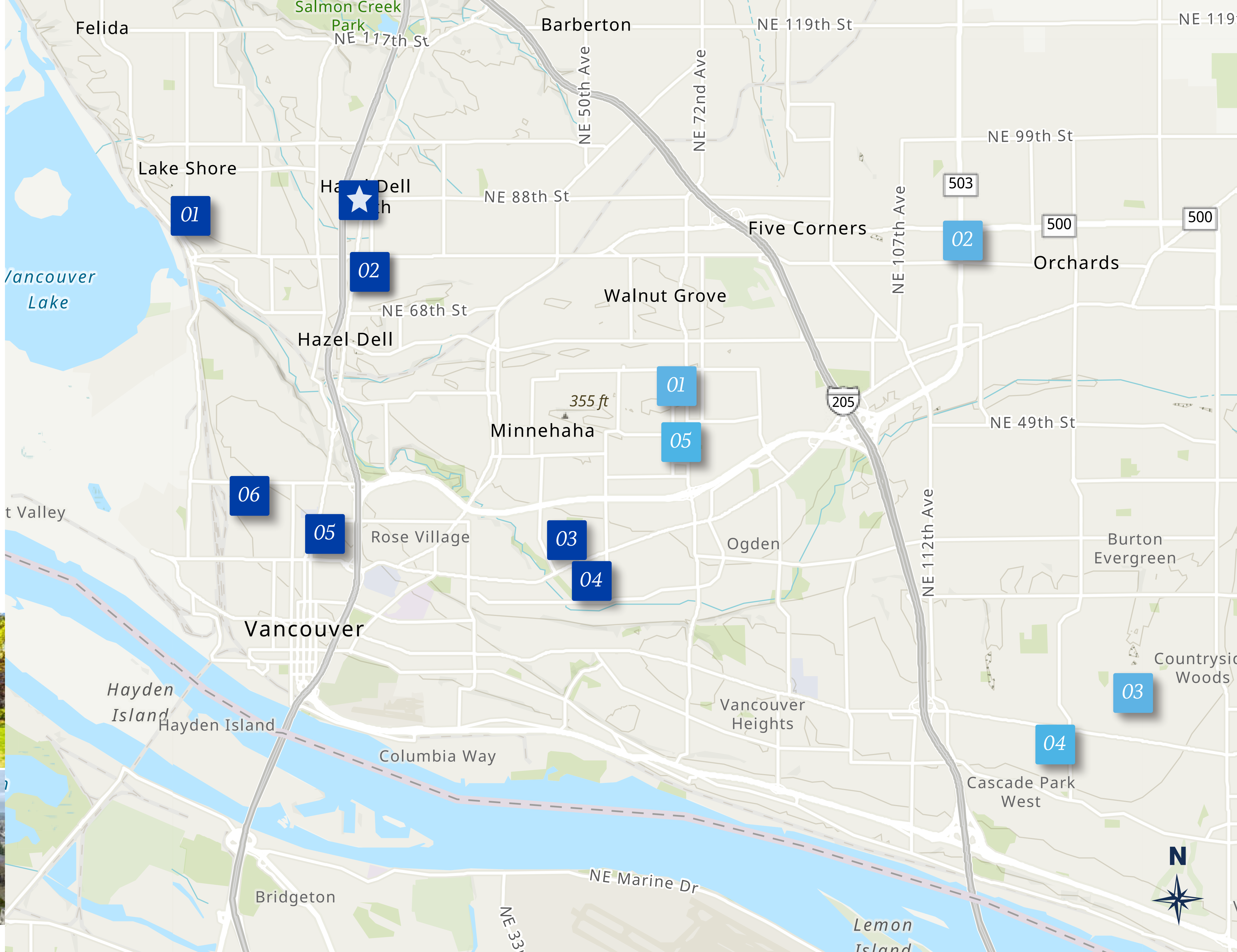
RENT *COMPARABLES*

2 BEDROOM / 1 BATH

	PROPERTY NAME	PROPERTY ADDRESS	UNIT TYPE	AVG SF	RENT	RENT/SF
★	**Sydney Court**	**1016 NE 86th St, Vancouver WA**	**2 Bd / 1 Bth**	**855**	**$1,545**	**$1.81**
01	2102 Kelly	2102 NW Kelly Dr, Vancouver, WA 98665	2 Bd / 1 Bth	823	$1,600	$1.94
02	Rolling Creek	7301 NE 13th Ave, Vancouver, WA 98665	2 Bd / 1 Bth	840	$1,520	$1.81
03	4408 Gibbons	4408 Gibbons St, Vancouver, WA 98661	2 Bd / 1 Bth	900	$1,650	$1.83
04	1912 Carlson	1912 Carlson Rd, Vancouver, WA 98661	2 Bd / 1 Bth	800	$1,550	$1.94
05	Colonial Park	308 E 28th St, Vancouver, WA 98663	2 Bd / 1 Bth	780	$1,575	$2.02
06	Primrose Lane	3510 Kauffman Ave, Vancouver, WA 98660	2 Bd / 1 Bth	850	$1,550	$1.82
	Property Averages			**832**	**$1,574**	**$1.89**

