OFFERING MEMORANDUM

47 Unit **Shovel Ready** Development Opportunity

LUNA APARTMENTS

3012 and 3016 Everett Ave
Everett, WA

Presented by

Rob Serviss

Serviss Commercial / RE/MAX Elite

425-971-4060
www.ServissCommercial.com

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CONFIDENTIALITY & DISCLAIMER

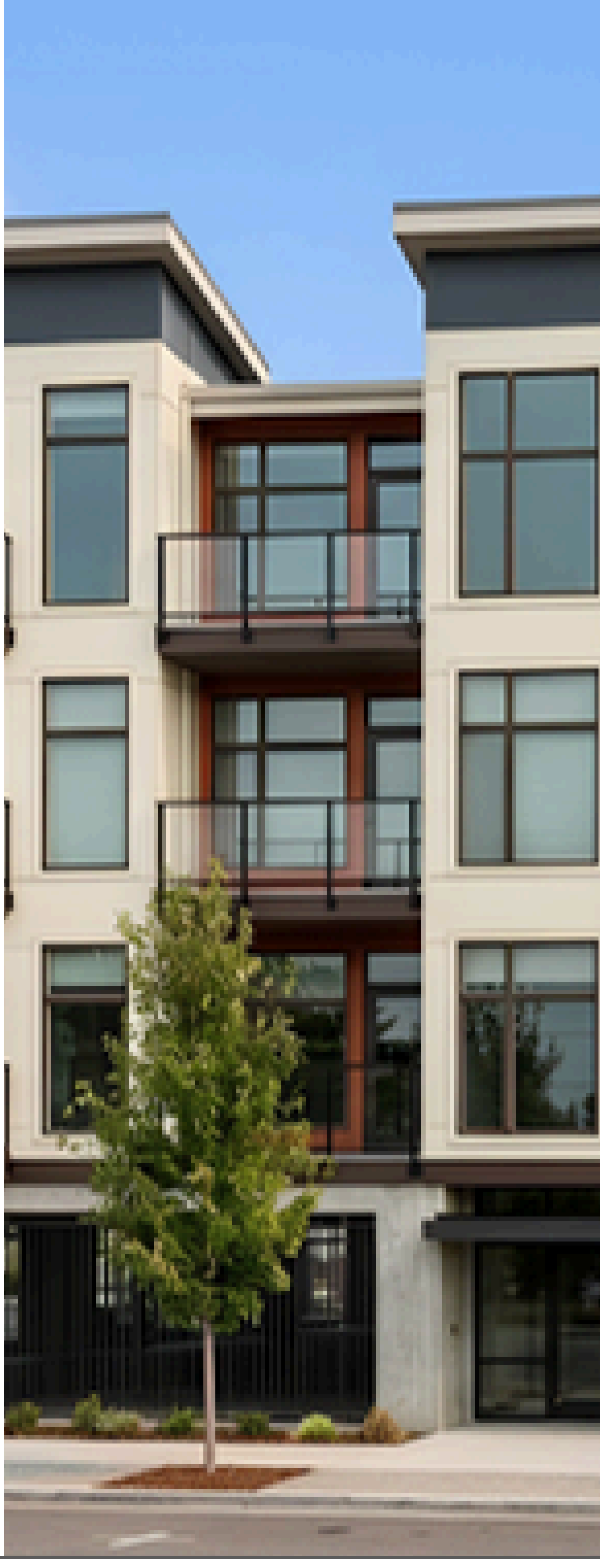
This Offering Memorandum has been prepared for the purpose of providing prospective purchasers with general information regarding Luna Apartments, a proposed 47 unit apartment development opportunity located at 3012 and 3016 Everett Ave, Everett, WA.

All information contained herein has been obtained from the seller, public records, City of Everett permit materials, consultant documents, financial modeling, and other sources believed to be reliable. However, neither the seller, RE/MAX Elite, Serviss Commercial, nor any of their agents, advisors, affiliates, or representatives makes any representation or warranty as to the accuracy, completeness, or continued validity of the information provided.

All permit status, entitlement status, development feasibility, construction costs, utility availability, fee obligations, covenant requirements, MFTE benefits, rent assumptions, operating assumptions, and financial projections must be independently verified by each prospective buyer and its own architects, engineers, attorneys, contractors, lenders, tax advisors, and other consultants.

Any financial information included in this memorandum is provided for discussion purposes only and should not be relied upon as a guarantee of future performance. Actual development costs, rents, operating expenses, financing terms, cap rates, timelines, and returns may differ materially from the assumptions shown.

By accepting this memorandum, the recipient agrees to use it solely for evaluating a potential purchase of the property and not to reproduce or distribute it without prior written consent from Serviss Commercial. No agreement shall exist unless and until a definitive purchase and sale agreement has been fully executed by all parties.



