

DAKOTA FOURPLEX

Offering Memorandum

4103-4109 37TH AVE S.
SEATTLE, WA 98118



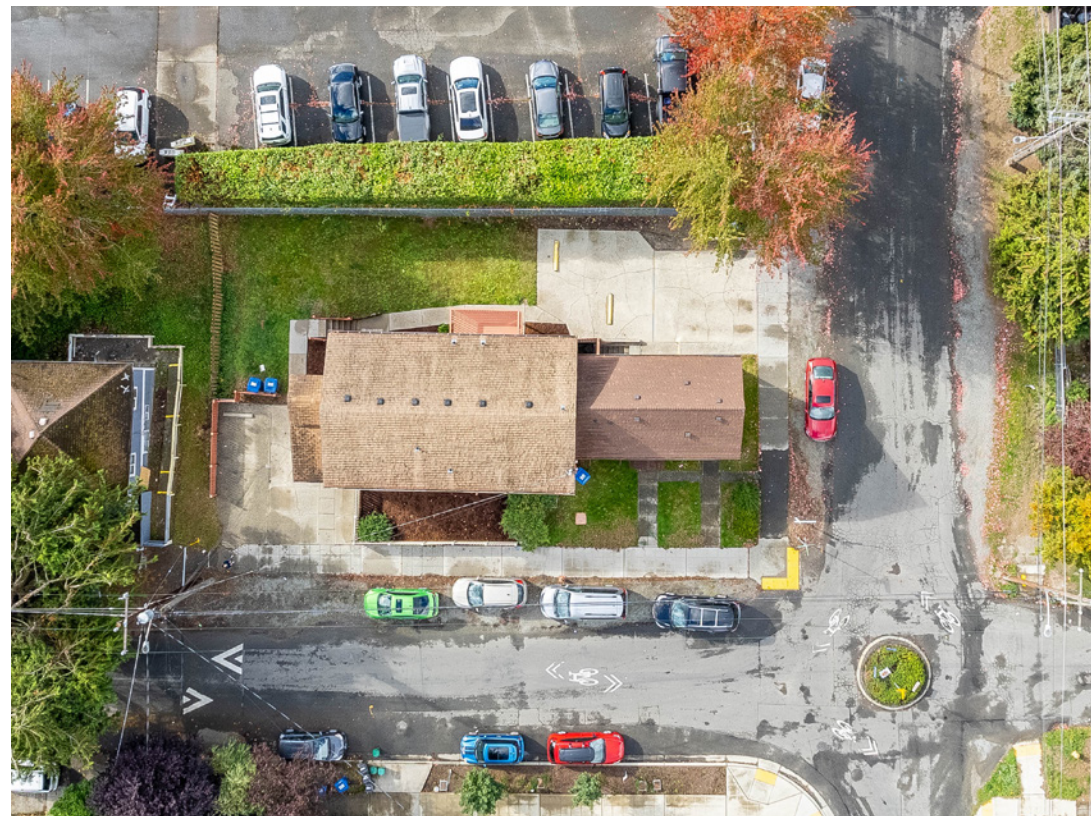
DAKOTA FOURPLEX

Offering Statement

Windermere Real Estate is pleased to present the exclusive listing of the Dakota Fourplex, a prime investment opportunity in the Columbia City neighborhood. This well-maintained property features spacious 2- and 3-bedroom units, with one 3-bedroom unit currently vacant and ready for easy showings. Recent updates include double pane vinyl windows, fresh exterior paint, and refreshed landscaping, adding to the property's appeal.

With four off-street parking spaces, yard space, tenant storage, and in-unit laundry rooms this fourplex is designed for convenience. The property's corner lot NC240 zoning opens the door to multiple investment strategies, whether it's full redevelopment, or adding a live/work unit or an ADU/DADU (buyer to verify). Plus, the vacant 3-bedroom unit offers the perfect opportunity to renovate with modern finishes right after closing.

Located in Columbia City, just minutes from downtown via Light Rail or bus, this property is near parks, green spaces, schools, and a variety of local shops and services. The Dakota Fourplex is perfect for those seeking a desirable urban location with endless potential.



