FOR SALE
$6,250,000

The Kenney Assemblage (West Seattle)

7141 – 7151 Fauntleroy Way SW, Seattle, WA 98136
7150 46th Pl SW, Seattle, WA 98136
7132 – 7142 47th Ave SW, Seattle, WA 98136
4618, 4626 SW Othello St, Seattle, WA 98136

PREPARED BY:

Coldwell Banker Commercial Danforth

Vladimir Olyanich
(425) 615-0577
volyanich@cbcworldwide.com

Bob Fredrickson, CCIM
(206) 595-7232
bfredrickson@cbcworldwide.com
The Kenney Assemblage consists of 8 buildings: five triplexes, one fourplex and two duplexes for a total of 23 units. All of the units are spacious and range from studio to two-bedroom. Garage parking available in select units.

8 units are currently vacant. This is a value-add or redevelopment opportunity. Rents significantly below market. Upside available through rent increase, utility billback, parking fees, etc.

- Contiguous to The Kenney retirement community
- Potential water views for new construction
- Close to Lincoln Park with miles of walking and bike trails
- Near Vashon/Fauntleroy Ferry Terminal
- Walking distance (.5 mile) to retail and shopping
- Alki Beach 4 miles
- Short commute to Downtown Seattle

*Square footages and property lines are approximate. Source: King County records. Buyer to verify all information.*
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MAP & AERIAL

FOR MORE DETAILS CONTACT:

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$6,250,000

<table>
<thead>
<tr>
<th>Building</th>
<th># of Units</th>
<th>Building SF</th>
<th>Lot Size (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>7132 47th Ave SW</td>
<td>4</td>
<td>2,754</td>
<td>5,250</td>
</tr>
<tr>
<td>7138 47th Ave SW</td>
<td>2</td>
<td>2,180</td>
<td>5,250</td>
</tr>
<tr>
<td>7142 47th Ave SW</td>
<td>3</td>
<td>3,680</td>
<td>6,750</td>
</tr>
<tr>
<td>4626 SW Othello St</td>
<td>3</td>
<td>2,950</td>
<td>5,171</td>
</tr>
<tr>
<td>4618 SW Othello St</td>
<td>3</td>
<td>3,740</td>
<td>5,628</td>
</tr>
<tr>
<td>7150 46th Pl SW</td>
<td>2</td>
<td>2,930</td>
<td>5,600</td>
</tr>
<tr>
<td>7151 Fauntleroy Way SW</td>
<td>3</td>
<td>3,130</td>
<td>5,680</td>
</tr>
<tr>
<td>7141 Fauntleroy Way SW</td>
<td>3</td>
<td>2,430</td>
<td>6,750</td>
</tr>
</tbody>
</table>

Total: 23  23,794  46,079  1.06 Acres

**BUILDING 1**

7132 47th Ave SW, Seattle, WA

Fourplex
Three 2 Bedroom 1 Bath Units
One Studio Unit

Year Built: 1960
Parcel: 911600-0015
Building Size: 2,754 SF (Net)
Lot Size: 5,250 SF (0.12 Acres)

**BUILDING 2**

7138 – 7140 47th Ave SW, Seattle, WA

Duplex
One 2 Bedroom 1 Bath Unit
One 1 Bedroom 1 Bath Unit
Two Garages

Year Built: 1955
Parcel: 911600-0010
Total Finished Area: 2,180 SF
Lot Size: 5,250 SF (0.12 Acres)

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FOR SALE
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BUILDING 3

7142 – 7146 47th Ave SW

Triplex
Three 2 Bedroom 1 Bath Units
Three carport parking spots

Year Built: 1958
Parcel: 911600-0005
Total Finished Area: 3,680 SF
Lot Size: 6,750 SF (0.15 Acres)

BUILDING 4

4626 – 4628 SW Othello St

Triplex
One 2 Bedroom 1 Bath Unit
One 1 Bedroom 1 Bath Unit
One Studio Unit
Two Garages

Year Built: 1955
Parcel: 431570-0557
Total Finished Area: 2,950 SF
Lot Size: 5,171 SF (0.12 Acres)

BUILDING 5

4618 – 4622 SW Othello St

Triplex
Two 2 Bedroom 1 Bath Units
One 1 Bedroom 1 Bath Unit
One Garage

Year Built: 1954
Parcel: 431570-0556
Total Finished Area: 3,740 SF
Lot Size: 5,628 SF (0.13 Acres)

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BUILDING 6
7150 46th Pl SW, Seattle, WA

Duplex
Two 2 Bedroom 1 Bath Units
Two Garages

Year Built: 1954
Parcel: 911600-0050
Total Finished Area: 2,930 SF
Lot Size: 5,600 SF (0.13 Acres)

BUILDING 7
7151 Fauntleroy Way SW, Seattle, WA

Triplex
Three 1 Bedroom 1 Bath Units
Two Garages

Year Built: 1955
Parcel: 911600-0045
Total Finished Area: 3,130 SF
Lot Size: 5,680 SF (0.13 Acres)

BUILDING 8
7141 Fauntleroy Way SW, Seattle, WA

Triplex
One 2 Bedroom 1 Bath Unit
One Studio Unit
One 1 Bedroom 1 Bath Unit
Two Garages

Year Built: 1955
Parcel: 911600-0015
Total Finished Area: 2,430 SF
Lot Size: 6,750 SF (0.15 Acres)

*Square footages are approximate. Source: King County records. Buyer to verify all information.

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## Comparable Sales

<table>
<thead>
<tr>
<th>Address</th>
<th>Year Built</th>
<th>Units</th>
<th>Cap Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cumberland House</td>
<td>1989</td>
<td>30</td>
<td>3.6%</td>
</tr>
<tr>
<td>Sunset Manor</td>
<td>1969</td>
<td>19</td>
<td>4.27%</td>
</tr>
<tr>
<td>West Seattle Fourplex</td>
<td>1979</td>
<td>4</td>
<td>6.37%</td>
</tr>
<tr>
<td>Andover Apartments</td>
<td>1917</td>
<td>3</td>
<td>5.08%</td>
</tr>
</tbody>
</table>

### 5941 California Ave SW, Seattle, WA
- Sale Price: $8,100,000
- Price/Unit: $270,000
- Price/FT: $269.28
- Sale Date: 08/30/2019

### 5212 California Ave SW, Seattle, WA
- Sale Price: $5,200,000
- Price/Unit: $271,052
- Price/FT: $374.32
- Sale Date: 12/17/2019

### 8409 Delridge Way SW, Seattle, WA
- Sale Price: $925,000
- Price/Unit: $231,250
- Price/FT: $284.79
- Sale Date: 07/15/2019

### 3849 22nd Ave SW, Seattle, WA
- Sale Price: $775,000
- Price/Unit: $258,333.33
- Price/FT: $376.21
- Sale Date: 11/08/2019