

OFFERING MEMORANDUM

JOHN HENRY

14-Unit Apartment Community in Laurelhurst



4001 NE 50TH ST, SEATTLE, WA 98105

km Kidder
Mathews

Exclusively Listed by

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EXECUTIVE SUMMARY



JOHN HENRY

EXECUTIVE SUMMARY

JOHN HENRY

OFFERING SUMMARY

PRICE	\$3,300,000
OFFER DATE	To be Announced

PROPERTY SUMMARY

ADDRESS	4001 NE 50th St, Seattle, WA 98105
NEIGHBORHOOD	Laurelhurst
RESIDENTIAL UNITS	14
AVG. UNIT SIZE	714 SF
NET RENTABLE SF	9,999 SF
STORIES	2
PARCEL SIZE	11,504 SF
PARCEL NO.	102504-9113
YEAR BUILT	1961
LAUNDRY	Shared
ZONING	LR3 (M)



RESIDENTIAL UNIT SUMMARY

Type	Units	Avg SF	Total SF	In-Place Rent			Market Rent		
				Rent	\$/SF	Annual Rent	Rent	\$/SF	Annual Rent
1x1*	9	600	5,400	\$1,731	\$2.88	\$186,908	\$1,900	\$3.17	\$205,200
2x1	5	920	4,599	\$1,977	\$2.15	\$118,620	\$2,275	\$2.47	\$136,500
Total/Average	14	714	9,999	\$1,819	\$2.55	\$305,528	\$2,034	\$2.85	\$341,700