FINANCIAL SUMMARY

NAME	DAKOTA FOURPLEX
ADDRESS	4103 - 4109 37th Ave S. Seattle, WA 98118
PARCEL #	795030-1680
PRICE	\$1,550,000
TOTAL UNITS	4
EFFECTIVE YEAR BUILT	1993 (original 1925)
SQUARE FEET	3,956 Total Net Rentable*
PRICE PER UNIT	\$387,500
PRICE PER FOOT	\$392
MARKET GRM / CAP	12.34 / 5%
LOT SIZE	6,300 Square Feet
ZONING	NC-240
TAXES	\$10,578
IMPROVEMENTS	Renovated interiors Units 4103 & 4107. Refurbished floors, appliances, lighting & hardware. 9/2022-7/2023. Siding repair & exterior paint 2024. Vinyl windows.
RRIIO STATUS	Current

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

**Square Footage is Approximate*



RENT ROLL

RENT ROLL			IN-PLACE RENTS			MARKET RENTS			AMENITIES
UNIT #	UNIT TYPE	UNIT SQFT	IN PLACE RENTS	RENT/SF	TOTAL	MARKET RENTS	RENT/SF	TOTAL	
4103	2x1.5	1,000	\$2,303	\$2.3	\$27,960	\$2,400	\$2.4	\$28,800	IN UNIT W/D, PARKING, STORAGE
4105	3x1	1,000	Vacant**	---	\$0	\$2,625	\$2.5	\$26,200	IN UNIT W/D, PARKING, STORAGE
4107	3x1	1,000	\$2,889	\$2.4	\$24,000	\$2,800	\$2.8	\$33,600	IN UNIT W/D, PARKING, STORAGE
4109	3x1	1,000	\$2,656	\$2.6	\$31,800	\$2,654	\$2.6	\$31,200	IN UNIT W/D, PARKING, STORAGE
Approx SQFT **Held Vacant		4,000	\$7,842	\$2.4	\$94,104	\$10,475	\$2.57	\$125,700	

Owner pays WSG, tenants pay owner \$80 for 1 adult, \$20 more for each additional adult. Tenants pay electric bills directly to Seattle City Light. 2 pet max. \$300 pet deposit for up to 2 pets, and \$25 monthly pet rent per pet.



