



# VALLEY COMMONS

## *Investment Highlights*

Very walkable Rainier Beach location near restaurants, shops, grocery stores, parks, and transit

Value-add opportunity - Likely to achieve an all-in 7%+ cap rate

All 2-bedroom units with dishwashers, dining areas, updated kitchens and baths, and upgraded dual-pane windows

Desirable features including 35 parking spaces and on-site laundry

Affordably priced at less than \$250 per foot and under \$180,000 per unit

### **DAN SWANSON**

Executive Vice President, Shareholder  
206.296.9610  
dan.swanson@kidder.com

KIDDER.COM | VALUEADDFOLIO.COM



## PROPERTY DESCRIPTION

*Boasting a “Very Walkable” walk score of 81, Valley Commons is positioned in a convenient Rainier Beach location near a variety of community amenities.*

Several restaurants and multiple grocery markets are within a quarter mile of the property, while Rainier Beach Playfield and the Rainier Beach Community Center and pool are all within a 10-minute walk. Within a 15-minute walk are Be'er Sheva Park and Pritchard Island Beach, with their Lake Washington access, as well as the brand-new Rainier Beach High School. Boeing Field is just 11 minutes away by car. Rainier Beach Station, which serves as a stop for both local bus transit and the regional light rail line that transports riders to the Seattle Tacoma International Airport, the University of Washington, Downtown Seattle, and Lynnwood, is less than a mile away, or 6 minutes by bicycle. Interstate 5 is approximately a mile west of the property and provides residents of Valley Commons easy access to the rest of the Puget Sound region.

Valley Commons was constructed in 1962 and is comprised of 27 two-bedroom/one-bathroom apartments. The units feature dining areas, dishwashers, updated kitchens and baths, and dual-pane windows. The property also offers 35 parking spaces and an on-site laundry facility for tenant use.

Affordably priced at less than \$250 per square foot and under \$180,000 per unit, Valley Commons is an excellent option for a value-add purchaser. The potential exists to further update and/or add laundry and re-rent the units at pro forma levels, cure deferred maintenance and improve the curb appeal, and to stabilize expenses to achieve an all-in 7%+ cap rate. Further, given the likely income produced, a competent management company and site manager could efficiently and effectively operate the property on behalf of the new ownership.

Valley Commons, with its walkable Rainier Beach location, and potential for an above-market return, is an excellent investment opportunity.

PROPERTY NAME	Valley Commons
ADDRESS	8340 Rainier Ave S
UNITS	27
YEAR BUILT	1962
NRSF	±20,250 SF
LOT SIZE	±15,041 SF
ZONING	LR3 RC (M)
PARCEL	333600-0125
ACQUISITION PRICE	\$4,850,000
ACQUISITION PRICE/UNIT	\$179,630
ACQUISITION PRICE/SF	\$239.51



[KIDDER.COM](https://www.kidder.com) | [VALUEADDPORFOLIO.COM](https://www.valueaddportfolio.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# PHOTOS



[KIDDER.COM](http://KIDDER.COM) | [VALUEADDPORFOLIO.COM](http://VALUEADDPORFOLIO.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



# FINANCIALS

## RENT ROLL SUMMARY

Unit Type	# of Units	SF	Avg Current Rent	Avg Current Rent/SF	Market Rent*	Market Rent/SF	Pro Forma Rent*	Pro Forma Rent/SF
2 Bed 1 Bath	27	750	\$1,524	\$2.03	\$1,800	\$2.40	\$2,100	\$2.80
<b>Total</b>	<b>27</b>	<b>20,250</b>	<b>\$41,160</b>		<b>\$48,600</b>		<b>\$56,700</b>	

## INCOME

	Market*	Pro Forma*
Total Scheduled Rent	\$583,200	\$680,400
Laundry	\$6,480	\$0
Parking	\$12,600	\$12,600
Utility Bill-Back	\$41,310	\$41,310
Other Income	\$16,610	\$16,610
<b>Gross Potential Income</b>	<b>\$660,200</b>	<b>\$750,920</b>
Less Physical Vacancy (5%)	(\$33,010)	(\$37,546)
<b>Effective Gross Income</b>	<b>\$627,190</b>	<b>\$713,374</b>

## EXPENSES

	Market*	Pro Forma*
Real Estate Taxes	\$46,936	\$46,936
Insurance	\$24,500	\$24,500
Utilities	\$45,900	\$45,900
Repairs & Maintenance	\$32,400	\$32,400
Professional Management	\$31,360	\$35,669
On-Site Management	\$16,200	\$16,200
Capital Reserves	\$6,750	\$6,750
Landscaping	\$3,600	\$3,600
Administration	\$2,700	\$2,700
Marketing	\$2,700	\$2,700
<b>Total Expenses</b>	<b>\$213,046</b>	<b>\$217,355</b>
Expenses/Unit	\$7,891	\$8,050
Expenses/SF	\$10.52	\$10.73
<b>Net Operating Income</b>	<b>\$414,144</b>	<b>\$496,019</b>

\*Market figures assume necessary renovations to the property and basic remodeling and turnover of the units. Pro Forma figures assume necessary renovations to the property and basic remodeling, addition of in-unit laundry, and turnover of the units.