EXECUTIVE SUMMARY

A Shovel Ready 47 Unit Apartment Development Opportunity in Downtown Everett

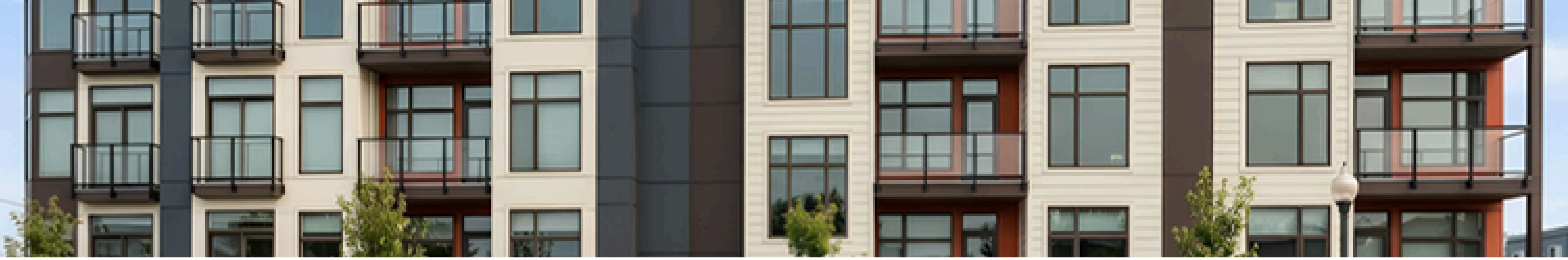
Luna Apartments is a planned 47 unit multifamily development located at 3012 and 3016 Everett Ave in downtown Everett, WA. The offering provides a buyer the opportunity to acquire a substantially advanced apartment development site with building and public works permits approved pending final covenant processing.

The seller has completed significant predevelopment work, including architectural plans, civil plans, structural plans, landscape plans, permit review, and engineering coordination. Rather than starting with raw land, a buyer can step into a project that has already moved through the most time intensive portions of the design and approval process.

The project is positioned for workforce housing demand in downtown Everett, with access to employment, transit, services, regional transportation, and the broader Snohomish County housing market. The site is near the Port of Everett and Naval Station Everett.

OFFERING DETAILS

Asking Price	$2,385,000
Address	3012 and 3016 Everett Ave, Everett, WA
Project	Luna Apartments
Planned Units	47
Asset Type	Multifamily Development Site
Delivery	Shovel ready development site
Permit Status	Building and public works permits approved pending final covenant processing
Zoning	MU4 (Mixed-Use 4)
Opportunity Zone:	Located within designated Opportunity Zone 2.0, buyer to verify
Site Size	0.36 Acres
Parcel Numbers	00593663800500, 00593663800100
MFTE	12 year MFTE structure, buyer to verify
Deal Room	Full deal room materials include permit documents, plan sets, City review materials, geotechnical report, environmental reports, MFTE documentation, and supporting due diligence.



PERMIT AND ENTITLEMENT SUMMARY

Building Permit	**B2101-035**	Approved pending final covenant processing	Buyer to verify
Public Works Permit	**PW2101-030**	Approved pending final covenant processing	Buyer to verify
MFTE Contract		12 year MFTE exemption structure	Buyer to verify final requirements
Covenant		Final covenant processing pending	Buyer to verify status and obligations
Plan Sets		Architectural, civil, structural, and landscape materials available to qualified buyers	City confirmed 2015 Energy Code eligible
City Materials		Permit documents and review materials available through City of Everett public records and deal room	

The project has advanced through extensive City review. The OM summarizes the current permit and entitlement position, but all buyers must independently verify permit status, remaining conditions, fees, covenant obligations, and issuance requirements with the City of Everett and their own consultants.

DEVELOPMENT FINANCIAL OVERVIEW

FINANCIAL OVERVIEW

Note: Financial information is based on the current Luna proforma model, with certain cost figures rounded for presentation, and is provided for discussion purposes only. Buyers must rely on their own underwriting.

Key Underwriting Assumptions	
Planned Units	47
Construction Period	15 months
Lease Up Period	9 months
Vacancy and Credit Loss	5.9%
Exit Cap Rate	5.3%
Cost of Sale	7.0%
Loan to Cost	65%
Construction Loan Rate	7.5%

Section 1: Revenue and NOI	
Gross apartment rent	$1,205,016
Other income	$150,000
Gross potential revenue	$1,355,016
Vacancy and credit loss	5.9 percent
Effective gross income	$1,275,070
Total operating expenses	$155,559
Stabilized NOI	$1,119,511

