



OLSEN ANDERSON

59TH ST TOWNHOMES

1111 & 1119 NW 59TH ST SEATTLE, WA

Olsen Anderson is pleased to present an opportunity to invest in the development of the 59th St Townhomes, an 8-unit luxury townhome community located in Seattle's Ballard neighborhood. The community is located in a prime location, within blocks of downtown Ballard's shops, restaurants, and breweries, and a short commute to downtown Seattle. The offering totals \$1,011,000 of limited partner equity with a maximum individual investment of \$325,000. Investors can expect an 8% preferred return per year and participate in a share of profits following completion of the development. This investment opportunity presents the potential for attractive returns in a thriving and in-demand real estate market.



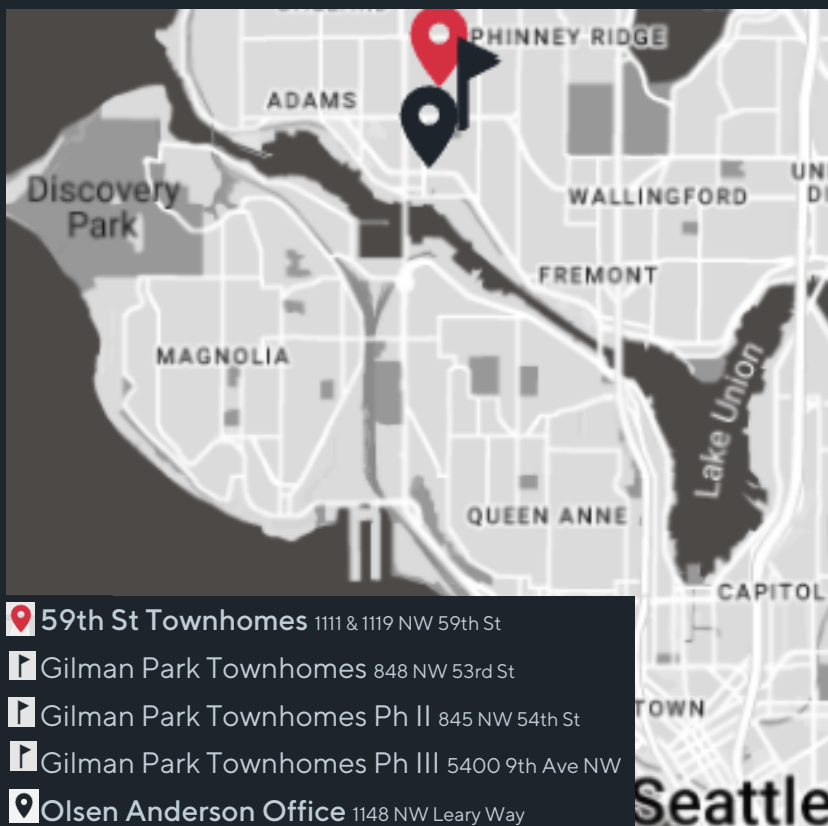


MARKET HIGHLIGHTS

59TH ST TOWNHOMES

LOCATION

The site is located four blocks north of NW Market St, and two blocks east of 15th Ave NW. Market St provides convenient access, including transit, into oldtown Ballard. Both 15th Ave NW and Aurora Ave N provide convenient automobile access into downtown Seattle. Several bus routes are available near the site providing convenient connection to downtown, Queen Anne, Fremont, University of Washington (UW), and Crown Hill. Looking into the future, the proposed Link Light Rail station is planned to be located a few blocks southwest of the project near NW Market St and 15th Ave. The neighborhood is also bicycle friendly with the Burke Gilman Trail located to the south providing connectivity to the Fremont Bridge and into downtown, east to UW, west to the Chittenden Locks, and SW towards the new Seattle waterfront.





PROJECT OVERVIEW

59TH ST TOWNHOMES

LAND

The property consists of two tax parcels totaling approximately 10,000 SF and were put under contract in December 2021. The first parcel closed in February 2023 and the second parcel is anticipated to close Q2 2023. There is currently a land loan on the property which will be paid off at the funding of the construction loan in Q3 2023. All utilities are available in the property frontage avoiding the need of any utility extensions.

DESIGN

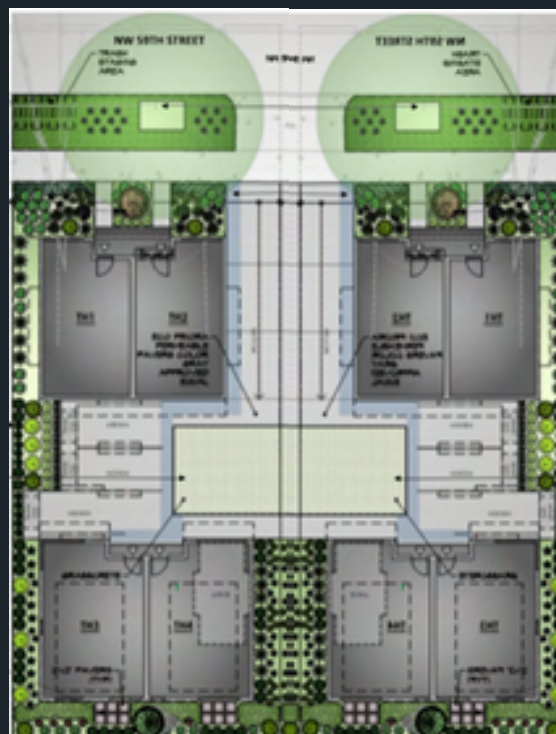
The 8 luxury homes feature 1,500 – 1,800 SF of living space. All eight homes are three bed two-and-a-half bath. Six homes have one assigned off-street parking stall, and two homes have a garage. Four of the homes have a covered deck off the living room, while the remaining four homes have roof decks creating ample outdoor entertaining spaces. The townhomes have generous master bedrooms with en-suite bathrooms, floorplan layouts, interior finishes, and outdoor decks to appeal to the first-time homebuyers and young professionals.

