

# McKay Chhan Team | Done Deals



## Apartment Closings

| PROPERTY   | PRICE       | UNITS | SF     | PRICE/UNIT   | PRICE/SF | CAP   | SALE DATE |
|--|-------------|-------|--------|--------------|----------|-------|-----------|
| <b>Sherrydon Apartments</b><br>411 Bellevue Ave E<br>Seattle, WA 98102   | \$4,100,000 | 14    | 10,970 | \$292,857    | \$373.75 | 4.15% | Mar-16    |
| <b>Anna Apartments</b><br>9447 166th Avenue NE<br>Redmond, WA 98052      | \$4,430,000 | 18    | 14,436 | \$246,111    | \$306.87 | 5.00% | Jan-16    |
| <b>1500 16th Avenue<br/>Seattle, WA 98102</b>                            | \$2,600,000 | 10    | 7,400  | \$260,000    | \$351.35 | 2.47% | Jan-16    |
| <b>Gladstone Apartments</b><br>2038 Yale Ave E<br>Seattle, WA 98102      | \$1,850,000 | 6     | 5,374  | \$308,333    | \$344.25 | 5.21% | Dec-15    |
| <b>Broadmore Apartments</b><br>423 Terry Ave<br>Seattle, WA 98104        | \$9,150,000 | 33    | 31,200 | \$277,273    | \$293.27 | 4.44% | Nov-15    |
| <b>Cranmore Apartments</b><br>3301 Beacon Ave S<br>Seattle, WA 98144     | \$4,800,000 | 22    | 13,565 | \$218,181.82 | \$353.85 | 5.88% | Sep-15    |
| 1211 E Olive St<br>Seattle, WA 98122                                     | \$860,000   | 3     | 1,900  | \$286,666.67 | \$452.63 | 4.11% | Aug-15    |
| <b>Dorchester Apartments</b><br>4857 Fauntleroy Way<br>Seattle, WA 98116 | \$1,600,000 | 12    | 6,648  | \$133,333    | \$240.67 | 5.50% | Feb-15    |
| 1633 10th Avenue W<br>Seattle, WA 98119                                  | \$940,000   | 6     | 3,472  | \$156,667    | \$270.74 | 5.00% | Feb-15    |

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## Apartment Closings, *cont'd*

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|--|--------------|-------|--------|------------|----------|-------|-----------|
| <b>Newport Heights</b><br>5600 152nd Street<br>Tukwila, WA 98188           | \$10,525,000 | 80    | 63,423 | \$131,563  | \$165.95 | 5.70% | Dec-14    |
| <b>Prince of Wales Apartments</b><br>1818 20th Avenue<br>Seattle, WA 98122 | \$8,765,000  | 38    | 17,229 | \$230,658  | \$508.74 | 4.40% | Sep-14    |
| 634 W Nickerson Street<br>Seattle, WA 98119                                | \$475,000    | 3     | 2,010  | \$158,333  | \$236.32 | 4.80% | Aug-14    |
| <b>1711 Apartments</b><br>1711 12th Avenue<br>Seattle, WA 98122            | \$10,000,000 | 37    | 18,679 | \$270,270  | \$535.36 | 4.70% | Jul-14    |
| <b>Cedarview</b><br>30 N Sheppard Place<br>Kennewick, WA 99336             | \$1,200,000  | 21    | 16,068 | \$57,143   | \$74.68  | 6.08% | May-14    |
| <b>Tweedt</b><br>609 N Tweedt Street<br>Kennewick, WA 99336                | \$795,000    | 15    | 15,000 | \$53,000   | \$53.00  | 8.08% | May-14    |
| <b>Seattle View Apartments</b><br>1527 12th Avenue S<br>Seattle, WA 98144  | \$4,288,000  | 24    | 18,618 | \$178,667  | \$230.31 | 5.30% | Apr-14    |
| <b>Chateau Gardens</b><br>311 Aloha Street<br>Seattle, WA 98109            | \$1,137,500  | 10    | 5,200  | \$113,750  | \$218.75 | 4.40% | Apr-14    |
| <b>Sunset Villa</b><br>23122 76th Avenue W<br>Edmonds, WA 98026            | \$2,470,000  | 20    | 17,140 | \$123,500  | \$144.11 | 5.00% | Feb-14    |