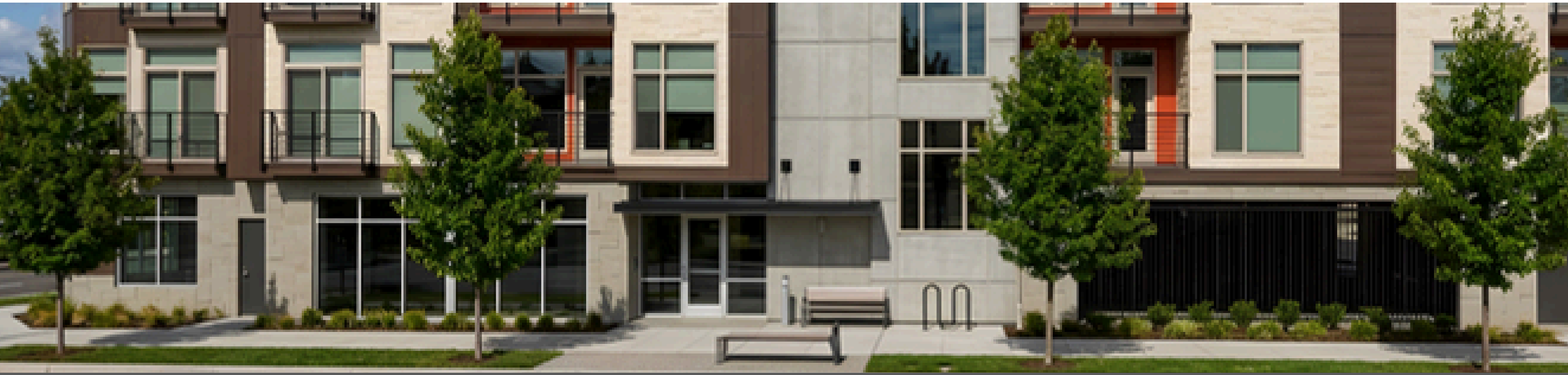
Section 2: Valuation	
Exit cap rate assumption	5.3 percent
Estimated stabilized value	$21,122,854
Cost of sale assumption	7.0 percent
Estimated net sale proceeds	$19,644,254

Section 3: Cost Stack and Land	
Estimated project cost excluding land	$13,600,000
Land Asking Price	$2,385,000
Total project cost including land	$15,985,000
Illustrative Project Spread	$3,659,254

UNIT MIX AND RENT SCHEDULE

Unit Type	Unit Count	Average SF	Market Rent Per Month	Annual Rent
Micro	3	328	$1,581	$56,916
Studio	2	450	$1,675	$40,200
1BR	6	550	$1,925	$138,600
1BR + Den	27	600	$2,175	$704,700
2BR	9	760	$2,450	$264,600
Total	47			$1,205,016

The unit mix is designed to serve downtown Everett renter demand with efficient unit sizes and attainable market rents. Rent projections sourced via local property managers and recently leased units.



COST AND DEVELOPMENT ASSUMPTIONS

PUD Vault and Pre-Site Work	$107,500
Construction, Sitework, Demo and Abatement	$10,902,938
Soft costs	$662,000
Financing costs	$929,418
Sales tax on hard costs	$1,079,391
Less PUD credits	($76,000)
Total project cost excluding land	$13,605,246
Land asking price	$2,385,000
Total project cost including land	$15,990,246

