

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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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
Less Principal Paid	(\$117,877)	Year Built / Effective	2001 / 2011
Cash Available for Distribution	\$90,260	New Roof Installation	2026
Owner Distributions (full LLC)	\$108,000		
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.

Information has been obtained from sources considered reliable but has not been independently verified for accuracy or completeness. Navigate Commercial Real Estate makes no representations or warranties as to the accuracy or completeness of the information provided. All interested parties are encouraged to conduct their own independent investigation and due diligence.

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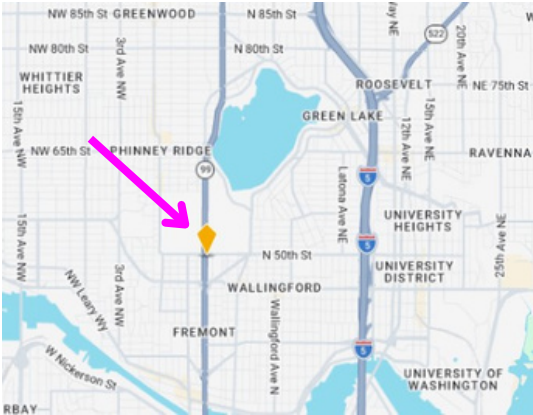
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LOCATION MAP



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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