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|--|--------------|-------|--------|------------|----------|-------|-----------|
| <b>Beacon Hill 7-Unit</b><br>1532 14th Avenue S<br>Seattle, WA 98144   | \$775,000    | 7     | 5,188  | \$110,714  | \$149.38 | 6.30% | Dec-13    |
| 4123 Whitman Avenue N<br>Seattle, WA 98103                             | \$1,180,000  | 6     | 4,615  | \$196,667  | \$255.69 | 4.70% | Oct-13    |
| <b>Lake Union View</b><br>1013 Aurora Avenue N<br>Seattle, WA 98109    | \$2,775,000  | 10    | 7,238  | \$308,333  | \$383.39 | 6.00% | Oct-13    |
| 3967 Fremont Avenue N<br>Seattle, WA 98103                             | \$1,005,000  | 5     | 3,916  | \$201,000  | \$256.64 | 4.60% | Oct-13    |
| 915 1st Avenue N<br>Seattle, WA 98109                                  | \$1,073,000  | 5     | 3,380  | \$214,600  | \$317.46 | 4.70% | Sep-13    |
| <b>Sunset Villa</b><br>6736 24th Avenue NW<br>Seattle, WA 98117        | \$2,500,000  | 18    | 11,890 | \$138,889  | \$210.26 | 3.40% | Aug-13    |
| 7432 4th Avenue NE<br>Seattle, WA 98115                                | \$1,750,000  | 9     | 7,862  | \$194,444  | \$222.59 | 4.10% | May-13    |
| <b>Elliot Bayview</b><br>151 John Street<br>Seattle, WA 98109          | \$14,650,000 | 41    | 28,309 | \$357,317  | \$517.50 | 3.30% | Mar-13    |
| <b>Allegro Apartments</b><br>1212 E Howell Street<br>Seattle, WA 98122 | \$1,362,000  | 9     | 4,900  | \$151,333  | \$277.96 | 5.10% | Mar-13    |

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## Apartment Closings, *cont'd*

| PROPERTY   | PRICE       | UNITS | SF     | PRICE/UNIT | PRICE/SF | CAP   | SALE DATE |
|--|-------------|-------|--------|------------|----------|-------|-----------|
| <b>Kirkland Place</b><br>911 5th Avenue<br>Kirkland, WA 98033              | \$3,050,000 | N/A   | 10,800 | N/A        | \$282.41 | 7.31% | Mar-13    |
| <b>Panera Bread</b><br>1749 S Burlington Boulevard<br>Burlington, WA 98233 | \$2,700,000 | N/A   | 4,300  | N/A        | \$627.91 | 5.89% | Dec-12    |
| <b>Eagle Court</b><br>2121 E Jefferson Street<br>Seattle, WA 98122         | \$3,650,000 | 27    | 21,936 | \$135,185  | \$166.39 | 5.90% | Nov-12    |
| <b>Madison Vista Apartments</b><br>114 24th Avenue E<br>Seattle, WA 98112  | \$4,341,300 | 47    | 20,180 | \$92,368   | \$215.13 | 6.00% | Nov-12    |
| <b>Prince of Wales Apartments</b><br>1818 20th Avenue<br>Seattle, WA 98122 | \$2,450,000 | 32    | 15,150 | \$76,563   | \$161.72 | 5.30% | Oct-12    |
| <b>Village by the Creek</b><br>800 164th Street SE<br>Mill Creek, WA 98012 | \$5,530,000 | N/A   | 26,576 | N/A        | \$208.08 | 6.99% | Aug-12    |
| <b>Central Element</b><br>209-219 22nd Avenue S<br>Seattle, WA 98144       | \$3,665,000 | 36    | 30,960 | \$101,806  | \$118.38 | 5.50% | Aug-12    |
| 3616 Greenwood Avenue N<br>Seattle, WA 98103                               | \$1,350,000 | 9     | 6,892  | \$150,000  | \$195.88 | 4.00% | Jul-12    |
| 1749 S Horton Street<br>Seattle, WA 98144                                  | \$520,000   | 6     | 4,536  | \$86,667   | \$114.64 | 6.30% | May-12    |