Construction Period
15 Months

Lease-up Period
9 Months

Loan to Cost
65%

Construction Loan Rate
7.5%

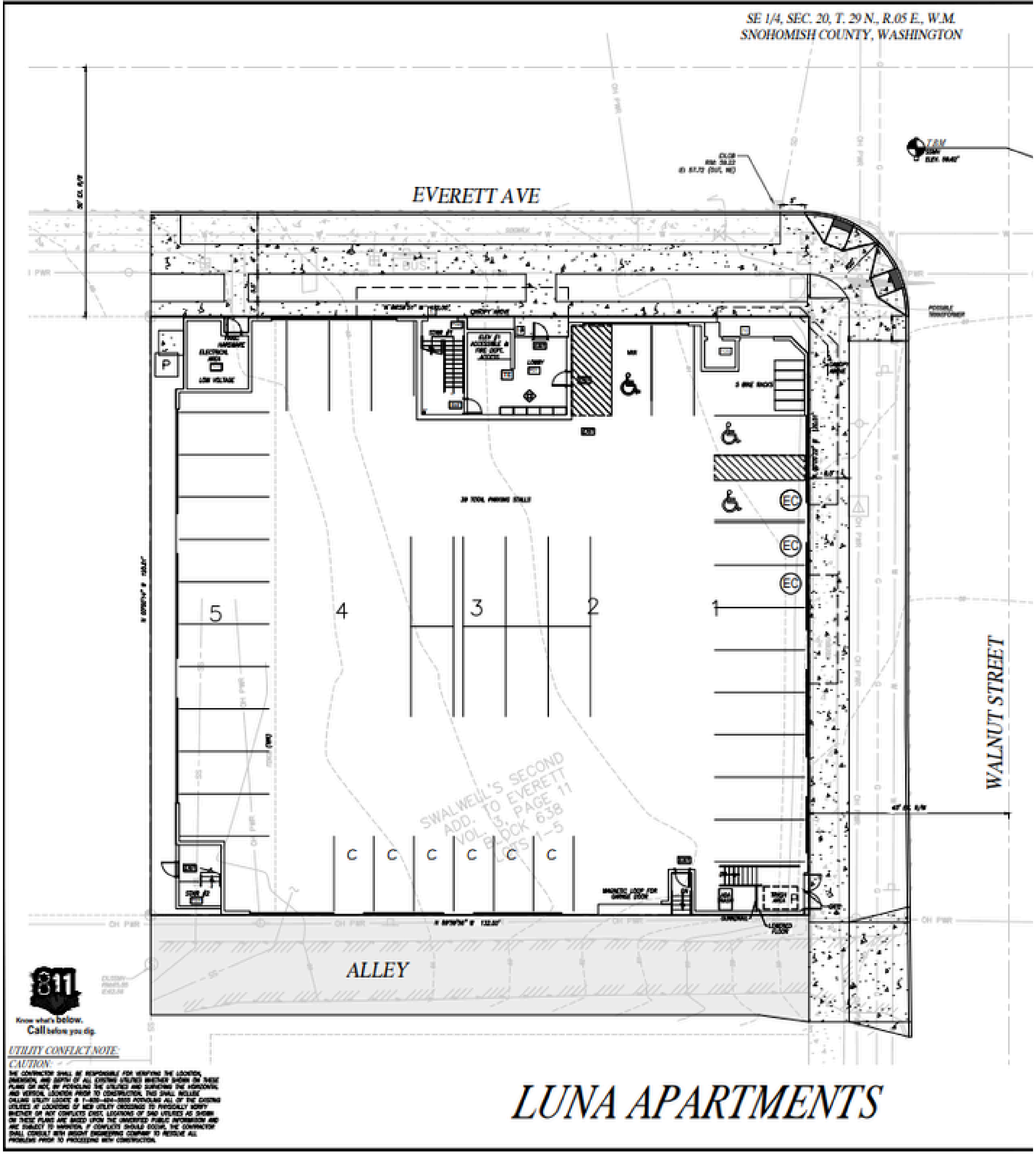
Vacancy and Credit Loss
5.9%

Exit Cap Rate
5.3%

Note: Cost figures include estimates and placeholders and should be verified with actual bids, lender quotes, consultants, and City fee confirmations.

SITE ORIENTATION AND LAYOUT

Civil site exhibit shown for general orientation. Full civil, architectural, structural, and landscape plan sets are available to qualified buyers. Buyer to verify final approved plans and permit documents.

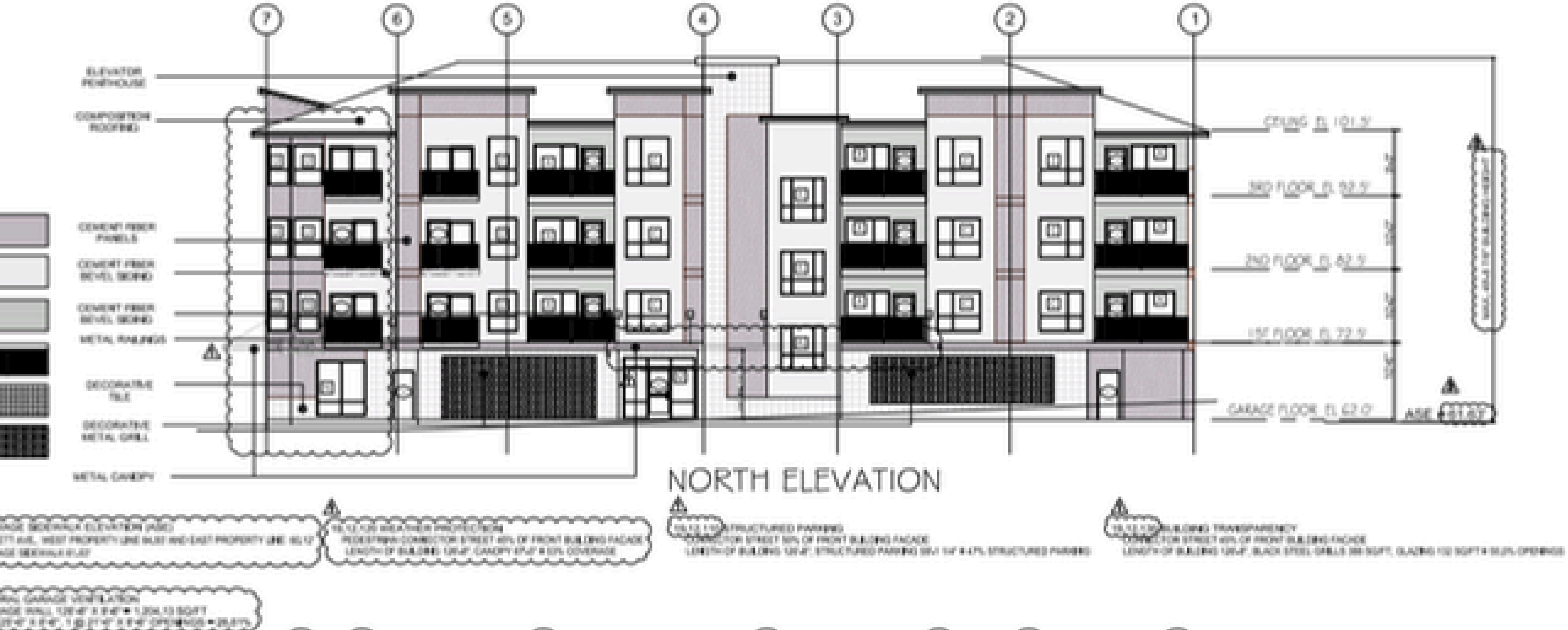


RENDERINGS AND ELEVATIONS

Project rendering shown for visual reference. Full architectural plans and elevations are available to qualified buyers. Buyer to verify final approved design, materials, and plan details. Potential upper-level territorial views, buyer to verify.