*Units K, L, & M are Open, One-Bedroom Layouts

HIGHLY DESIRABLE LAURELHURST LOCATION ON 50TH STREET

3-MIN

DRIVE TO U VILLAGE

20-MIN

DRIVE TO DOWNTOWN
SEATTLE CBD

25-MIN

DRIVE TO
DOWNTOWN BELLEVUE

DOWNTOWN
CBD

W
UNIVERSITY of
WASHINGTON

50K
STUDENTS



JOHN HENRY

UNIVERSITY VILLAGE®

**120+ SHOPS &
RESTAURANTS**

*Top Shopping/Restaurant
Destination in the City*



INVESTMENT HIGHLIGHTS



Premier Seattle Location

Adjacent to Laurelhurst, University Village, Children's Hospital



Strong In-Place Returns

5.9% Cap Rate on Trailing-12 Financials



Attractive Basis

\$236,000 per Unit & \$330 per Square Foot



Rare Opportunity

Pride of Ownership Asset Available for the First Time in 20+ Years

PROPERTY OVERVIEW



PROPERTY OVERVIEW



JOHN HENRY

NE 50TH ST

40TH AVE NE

PROPERTY OVERVIEW

PROPERTY FEATURES

14 Off-Street Parking Stalls

14 Tenant Storage Units

New Roof Installed in 2019

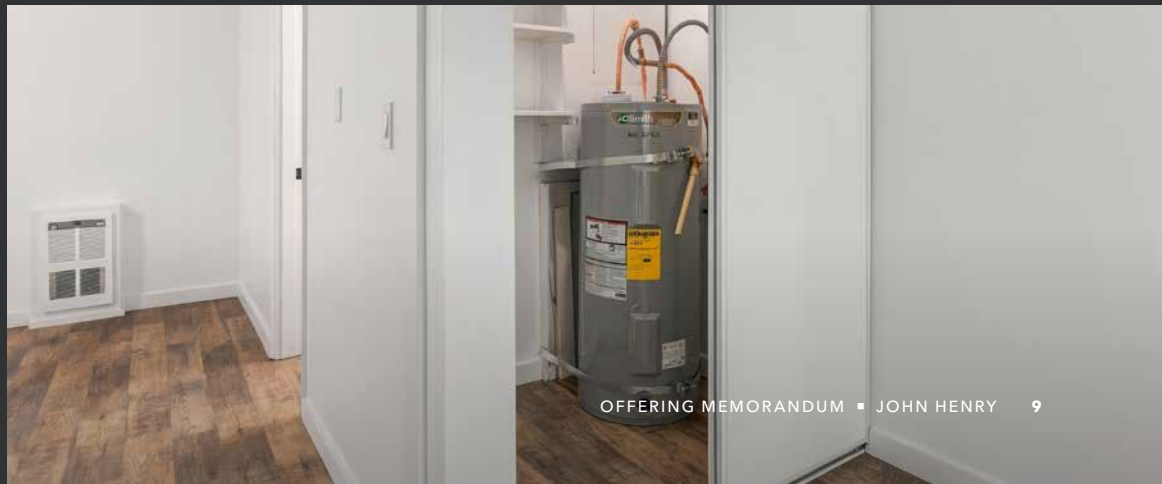
Select Units with Patios

Most Units with Updated LVP Flooring

Double-Pane Vinyl Windows

Spacious Units with Open Floorplans

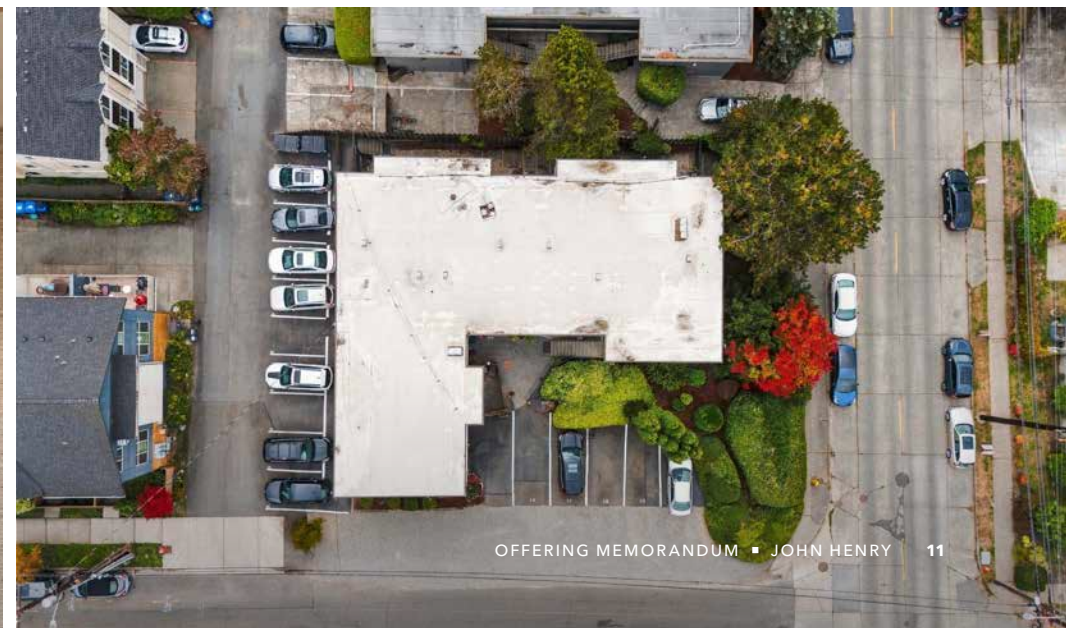
Common Laundry Room with Two Sets of Machines



SPACIOUS UNITS WITH THOUGHTFUL UPDATES



EXTERIOR PHOTOS



INTERIOR PHOTOS



FINANCIALS



JOHN HENRY

FINANCIALS

UNIT MIX

RESIDENTIAL UNIT SUMMARY

Type	Units	Avg SF	Total SF	In-Place Rent			Market Rent		
				Rent	\$/SF	Annual Rent	Rent	\$/SF	Annual Rent
1x1*	9	600	5,400	\$1,731	\$2.88	\$186,908	\$1,900	\$3.17	\$205,200
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*Units K, L, & M are Open, One-Bedroom Layouts