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## Apartment Closings, *cont'd*

| PROPERTY  | PRICE        | UNITS | SF      | PRICE/UNIT | PRICE/SF | CAP   | SALE DATE |
|---|--------------|-------|---------|------------|----------|-------|-----------|
| <b>River Road Retail</b><br>1002 N Meridian<br>Puyallup, WA 98371               | \$4,000,000  | N/A   | 11,291  | N/A        | \$354.26 | 8.49% | Apr-12    |
| <b>Summit Court</b><br>1718 Summit Avenue<br>Seattle, WA 98122                  | \$1,290,000  | 11    | 4,785   | \$117,273  | \$269.59 | 6.60% | Feb-12    |
| <b>Roanoke Apartments</b><br>216 E Roanoke Street<br>Seattle, WA 98102          | \$1,060,000  | 6     | 4,930   | \$176,667  | \$215.01 | 5.00% | Feb-12    |
| <b>Dollar General</b><br>429 SW 2nd Street<br>Tulia, TX 79088                   | \$903,280    | N/A   | 9,014   | N/A        | \$100.21 | 7.50% | Jan-12    |
| 808 N Texas Street, #16<br>De Leon, TX 76444                                    | \$1,191,027  | N/A   | 9,100   | N/A        | \$130.88 | 7.50% | Dec-11    |
| 166th Avenue NE &<br>NE 85th Street<br>Redmond, WA 98052                        | \$900,000    | 8     | 8,600   | \$112,500  | \$104.65 | 6.25% | Dec-11    |
| 332 17th Avenue<br>Seattle, WA 98122  | \$367,500    | 2     | 1,240   | \$183,750  | \$296.37 | 5.40% | Aug-11    |
| <b>Alderview Apartments</b><br>300 11th Avenue<br>Seattle, WA 98122             | \$4,296,000  | 35    | 26,620  | \$122,743  | \$161.38 | 4.90% | Aug-11    |
| <b>The Villas at Meadow Springs</b><br>250 Gage Boulevard<br>Richland, WA 99352 | \$34,220,000 | 286   | 294,241 | \$119,650  | \$116.30 | 8.94% | Jul-11    |

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|--|----------------------|--------------|------------------|------------------|-----------------|--------------|-----------|
| <b>Canmer's Condominiums</b>                     |                      |              |                  |                  |                 |              |           |
| 17702-17728 85th Avenue Ct<br>Puyallup, WA 98375 | \$1,320,000          | 16           | 14,720           | \$82,500         | \$89.67         | 8.60%        | Mar-11    |
| 1903 W Jay Street<br>Pasco, WA 99301             | \$1,935,000          | 60           | 54,720           | \$32,250         | \$35.36         | 8.26%        | Nov-10    |
| <b>Towne Apartments</b>                          |                      |              |                  |                  |                 |              |           |
| 1717 12th Avenue<br>Seattle, WA 98122            | \$1,912,500          | 27           | 10,143           | \$70,833         | \$188.55        | 6.70%        | Nov-10    |
| 1950 E Richards Street<br>Douglas, WY 82663      | \$1,775,000          | N/A          | 35,648           | N/A              | \$49.79         | 9.87%        | Nov-10    |
| <b>Mercer Manor</b>                              |                      |              |                  |                  |                 |              |           |
| 623 W Mercer Place<br>Seattle, WA 98119          | \$800,000            | 8            | 4,500            | \$100,000        | \$177.78        | 55.00%       | Oct-10    |
| 2010 Broadway E<br>Seattle, WA 98102             | \$1,400,000          | 4            | 6,920            | \$350,000        | \$202.31        | 4.54%        | Oct-10    |
| 6529 Woodlawn Avenue E<br>Seattle, WA 98115      | \$580,000            | 2            | 1,950            | \$290,000        | \$297.44        | 4.31%        | Sep-10    |
| 2349 Yale Avenue E<br>Seattle, WA 98102          | \$1,075,000          | 5            | 5,119            | \$215,000        | \$210.00        | 4.90%        | Jul-10    |
| 100 E Boston Street<br>Seattle, WA 98102         | \$1,600,000          | 12           | 7,136            | \$133,333        | \$224.22        | 4.00%        | Nov-09    |
| 2331 Minor Avenue E<br>Seattle, WA 98102         | \$1,000,033          | 4            | 3,466            | \$250,008        | \$288.53        | 3.82%        | Mar-09    |
| <b>TOTAL/AVERAGE</b>                             | <b>\$187,959,185</b> | <b>1,133</b> | <b>1,034,047</b> | <b>\$173,238</b> | <b>\$238.11</b> | <b>5.65%</b> |           |