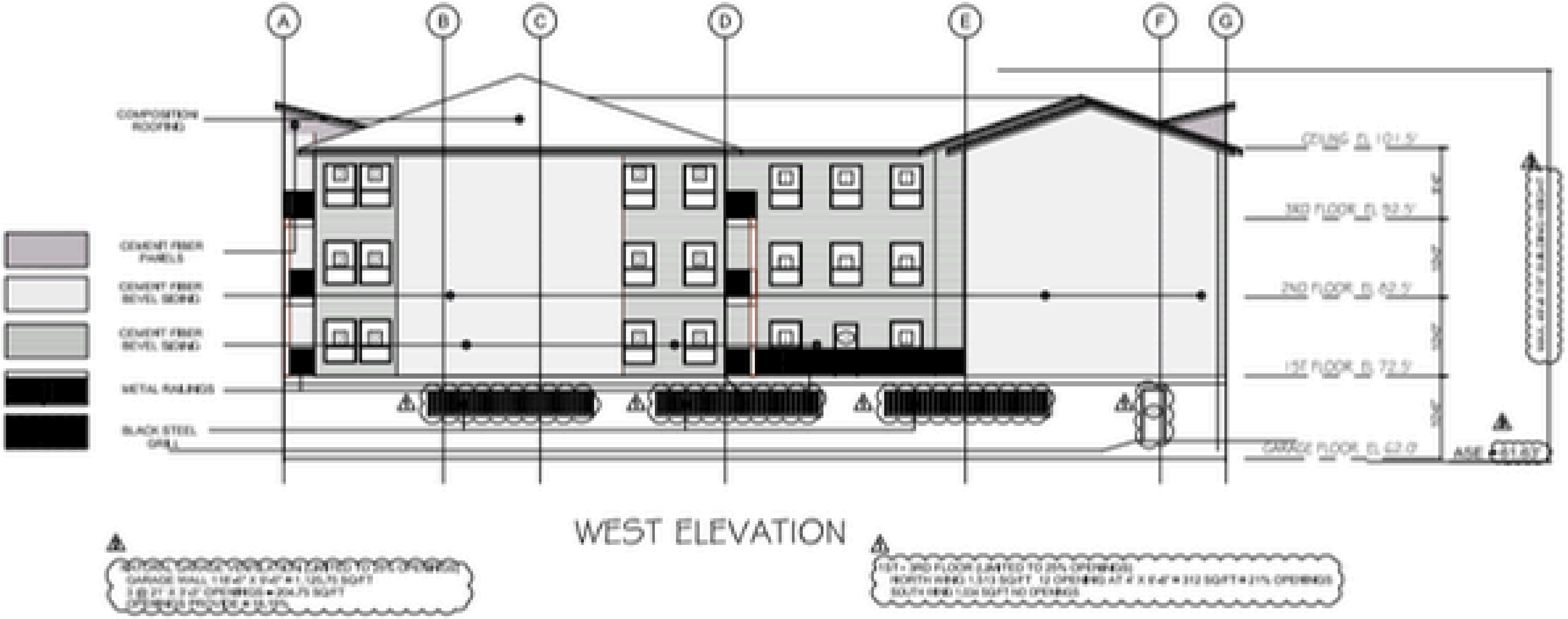
REPRESENTATIVE FLOOR PLAN

Illustrative floor plan exhibit based on architectural drawings and provided for general orientation only. Not to scale. Full architectural plans are available to qualified buyers. Buyer to verify final approved unit layouts, dimensions, and plan details.