# INCOME & EXPENSE NOTES

## LAUNDRY

Market based on \$10 per bedroom per month. Pro Forma assumes units have been renovated to include in-unit laundry

## PARKING

Based on billing \$35 for each of the 30 spaces.

## UTILITY BILL-BACK

Based on 90% of the utilities being billed back to residents based on a RUBS system.

## OTHER INCOME

Based on the Other Income table shown below.

## REAL ESTATE TAXES

Based on the purchase price multiplied by the current millage rate.

## INSURANCE

Based on an unofficial quote from Charles Chai Agency.

## UTILITIES

Based on \$1,700 per unit per year.

## REPAIRS & MAINTENANCE

Based on \$1,200 per unit per year.

## PROFESSIONAL MANAGEMENT

Based on a 5% management expense.

## ON-SITE MANAGEMENT

Based on \$50 per unit per month.

## CAPITAL RESERVES

\$250 per unit is accumulated to pay for large capital expenditures amortized over years of operations.

## LANDSCAPING

Based on \$300 per month.

## ADMINISTRATION

Based on \$100 per unit per year.

## MARKETING

Based on \$100 per unit per year.

# OTHER INCOME

Damages / Forfeited Deposit	\$3,850	\$350 average damages x 40% turnover (11 units)
Late / NSF Charges	\$1,560	\$10 late fees x 10% of the units (3 units) per month plus \$100/month NSF
Lease Termination Fees	\$4,000	\$2,000 for two terminations annually
MTM / Short Term Fees	\$3,600	\$100 per month x 10% of the units (3 units)
Pet Rent	\$3,600	\$25 per month x 45% of the units (12 units)
<b>Total</b>	<b>\$16,610</b>	

KIDDER.COM | VALUEADDPORFOLIO.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

## COMPARABLES



01

**THE CRESTVIEW**3630 Renton Ave S  
Seattle

DATE SOLD	12/30/2024
SALE PRICE	\$9,165,000
PRICE/UNIT	\$169,722
PRICE/SF	\$290.79
CAP RATE	5.1%
GRM	11.0
UNITS	54
YEAR BUILT	1968



02

**TARA APARTMENTS**

4336 15th Ave S, Seattle

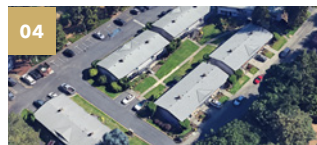
DATE SOLD	9/30/2024
SALE PRICE	\$2,027,500
PRICE/UNIT	\$168,958
PRICE/SF	\$267.52
CAP RATE	5.7%
GRM	10.7
UNITS	12
YEAR BUILT	1959



03

**WILLIAMS COURT APARTMENTS**607-609 Williams Ave S  
Renton

DATE SOLD	8/12/2024
SALE PRICE	\$5,795,000
PRICE/UNIT	\$193,167
PRICE/SF	\$249.50
CAP RATE	5.0%
GRM	11.0
UNITS	30
YEAR BUILT	1979



04

**TANAGER GROVE**

6214 S 153rd St, Tukwila

DATE SOLD	5/16/2024
SALE PRICE	\$13,875,000
PRICE/UNIT	\$256,944
PRICE/SF	\$278.67
CAP RATE	5.5%
GRM	N/A
UNITS	54
YEAR BUILT	1966



05

**10323 DES MOINES MEMORIAL**10323 Des Moines  
Memorial Dr, Seattle

DATE SOLD	4/30/2024
SALE PRICE	\$1,748,000
PRICE/UNIT	\$174,800
PRICE/SF	\$236.34
CAP RATE	5.1%
GRM	N/A
UNITS	10
YEAR BUILT	1962



06

**STRATFORD SQUARE APARTMENTS**12708-12731  
SW 128th St, Burien

DATE SOLD	2/15/2024
SALE PRICE	\$7,285,000
PRICE/UNIT	\$227,656
PRICE/SF	\$206.96
CAP RATE	4.7%
GRM	N/A
UNITS	32
YEAR BUILT	1988