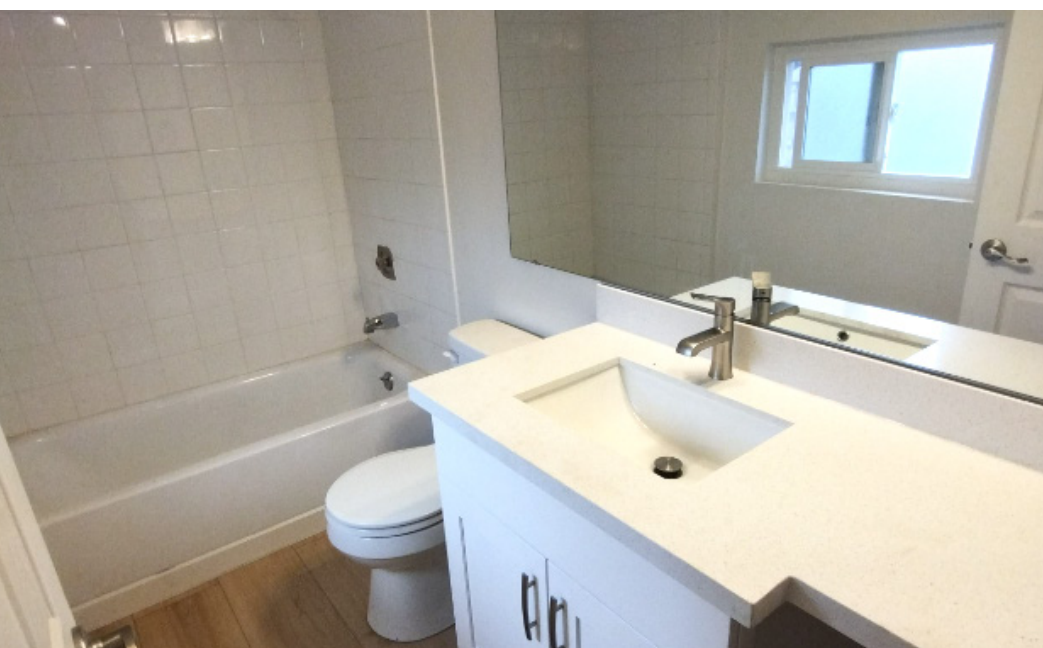
PROPERTY DETAILS
EXTERIORS



PROPERTY DETAILS

INTERIORS

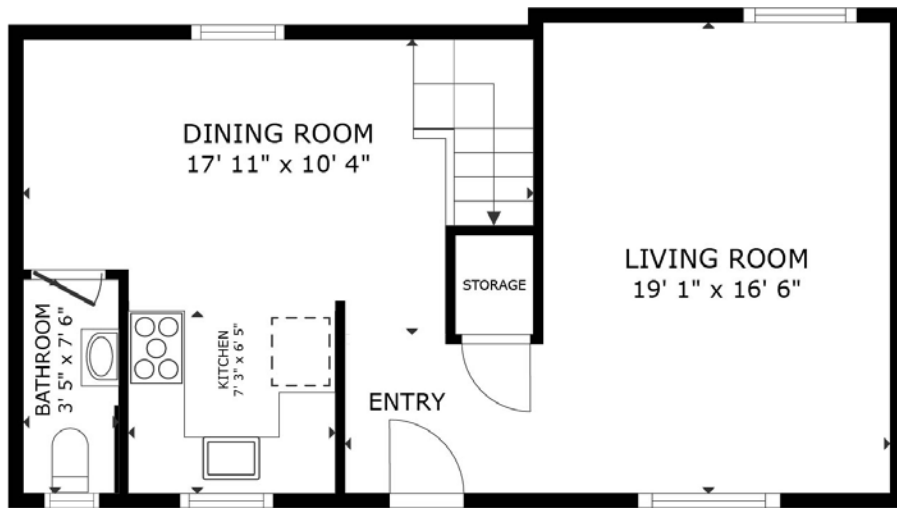
4103 37TH AVE S
NORTH END TOWNHOME UNIT



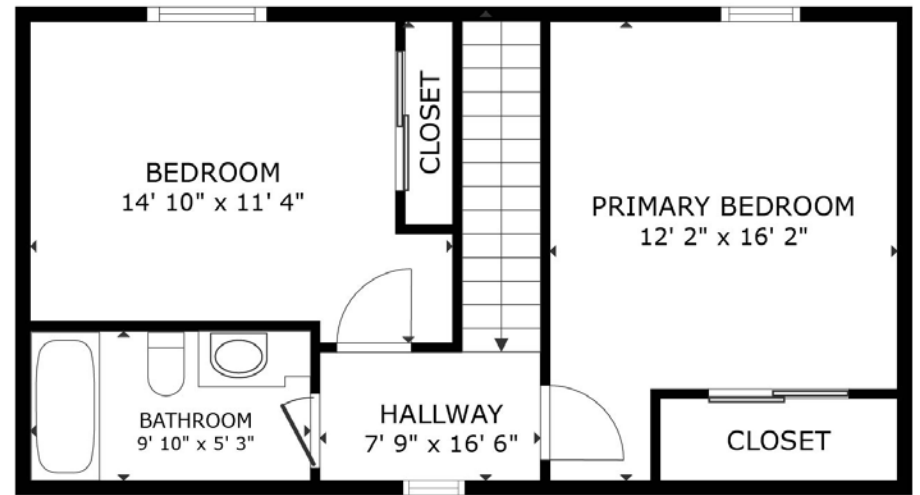
PROPERTY DETAILS

FLOORPLANS

4103 37TH AVE S
2-STORY TOWNHOME



FLOOR 1



FLOOR 2

Gross Internal Area

Floor One: 490 SqFt / Floor Two: 489 SqFt

Total: 978 SqFt

Sizes & dimensions are approximate, actual may vary.