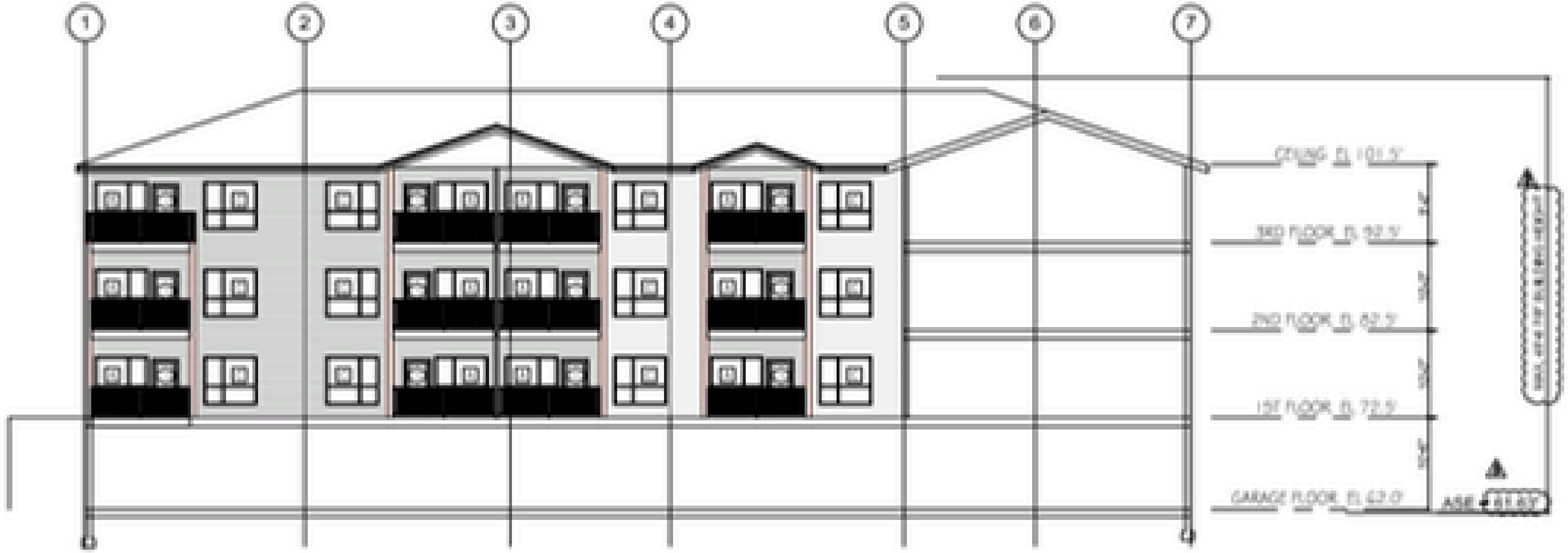
NORTH ELEVATION

EAST ELEVATION

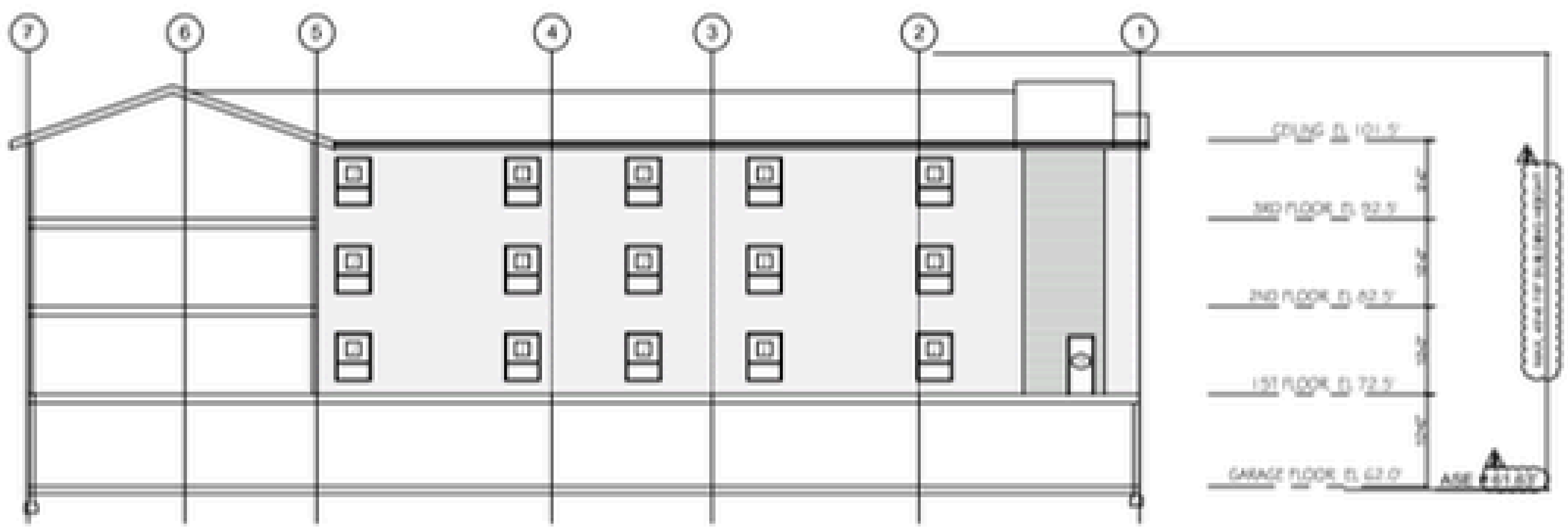


WEST ELEVATION

SOUTH ELEVATION



NORTH - COURTYARD



SOUTH - COURTYARD

SITE AERIAL

3012 and 3016 Everett Ave, Everett, WA