CASHFLOW ANALYSIS

	CURRENT OPERATIONS		MARKET OPERATIONS	
INCOME	Current Income		Market Income	
Gross Potential Rent	305,528	2.55/SF/Mo	341,700	2.85/SF/Mo
Vacancy	(15,276)	5.0%	(17,085)	5.0%
Bad Debt & Concessions	(3,055)	1.0%	(3,417)	1.0%
Net Rental Income	287,196		321,198	
Utility Fees	19,184	114/U/Mo	23,244	138/U/Mo
Parking	-	0/U	6,300	450/U
Laundry	2,166	155/U	2,231	159/U
Miscellaneous	8,117	580/U	8,360	597/U
Effective Gross Income	316,662		361,333	
EXPENSES	T-12 Expense		Market Expense	
Taxes	34,874	2,491/U	35,920	2,566/U
Insurance	9,825	702/U	10,120	723/U
Utilities	25,075	1,791/U	25,827	1,845/U
R&M	11,658	833/U	12,008	858/U
Contract Services	10,926	780/U	11,254	804/U
Turnover	5,188	371/U	5,343	382/U
Management	16,128	5% EGI	18,067	5% EGI
Payroll	3,463	247/U	3,567	255/U
Marketing	992	71/U	1,022	73/U
Administration	3,482	249/U	3,586	256/U
Total Expenses	121,611	38% EGI	126,714	35% EGI
Expenses/U		8,686/U		8,947/U
Expenses/SF		12/SF		13/SF
Net Operating Income	195,052	13,932/U	234,619	16,862/U

\$3.3M

LIST PRICE

\$235,714

PRICE PER UNIT

5.91%

CAP RATE

7.11%

CAP RATE

MARKET OPERATIONS NOTES & ASSUMPTIONS

INCOME

GROSS POTENTIAL RENT	Current Income Gross potential rent reflects the September 2, 2026 rent roll annualized. Vacancies are assumed to be filled at average in-place rents of like-kind units.
	Market Income Assumes all current leases are renewed or re-let at market rents based on the Rent Comparable Study (RCS) provided.
VACANCY	As of September 2, 2026, the property was 93% occupied. Analysis assumes a 5% vacancy rate throughout the hold period.
UTILITY FEES	Current Income Based on T-12 Operations.
	Market Income Analysis assumes a 90% recapture rate.
PARKING	Market Income Assumes 75% utilization of parking at \$50 per month.
MISCELLANEOUS	Based on T-12 trailing operations; in-line with operations at comparable properties in the Laurelhurst submarket.