PROPERTY DETAILS

INTERIORS

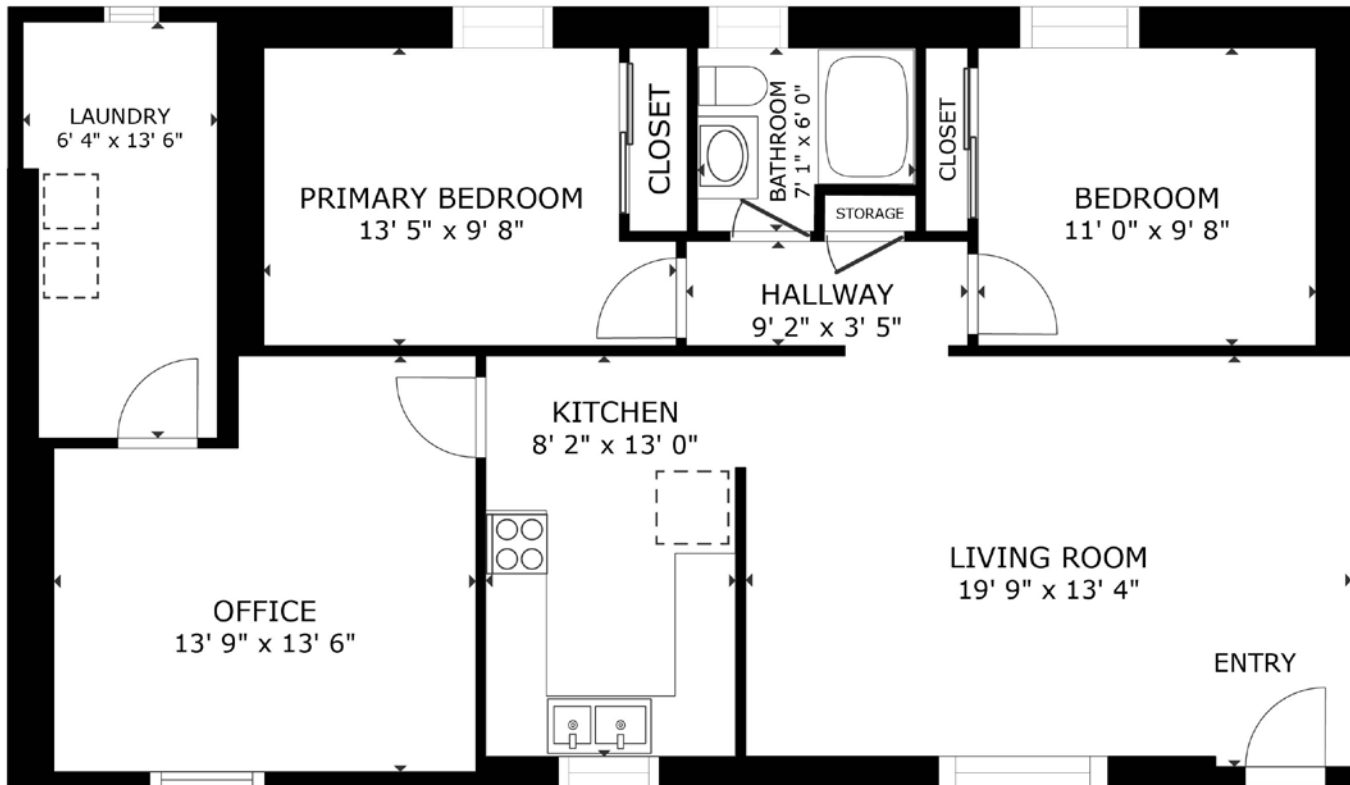
4105 37TH AVE S
GROUND FLOOR



PROPERTY DETAILS

FLOORPLANS

4105 37TH AVE S
GROUND LEVEL FLAT
NO STAIRS

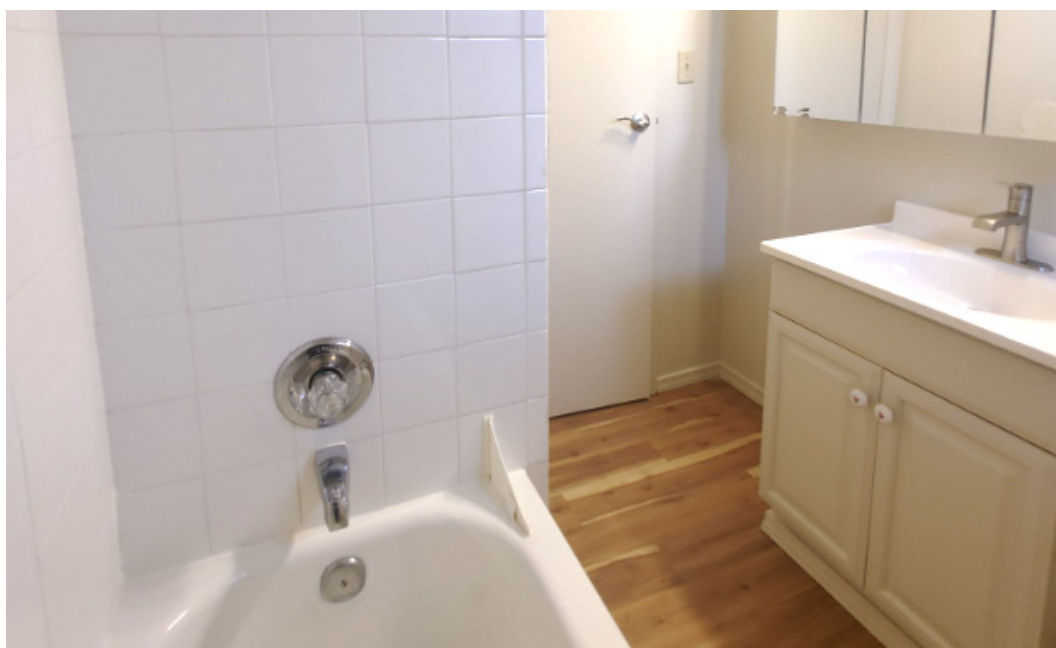


Gross Internal Area
Floor One: 985 SqFt
Total: 985 SqFt

Sizes & dimensions are approximate, actual may vary.