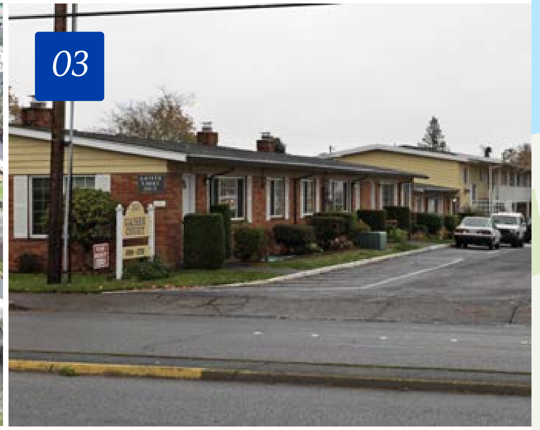
3 BEDROOM / 2 BATH

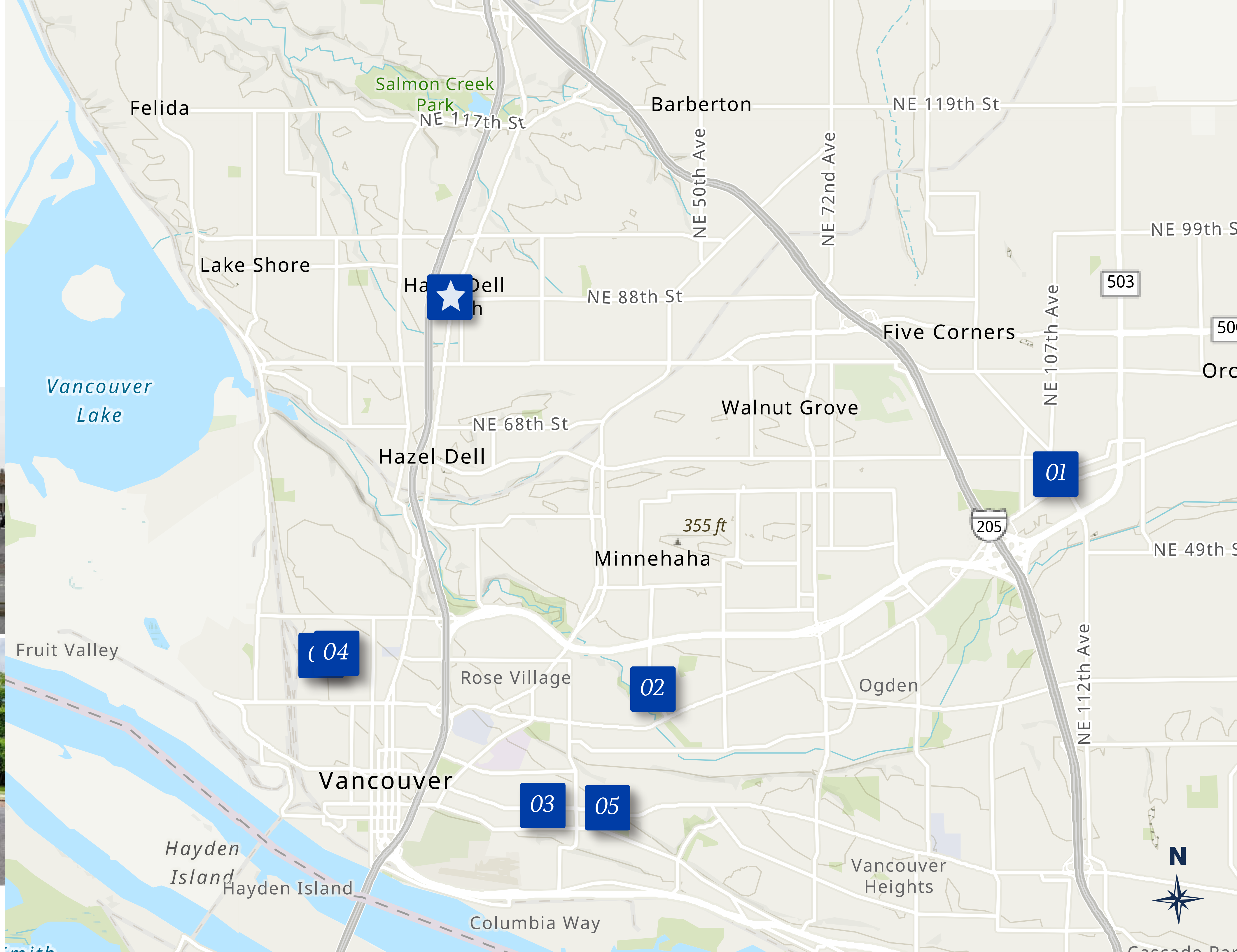
	PROPERTY NAME	PROPERTY ADDRESS	UNIT TYPE	AVG SF	RENT	RENT/SF
★	**Sydney Court**	**1016 NE 86th St, Vancouver WA**	**3 Bd / 2 Bth**	**1,150**	**$1,795**	**$1.56**
01	5313 66th	5313 NE 66th Ave, Vancouver, WA 98661	3 Bd / 2 Bth	1211	$1,845	$1.52
02	7815 117th	7815 NE 117th Ave, Vancouver, WA 98662	3 Bd / 1.5 Bth TH	1200	$1,845	$1.54
03	Coast Pine	14621-14625 NE Coast Pine Ct, Vancouver, WA 98684	3 Bd / 2 Bth	1200	$1,875	$1.56
04	Autumn Park	13213 SE 7th St, Vancouver, WA 98683	3 Bd / 2 Bth	1235	$1,895	$1.53
05	Springfield Meadows	4317 NE 66th Ave, Vancouver, WA 98661	3 Bd / 2 Bth	1057	$1,851	$1.75
	Property Averages			**1,479**	**$1,949**	**$1.33**



SALES *COMPARABLES*