PERMITTING & ENTITLEMENTS

The land use and demo permits are approved, building permits are in their final round of review and are anticipated to be approved in time to start construction in Q3 2023. The SIPlite for frontage improvements is nearing approval.

PROJECT DETAILS

Residential Units	8 Units
Average Unit Size (SF)	1,677 SF
Net Sellable Area	13,416



ANTICIPATED TIMELINE

Construction Start	Q3 2023
Construction Complete	Q3 2024
Loan Pay Off	Q4 2024
100% Sell Out	Q4 2024



FINANCIAL OVERVIEW

59TH ST TOWNHOMES

SOURCES & USES

Sources of Funds	% of Total	Total	Uses of Funds	% of Total	Total
Construction Loan	77%	\$5,250,000	Land	31%	\$2,079,000
Developer/General Partner	2%	\$155,500	Hard Costs (incl. WSST)	48%	\$3,253,000
Co-General Partner	6%	\$388,750	Hard Cost Contingency	2%	\$163,000
Limited Partners	15%	\$1,011,750	Soft Costs	19%	\$1,311,000
TOTAL	100%	\$6,806,000	TOTAL	100%	\$6,806,000

INVESTMENT OVERVIEW

Net Sales Revenue (Avg sales price at \$1,000,000 /unit)	\$7,472,000
Project Cost	\$6,805,000
Project Profit (08.93%)	\$667,000
Total Equity Required	\$1,555,000
Existing Land Equity	\$547,000
Additional Capital Requirement	\$1,008,000
Partner Return on Investment	28.43%
Partner Leveraged Equity IRR	16.20%





MARKET OVERVIEW

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MARKET OVERVIEW

Over the last decade, the Seattle housing market has experienced significant growth due to a rising population and limited housing supply. This growth was further accelerated by low interest rates and government stimulus throughout 2020, 2021, and the beginning of 2022. At the same time, increased demand for products and disruptions in international shipping channels led to substantial inflation. In response, the fed quickly raised the federal funds rate, causing 30-year mortgage rates to climb from below 3% to over 7% within a year. As a result, the increased rates lowered the purchasing power of potential buyers and slowed the Seattle real estate market in November and December of 2022 to its slowest pace since the housing crisis in 2008. However, Q1 2023 saw some relief in rates and increased activity, with buyers returning to the market. The supply of new construction has remained limited, while demand for new housing in prime neighborhoods has stayed strong, leading to robust market fundamentals. Seattle has demonstrated economic resilience due to its diverse and longstanding presence in established employment centers in various sectors such as technology, life sciences, global health, information technology, aerospace, and government. Additionally, the Seattle MSA's diverse economy, which includes ten Fortune 500 companies, top employers, current labor reports, and economic and employment indicators, remains broad and appealing.





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OLSENANDERSON.COM

OUR STORY

Olsen Anderson is an urban real estate developer and homebuilder committed to crafting exceptional communities for people to live, work, and play. Our team comprises a group of highly skilled professionals led by the firm's founders and lifelong friends, Aegir Olsen and Grant Anderson.

Focusing on environmental and social responsibility, we take a holistic approach to every project, exploring every detail of the development process to create unique, high-performance, and enduring communities. Our goal is to engineer spaces where form and function coalesce to enrich the lives of our homeowners and residents. Our portfolio spans Seattle's most sought-after neighborhoods, and we're always up for a challenge. We are a tenacious and creative team, constantly driven by the spirit of innovation and bolstered by diverse experiences, expertise, and perspectives.

We are not just building homes; we are creating vibrant and sustainable communities that will stand the test of time. We are committed to pushing the boundaries of modern living, and we are excited to continue building a company that we can all be proud of.

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IMPORTANT NOTE REGARDING PROJECTIONS: THESE MATERIALS AND FINANCIAL PROJECTIONS CONTAIN FORWARD LOOKING STATEMENTS CONCERNING TRENDS OR ANTICIPATED RESULTS MADE PURSUANT TO THE SAFE HARBOR PROVISIONS OF THE PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995. THESE FORWARD-LOOKING STATEMENTS ARE NOT GUARANTEES OF FUTURE PERFORMANCE AND ARE SUBJECT TO RISKS AND UNCERTAINTIES RELATED TO THE PROJECT'S DEVELOPMENT AND OPERATIONS. THESE RISKS AND UNCERTAINTIES INCLUDE, BUT ARE NOT LIMITED TO: THE TIMELY AVAILABILITY OF FINANCING ON ACCEPTABLE TERMS, THE COMPANY'S ABILITY TO DEVELOP AND COMPLETE CONSTRUCTION OF THE PROJECT WITHIN BUDGET AND IN A TIMELY MANNER, IF RENTED THE AVAILABILITY OF TENANTS FOR THE PROJECT OR THE COMPANY'S ABILITY TO OPERATE THE PROJECT IN A PROFITABLE MANNER, THE AVAILABILITY OF FUTURE PURCHASERS OF THE PROJECT AND THE LEVEL OF MARKET RATES, AND OTHER FUTURE EVENTS AND CONDITIONS. THESE PROJECTIONS ARE BASED ON NUMEROUS ASSUMPTIONS AND ESTIMATES. THE PROJECT'S ACTUAL RESULTS OR ACTIVITIES, OR ACTUAL EVENTS OR CONDITIONS, COULD DIFFER MATERIALLY FROM THOSE PROJECTED IN THESE MATERIALS.