PROPERTY DETAILS
INTERIORS

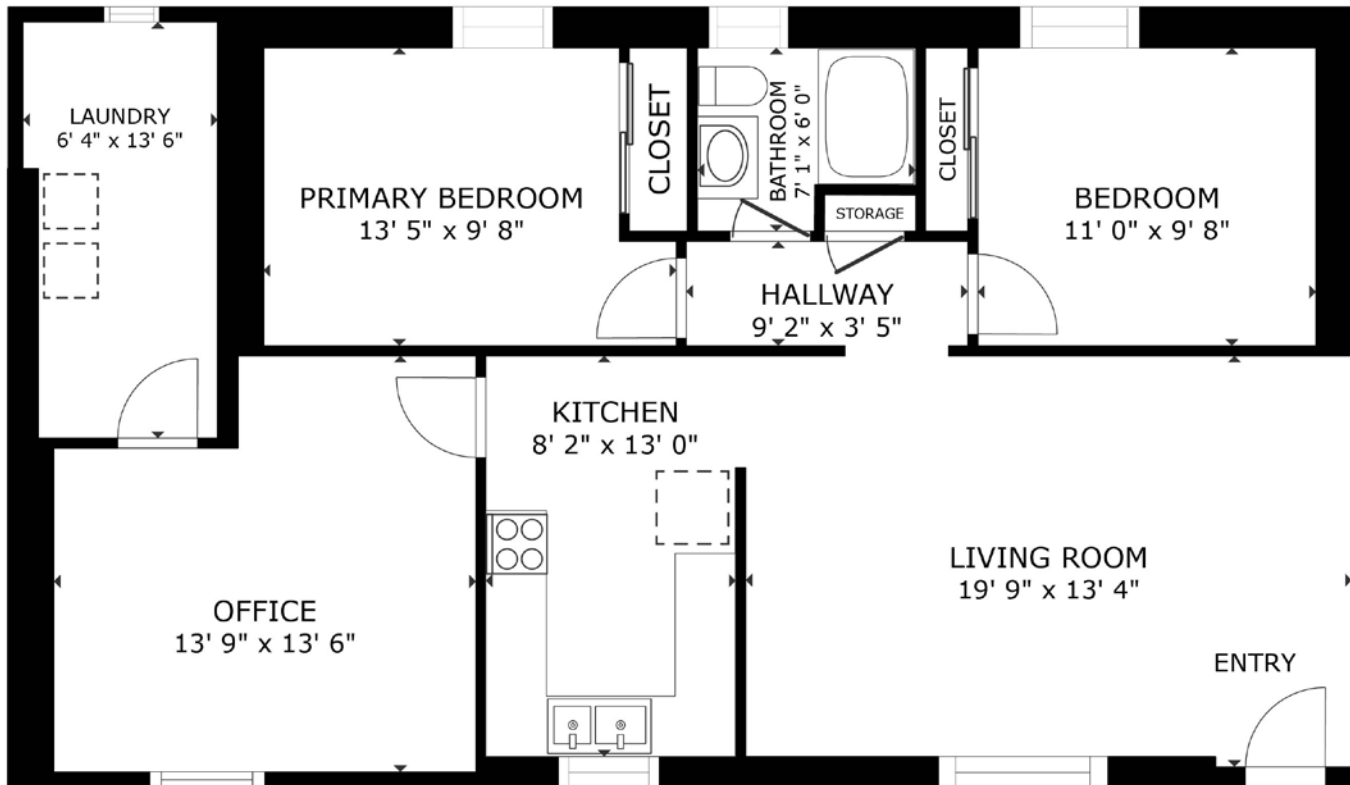
4107 37TH AVE S
MIDDLE FLOOR



PROPERTY DETAILS

FLOORPLANS

4107 37TH AVE S
MIDDLE LEVEL
HAS DECK



Gross Internal Area
Floor One: 985 SqFt
Total: 985 SqFt

Sizes & dimensions are approximate, actual may vary.

PROPERTY DETAILS
INTERIORS

4109 37TH AVE S
TOP FLOOR



PROPERTY DETAILS

FLOORPLANS

4109 37TH AVE S
TOP LEVEL
HAS DECK



ABOUT THE AREA

A transformation is underway along the Rainier Avenue South corridor in Seattle, spanning the vibrant neighborhoods of Mount Baker to Columbia City. This area is rapidly evolving into a dynamic urban hub, reflecting the rich diversity, community spirit, and forward-thinking growth that defines Seattle's identity.