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## Development Site Closings

| PROPERTY   | PRICE        | UNITS | SF     | PRICE/UNIT | PRICE/SF | SALE DATE |
|--|--------------|-------|--------|------------|----------|-----------|
| <b>Sand Point Development Site</b><br>5755 NE 63rd Street<br>Seattle, WA 98115                   | \$1,855,000  | 8     | 8,117  | \$231,875  | \$228.53 | Feb-16    |
| <b>Capitol Hill Development Site</b><br>722 E Pike Street<br>Seattle, WA 98122                   | \$2,900,000  | N/A   | 6,431  | N/A        | \$450.94 | Jun-15    |
| <b>Greenwood Development Site</b><br>6726 Greenwood Ave N<br>Seattle, WA 98103                   | \$1,800,000  | N/A   | 8,036  | N/A        | \$223.99 | Jun-15    |
| <b>Roosevelt Way Development Site</b><br>4218, 4222, 4228 Roosevelt Way NE<br>Seattle, WA 98105  | \$5,800,000  | N/A   | 16,000 | N/A        | \$362.50 | Jun-15    |
| <b>Modera South Lake Union</b><br>435 Dexter Avenue North<br>Seattle, WA 98109                   | \$19,033,790 | 294   | 44,772 | \$64,740   | \$425.13 | Feb-15    |
| <b>Micro Development Site</b><br>1815 Bellevue Avenue E<br>Seattle, WA 98122                     | \$1,350,000  | N/A   | 5,000  | N/A        | \$270.00 | Dec-14    |
| <b>University District Development Site</b><br>4218-4222 Roosevelt Way NE<br>Seattle, WA 98105   | \$2,220,000  | N/A   | N/A    | N/A        | N/A      | Sep-14    |
| <b>University District Development Site</b><br>4228 Roosevelt Way NE<br>Seattle, WA 98105        | \$2,150,000  | N/A   | N/A    | N/A        | N/A      | Aug-14    |
| <b>Emerald City Manor Development</b><br>1404 Boylston Avenue & 702 E Union<br>Seattle, WA 98122 | \$2,380,000  | 105   | 11,124 | \$22,667   | \$213.95 | Jul-14    |

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## Development Site Closings, *cont'd*

| PROPERTY  | PRICE               | UNITS      | SF             | PRICE/UNIT      | PRICE/SF        | SALE DATE |
|---|---------------------|------------|----------------|-----------------|-----------------|-----------|
| <b>Jackson Street Development Site</b><br>2519 S Jackson Street<br>Seattle, WA 98144    | \$675,000           | N/A        | N/A            | N/A             | N/A             | Jul-14    |
| <b>North Capitol Hill Development Site</b><br>736 Bellevue Place E<br>Seattle, WA 98102 | \$775,000           | 40         | 15,000         | \$19,375        | \$51.67         | Feb-14    |
| <b>Identity U-District</b><br>4106 12th Ave NE<br>Seattle, WA 98105                     | \$6,000,000         | 206        | 16,460         | \$29,126        | \$364.52        | Aug-13    |
| 1728 Summit Avenue<br>Seattle, WA 98122   | \$895,000           | 41         | 5,000          | \$21,829        | \$179.00        | Jul-13    |
| 4119-4123 12th Avenue NE<br>Seattle, WA 98105   | \$1,927,400         | 101        | 8,240          | \$19,083        | \$233.91        | Dec-12    |
| 4029-4033 7th Avenue NE<br>Seattle, WA 98105  | \$1,375,000         | 75         | 10,695         | \$18,333        | \$128.56        | Oct-12    |
| 3205 SW 70th Avenue<br>Tumwater, WA 98512   | \$250,000           | N/A        | 650,351        | N/A             | \$0.38          | Jun-11    |
| <b>Townhouse Development Site</b><br>1114 14th Avenue<br>Seattle, WA 98122              | \$600,000           | N/A        | 7,200          | N/A             | \$83.33         | May-08    |
| <b>TOTAL/AVERAGE</b>  | <b>\$51,986,190</b> | <b>870</b> | <b>812,426</b> | <b>\$53,379</b> | <b>\$229.74</b> |           |

**Total Closings**                      **73**  
**Total Amount Closed**            **\$239,945,375**  
**Average Closing Price**            **\$3,286,923**