07

**TRENTON APARTMENTS**800 SW Trenton St  
Seattle

DATE SOLD	1/14/2025
SALE PRICE	\$2,500,000
PRICE/UNIT	\$156,250
PRICE/SF	\$231.52
CAP RATE	5.5%
GRM	10.3
UNITS	16
YEAR BUILT	1984



08

**RIVERTON VIEW APARTMENTS**3455 S 144th St  
Tukwila

STATUS	Pending
LIST PRICE	\$3,995,000
PRICE/UNIT	\$166,458
PRICE/SF	\$234.92
CAP RATE	3.0%
GRM	14.1
UNITS	24
YEAR BUILT	1963



# SALES COMPARABLES MAP





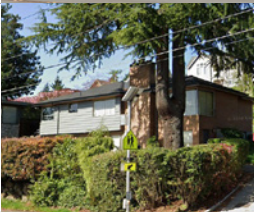



[KIDDER.COM](http://KIDDER.COM) | [VALUEADDPORFOLIO.COM](http://VALUEADDPORFOLIO.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



## 1 BED RENT COMPARABLES

		Property Name	Address	Year Built	Units	Unit Type	SF	Rent	Rent/SF
01		<b>BRANDON COURT</b>	4423 S Brandon St	1956	15	1 Bed 1 Bath	660	\$1,700	\$2.58
		Updated kitchen and bath, in-unit laundry and dishwasher							
02		<b>LANTERA</b>	4601 S Graham St	1968	60	1 Bed 1 Bath	695	\$1,661	\$2.39
		Updated kitchen and bath, dishwasher							
03		<b>KENNY APARTMENTS</b>	5913 Rainier Ave S	1968	23	1 Bed 1 Bath	680	\$1,405	\$2.07
		Painted cabinets, new appliances							
04		<b>ADMIRAL APARTMENTS</b>	7429 Rainier Ave S	1967	22	1 Bed 1 Bath	600	\$1,405	\$2.34
		Updated flooring, painted cabinets, new appliances							
05		<b>WILSON AVENUE DUPLEX</b>	6303 Wilson Ave S	1955	2	1 Bed 1 Bath	800	\$1,900	\$2.38
		Updated kitchen and bath, in-unit laundry and dishwasher							
06		<b>SEWARD PARK FOURPLEX</b>	8741 Seward Park Ave S	1958	4	1 Bed 1 Bath	633	\$1,475	\$2.33
		Basic remodeling							



# 1 BED RENT COMPARABLES MAP











[KIDDER.COM](http://KIDDER.COM) | [VALUEADDPORFOLIO.COM](http://VALUEADDPORFOLIO.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



## 2 BED RENT COMPARABLES

		Property Name	Address	Year Built	Units	Unit Type	SF	Rent	Rent/SF
01		<b>WABASH AVENUE TRIPLEX</b>	8347 Wabash Ave S	1958	3	2 Bed 1 Bath	1,350	\$2,195	\$1.63
		Painted, refinished wood floors, free community laundry							
02		<b>EDEN'S ROCK APARTMENTS</b>	8401 Rainier Pl S	1961	11	2 Bed 1 Bath	800	\$2,195	\$2.74
		Updated kitchen and bath, refinished wood floors, updated appliances							
03		<b>LANTERA</b>	4601 S Graham St	1968	60	2 Bed 1 Bath	825	\$1,981	\$2.40
		Updated kitchen and bath, LVP flooring							
04		<b>MAR-VISTA APARTMENTS</b>	9215 56th Ave S	1962	9	2 Bed 1 Bath	1,000	\$1,800	\$1.80
		Basic remodeling, stacked in-unit laundry							
05		<b>MLK JR WAY DUPLEX</b>	8428 Martin Luther King Jr Way S	1992	2	2 Bed 1 Bath	800	\$1,795	\$2.24
		Basic remodeling, in-unit laundry, no dishwasher - Basement unit							
06		<b>THISTLE STREET DUPLEX</b>	3931 S Thistle St	1966	2	2 Bed 0.75 Bath	1,000	\$2,200	\$2.20
		Updated kitchen and bath, dishwasher, in-unit laundry							
07		<b>DUNCAN AVE DUPLEX</b>	8408 Duncan Ave S	1909	2	2 Bed 0.75 Bath	980	\$1,995	\$2.04
		Basic remodel, poorly configured kitchen, dishwasher and in-unit laundry							
08		<b>48TH AVENUE DUPLEX</b>	6023 48th Ave S	1984	2	2 Bed 1 Bath	800	\$2,200	\$2.75
		Basic remodeling, dishwasher							



## 2 BED RENT COMPARABLES MAP



[KIDDER.COM](https://www.kidder.com) | [VALUEADDPORFOLIO.COM](https://www.valueaddportfolio.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.