RAPIDRIDE R LINE

One of the most significant upgrades planned for Rainier Ave S is the upgrade to Bus Route 7 and the introduction of the RapidRide R Line. This enhanced bus rapid transit service will improve transportation reliability, frequency, and efficiency along the corridor. It aims to reduce congestion and make it easier for residents to commute between Mount Baker, Columbia City, and beyond. The RapidRide R Line will connect to light rail stations, providing a seamless transit experience for those heading to Downtown Seattle, the University District, and Sea-Tac Airport.

REDEVELOPMENT PROJECTS

The corridor has become a magnet for redevelopment. Several large-scale residential and mixed-use projects are underway or in planning stages, increasing the density of the area while maintaining the character of its neighborhoods. Notable projects involve modern apartment complexes, townhomes, and affordable housing developments. Alongside these residential ventures, developers are creating new retail spaces that will serve both long-standing and new residents.

SCHOOLS

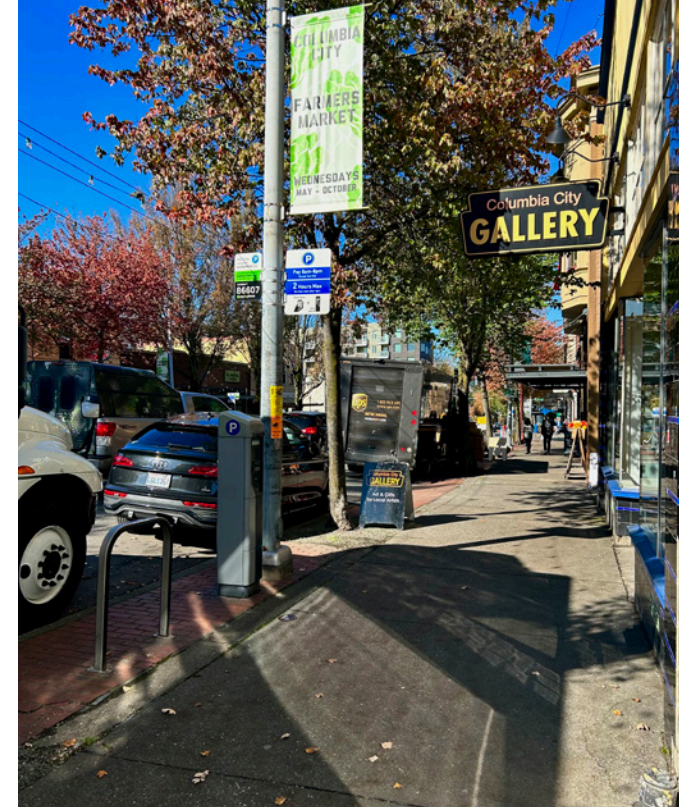
Education is a priority along the Rainier Ave corridor. Both Mount Baker and Columbia City neighborhoods are served by high-quality public and private schools, including Franklin High School, Hawthorne Elementary, and Seattle Girls' School. Educational institutions have been integral to the community, fostering both academic achievement and a commitment to social justice and diversity.

SHOPPING AND DINING

The shopping and dining scene along Rainier Ave is as diverse as its residents. In Columbia City, you'll find a rich array of boutique shops, markets, and restaurants offering everything from global cuisines to local favorites. Flagship PCC, Safeway, and QFC provide nearby grocery shopping and venues like Geraldine's Counter and Super Six are favorites for both casual dining and weekend brunch. To the east, the Mount Baker area is also seeing a resurgence of small businesses and local eateries as part of the revitalization efforts.

PARKS AND GREEN SPACES

Parks and green spaces are abundant, offering a balance to the increasing urban density. Nearby Genesee Park provide slarge expanses of natural beauty, perfect for walking, biking, playing, an off-leash dog commons, and picnics. Mount Baker's Colman Park offers stunning views of Lake Washington, while the new park on S Charlestown St promises to add more green space to this increasingly urbanized area. This new park will serve as a neighborhood gathering spot and recreational area for residents of all ages.



ABOUT THE AREA

LIGHT RAIL AND CONNECTIVITY

Access to the Link Light Rail has been a game-changer for the Rainier Ave corridor. The Mount Baker Station and Columbia City Station provide quick connections to Downtown Seattle, the University of Washington, and other neighborhoods across the city. The expansion of the light rail system is expected to further enhance connectivity and reduce reliance on cars, promoting a more pedestrian- and bike-friendly environment.

FUTURE DEVELOPMENT

The City of Seattle has designated the Rainier Ave S corridor as a key area for future development. Plans include the creation of more affordable housing, pedestrian-friendly streetscapes, expanded bike lanes, and additional public transportation options. The city is committed to ensuring that growth along this corridor includes diverse housing options and equitable access to amenities, while preserving the cultural and historical identity of the neighborhoods.