	PROPERTY NAME	PROPERTY ADDRESS	UNITS	YEAR BUILT	SALE DATE	PRICE	PER UNIT	PER NET SF	CAP RATE
★	**Sydney Court**	**1016 NE 86th St, Vancouver WA**	**20**	**1968**	**TBD**	**$3,650,000**	**$182,500**	**$210**	**6.53%**
01	Plainsmen	10701 NE 59th St, Vancouver WA	16	1968	On-Market	$3,500,000	$218,750	$281	7.23%
02	Cottonwood Court	3902 Gibbons St, Vancouver WA	20	1965	On-Market	$3,804,000	$190,200	$262	6.50%
03	Gaiser Court	2415 E Mill Plain Blvd, Vancouver WA	31	1965	2/11/26	$4,851,000	$156,484	$185	5.80%
04	Holly Crest	3102 Harney St, Vancouver WA	12	1968	12/31/25	$2,025,000	$168,750	$241	
05	Edgewood	3218-3230 Edgewood Dr, Vancouver WA	18	1976	5/20/25	$3,185,000	$176,944	$212	5.90%
06	Cedar Village Apartments	3010 Kauffman Ave, Vancouver WA	22	1973	11/25/24	$3,925,000	$178,409	$225	6.97%
							$181,590	**$234**	





04.