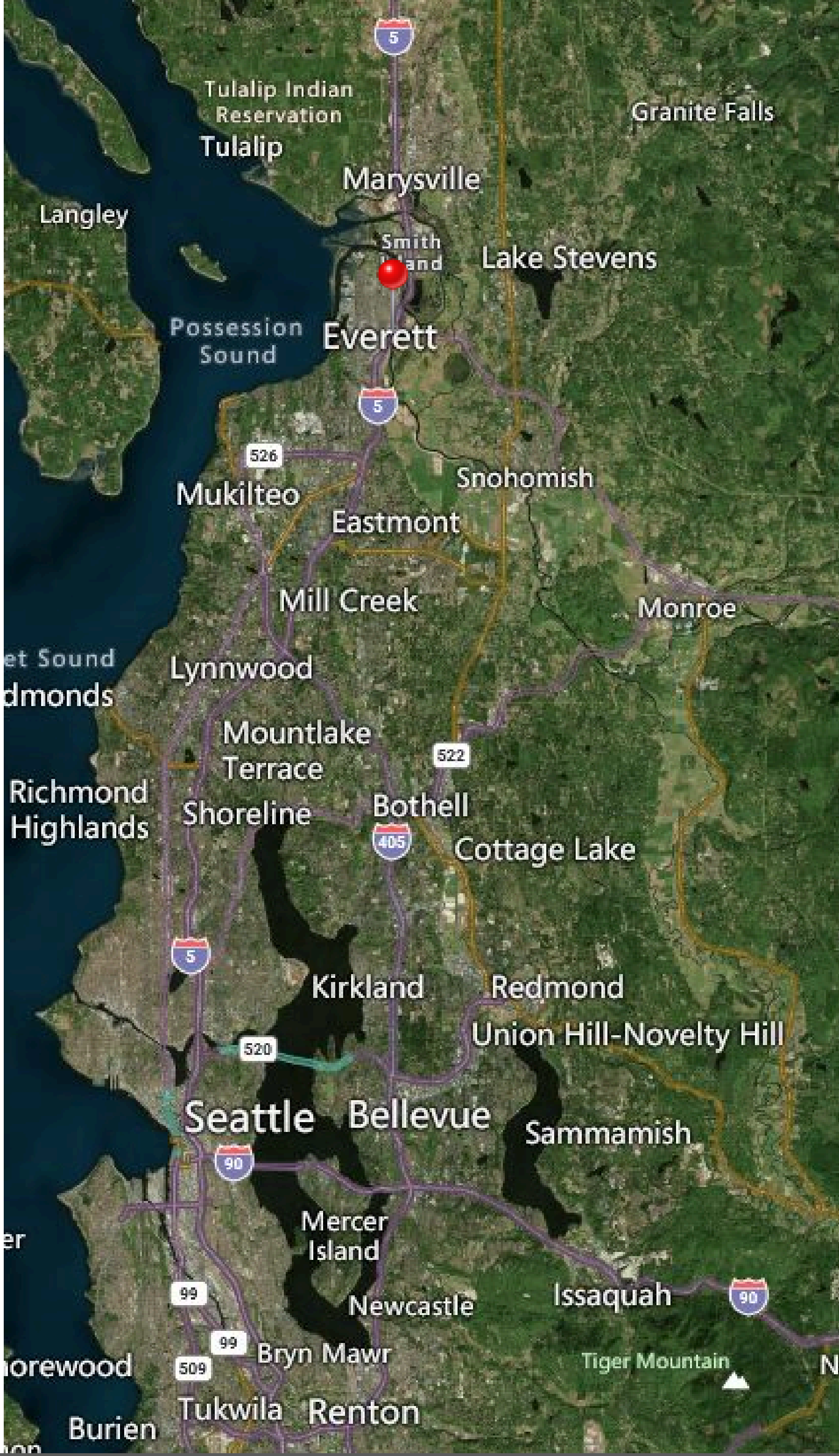
Location Overview

REGIONAL LOCATION

Luna Apartments is positioned in downtown Everett with direct access to the broader Puget Sound corridor. The site is located near I 5 and Highway 2, placing it approximately:

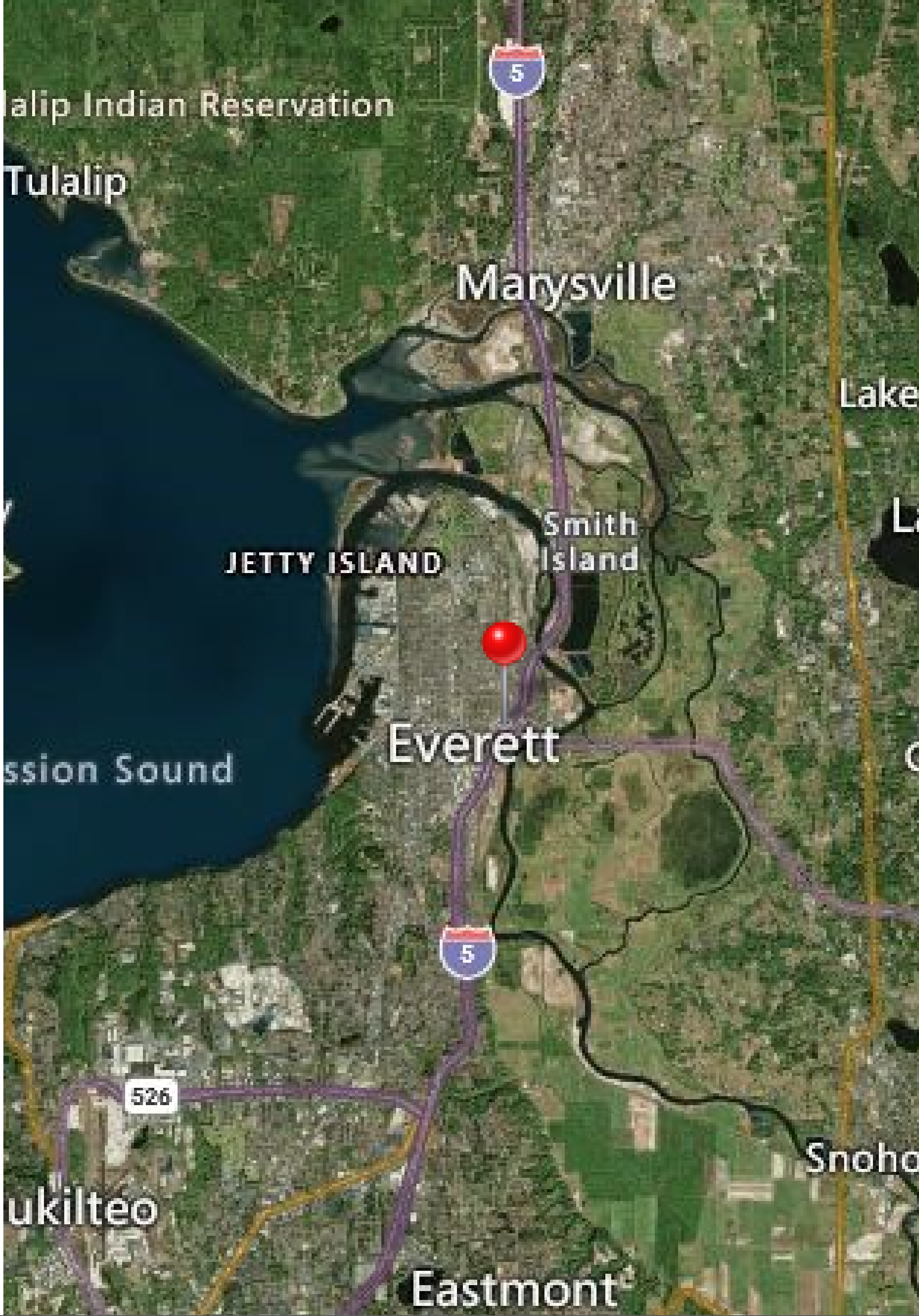
- 1.7 miles to Everett Station and Future Link Light Rail Station
- 2.3 miles to Naval Station Everett
- 2.8 miles from Port of Everett
- 28 miles north of Seattle
- 8 miles from Paine Field
- 43 miles from SeaTac Airport
- 60 miles south of Bellingham
- 85 miles south of the Canadian border

This location provides access to major employment centers, regional transportation routes, the Port of Everett, Paine Field, and North Puget Sound communities including Marysville, Lake Stevens, Snohomish, Mukilteo, and Lynnwood.



AMENITIES AND ACCESS

MARKET OVERVIEW



MARKET OVERVIEW

Luna Apartments is positioned for renters seeking newer, efficient housing at a more attainable price point than Seattle and Eastside alternatives. Downtown Everett offers access to employment, transit, medical services, civic amenities, the waterfront, Paine Field, the Port of Everett, and regional transportation corridors. The project's unit mix is weighted toward efficient studios, one bedroom units, and one bedroom plus den units, creating a rent profile designed to serve working renters while supporting new construction economics.

- Downtown Everett location with access to transit, services, and employment
- Efficient unit mix designed for attainable new construction rents
- MFTE structure expected to reduce improvement tax burden, buyer to verify
- Regional affordability advantage compared with Seattle and Eastside urban locations
- Advanced permit position reduces timing risk compared with raw land
- Proximity to Naval Station Everett adds another source of renter demand, with many service members seeking off base rental housing in the surrounding market

DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
2025 Total Population	13,324	48,481	132,586
2025 Total Households	6,128	20,715	51,029
2025 Daytime Population	25,009	65,895	134,187
2025 Workers	18,920	43,456	72,305
2025 Renter Occupied Housing Units	62.6%	52.5%	39.9%
2025 Median Household Income	$70,067	$81,385	$99,426
2025 Avg Household Income	$88,575	$107,421	$123,428
2025 Avg Household Size	2.10	2.26	2.56

The surrounding trade area supports the project's workforce housing thesis, with a meaningful residential base, strong nearby daytime population, and a substantial concentration of workers within close proximity to the site. Renter occupied housing levels help support apartment demand, while household income and average household size align with an efficient unit mix focused on micro, studio, one bedroom, and one bedroom plus den units. Together, these indicators point to a downtown Everett location with both local renter depth and employment driven demand.

OFFER INSTRUCTIONS

- Offers will be reviewed as received. Seller reserves the right to set a formal call for offers date.
- Offer submissions should include:
- Purchase price
- Earnest money amount
- Feasibility period
- Closing timeline
- Financing contingency, if any
- Buyer entity name
- Proof of funds or capital source
- Summary of development experience or intended development partner
- Requested seller deliverables
- Broker contact information, if any
- Preferred terms:
- Strong certainty of closing
- Short and focused feasibility period
- Clear capital source
- Limited contingencies
- Buyer familiarity with multifamily development and City permit review

SERVISS COMMERCIAL

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ROB SERVISS
425-971-4060
rob@serrvisscommercial.com
www.servisscommercial.com

RE/MAX Elite
1800 Bickford Ave #206
Snohomish, WA 98290