BIKE LANES & PEDESTRIAN-FRIENDLY STREETS

Bike infrastructure is being expanded with new lanes and pathways along Rainier Ave S. The goal is to create safer routes for cyclists while reducing car dependency. This shift aligns with Seattle's long-term vision of becoming a more sustainable, environmentally conscious city. Enhanced crosswalks, wider sidewalks, and green spaces are being integrated into the urban fabric to make the streets more welcoming for pedestrians.

DIVERSITY AND COMMUNITY SPIRIT

The Rainier Ave corridor is one of the most diverse parts of Seattle, home to long-time residents, immigrants, and newcomers from all walks of life. The neighborhoods are proud of their rich cultural diversity, which is reflected in local festivals, community centers, and public art installations. Community organizations play a pivotal role in shaping the neighborhood's development, ensuring that changes support inclusivity and reflect the needs of everyone who lives there.

RETAIL GROWTH

Retail is growing alongside the new residential developments, with new grocery stores, shops, and services emerging to meet the needs of the expanding population. These businesses reflect the local culture and serve as community hubs, providing everything from fresh produce to unique artisan goods.

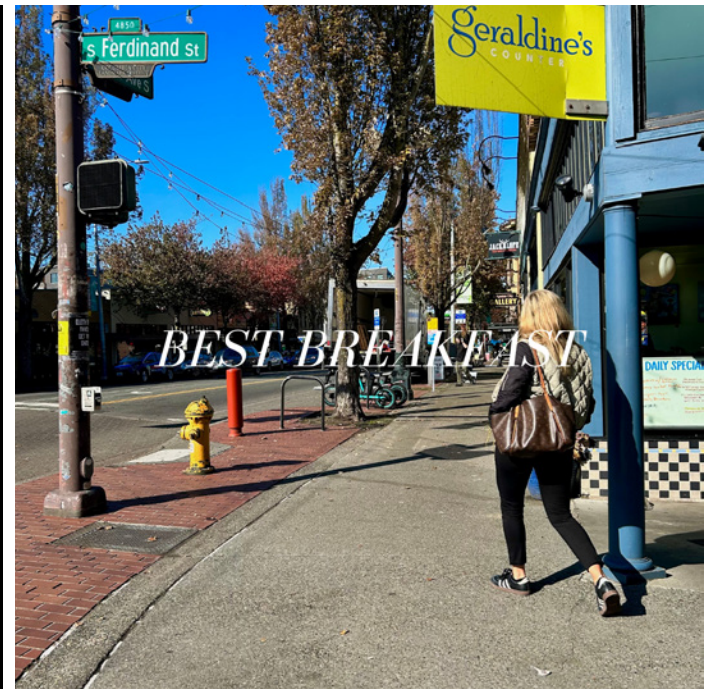
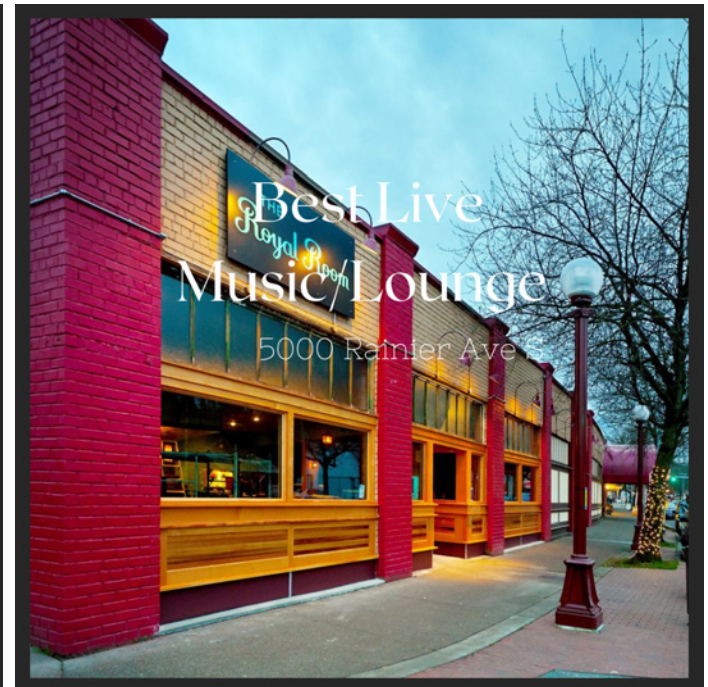
COMMUNITY INVOLVEMENT

A strong sense of community spirit permeates Mount Baker and Columbia City. Both areas boast active neighborhood associations, which are deeply involved in shaping local policy, supporting small businesses, and advocating for equitable development. Residents regularly participate in community events, from farmers' markets to street fairs, celebrating the unique culture of the area while pushing for inclusive growth.