LOCATION OVERVIEW

VANCOUVER WASHINGTON

Vancouver, Washington is a city in Clark County situated on the north bank of the Columbia River, directly across from Portland, Oregon. Founded in 1825 and incorporated in 1857 around the historic Fort Vancouver fur trading outpost, it has grown into the fourth most populous city in Washington state, with around 195,000–202,000 residents today — a figure that has surged dramatically since 2020. The city spans nearly 50 square miles, and on clear days offers views of Mount Hood, Mount St. Helens, Mount Rainier, Mount Adams, and Mount Jefferson. Its economy benefits from a no-income-tax business environment, proximity to a labor pool of nearly two million workers within 30 miles, and anchor institutions like Clark College and WSU Vancouver. Major development projects are actively reshaping the city, including a downtown Main Street revitalization, a waterfront gateway development along the Columbia River, and a new walkable mixed-use Heights District. With 82 parks, 20+ miles of trails, and accolades like Travel + Leisure's Best Places to Live in the Western U.S. (2024), Vancouver balances urban growth with strong livability. City leaders are even planning for Vancouver to eventually overtake Tacoma and Spokane as Washington's second-largest city. Though often overshadowed by its neighbor to the south, locals proudly call it "The Couv" — a city very much on the rise.

AREA *DEMOGRAPHICS*

Within 5 miles of the subject property

80,397 2025 TOTAL POPULATION	40.2 MEDIAN AGE OF RESIDENTS	\$505K MEDIAN HOME VALUE	\$112,420 AVERAGE HOUSEHOLD INCOME
0.66% ANNUAL POPULATION GROWTH	11,517 TOTAL BUSINESSES	35,208 RENTER OCCUPIED HOUSEHOLDS	48,009 OWNER OCCUPIED HOUSEHOLDS

LOCAL ATTRACTIONS

VANCOUVER WATERFRONT PARK

Vancouver Waterfront Park stretches along the Columbia River as one of the city's most beloved gathering spots, offering wide, paved paths perfect for walking, jogging, or wheeling along the water. Benches and seating areas invite visitors to slow down and take in the view, while a splash pad keeps families entertained and public art installations and historical signage add character throughout the grounds. Anchoring it all is the Grant Street Pier, a striking architectural landmark designed by artist Larry Kirkland that earned an Engineering Excellence award in 2019 and serves as the park's visual centerpiece. As the sun dips toward the horizon, the waterfront becomes one of the area's best sunset spots, with evening lights casting a warm glow over the park. A growing lineup of restaurants and bars lines the edges, making it easy to grab a bite or a drink after a stroll. Best of all, the park is free and open around the clock, ready to enjoy any time of day.

ESTHER SHORT PARK

Downtown Vancouver, WA revolves around historic Esther Short Park, the five-acre square that anchors the city's events and entertainment scene. Dating back to 1853, it holds the title of the oldest public park in the Northwest, yet it's been thoughtfully developed into a modern urban plaza. Visitors can wander through a Victorian rose garden, cool off at an interactive fountain, watch a show under the covered performance pavilion, or let kids loose on an inclusive playground built for all abilities. The park's standout feature is arguably the 69-foot Salmon Run Bell Tower, where a glockenspiel diorama periodically comes to life to share the story of the Chinook people. Rounding out the scene are several public art pieces, including a nearly hundred-year-old sculpture honoring "Pioneer Mother" Esther Short herself.

Northmarq

SYDNEY COURT

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