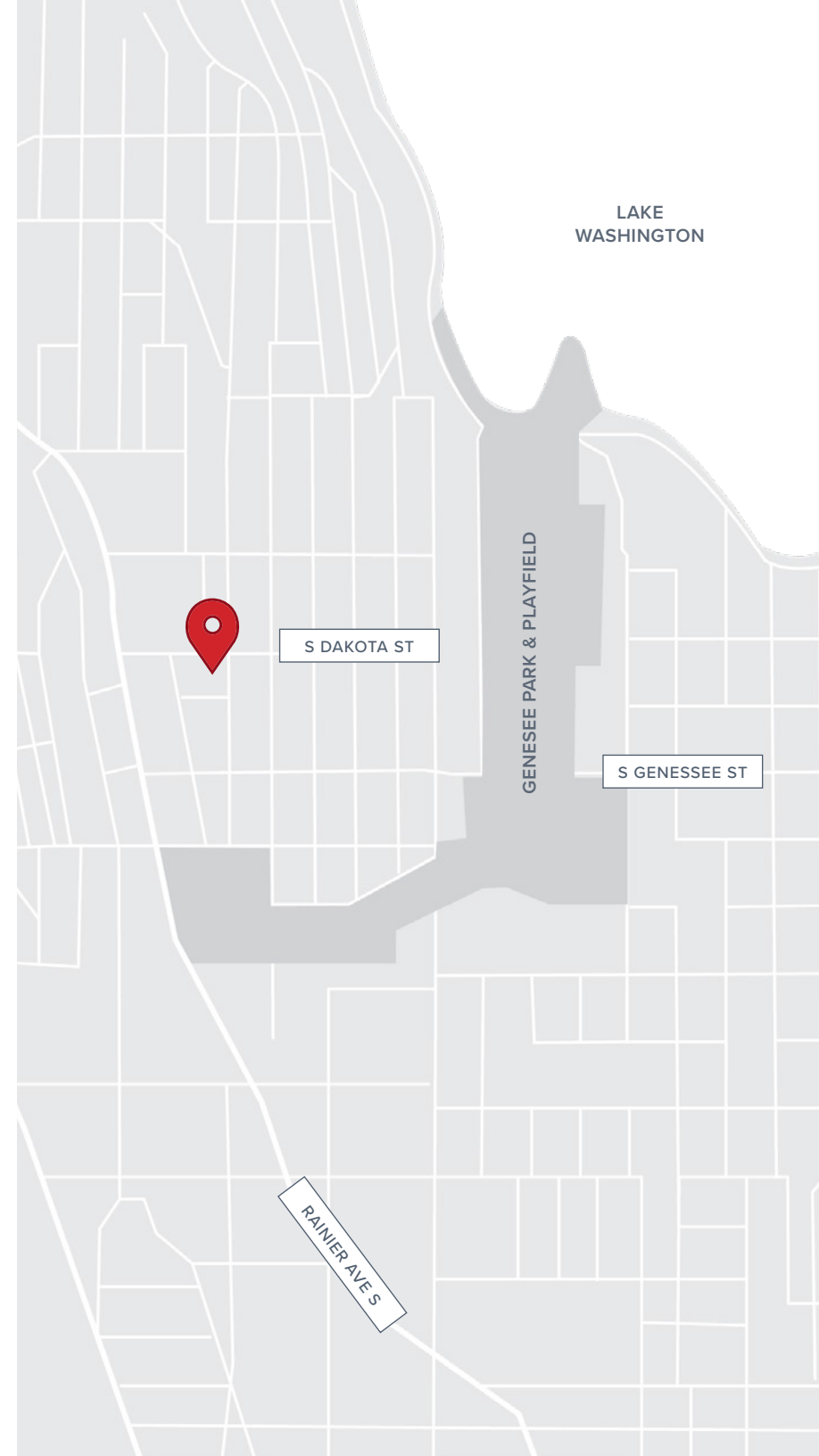
The future of Rainier Ave S is bright, with a balance of urban development, improved transit, and community-driven initiatives that ensure it remains a vibrant, inclusive, and sustainable part of Seattle.



ABOUT THE AREA



LOCATION



NICK UPSHAW
206.325.5250
nickupshaw@windermere.com

SUSAN STASIK
206.660.1012
susan@windermere.com



WINDERMERE REAL ESTATE COMPANY / 4015 MADISON ST, SEATTLE, WA 98112

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