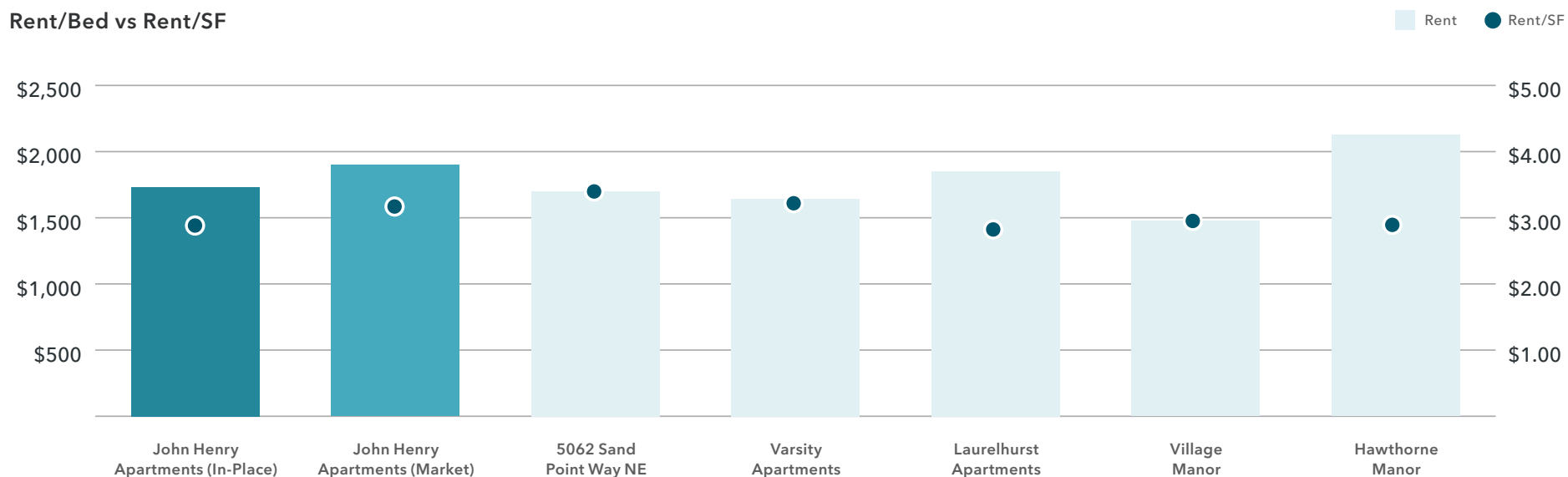
EXPENSES

TAXES	Reflects the 2026 tax bill.
INSURANCE	Based on T-12 trailing operations; in line with operations at comparable properties in the Laurelhurst submarket.
UTILITIES	Based on T-12 trailing operations; in line with operations at comparable properties in the Laurelhurst submarket.
R&M	Based on T-12 trailing operations; in line with operations at comparable properties in the Laurelhurst submarket.
CONTRACT SERVICES	Based on T-12 trailing operations; in line with operations at comparable properties in the Laurelhurst submarket.
TURNOVER	Based on T-12 trailing operations; in line with operations at comparable properties in the Laurelhurst submarket.
MANAGEMENT	Based on T-12 trailing operations; in line with operations at comparable properties in the Laurelhurst submarket.
PAYROLL	Based on T-12 trailing operations; in line with operations at comparable properties in the Laurelhurst submarket.
MARKETING	Based on T-12 trailing operations; in line with operations at comparable properties in the Laurelhurst submarket.
ADMINISTRATION	Based on T-12 trailing operations; in line with operations at comparable properties in the Laurelhurst submarket.

RENT COMPARABLES - 1X1

	Property	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
01	John Henry Apartments (In-Place)	4001 NE 50th St	Laurelhurst	1961	600	\$1,731	\$2.88
02	John Henry Apartments (Market)	4001 NE 50th St	Laurelhurst	1961	600	\$1,900	\$3.17
03	5062 Sand Point Way NE	5062 Sand Point Way NE	Laurelhurst	1962	500	\$1,700	\$3.40
04	Varsity Apartments	2300 NE 65th St	Ravenna	2005	510	\$1,644	\$3.22
05	Laurelhurst Apartments	3901 NE 45th St	Laurelhurst	1960	656	\$1,850	\$2.82
06	Village Manor	3821 NE 45th St	Laurelhurst	1956	500	\$1,476	\$2.95
07	Hawthorne Manor	4054 NE 55th St	Laurelhurst	1986	735	\$2,125	\$2.89
	Averages			1974	580	\$1,759	\$3.06

Rent/Bed vs Rent/SF



RENT COMPARABLES - 2X1

	Property	Address	Neighborhood	Year	Unit SF	Rent	\$/SF
01	John Henry Apartments (In-Place)	4001 NE 50th St	Laurelhurst	1961	920	\$1,977	\$2.15
02	John Henry Apartments (Market)	4001 NE 50th St	Laurelhurst	1961	920	\$2,275	\$2.47
03	Lewison Place Apartments	4740 40th Ave NE	Laurelhurst	1966	950	\$2,250	\$2.37
04	Village Manor	3821 NE 45th St	Laurelhurst	1956	600	\$1,823	\$3.04
05	5505 40th Ave NE	5505 40th Ave NE	Laurelhurst	1962	700	\$1,695	\$2.42
06	Hawthorne Manor	4054 NE 55th St	Laurelhurst	1986	966	\$2,725	\$2.82
	Averages			1968	804	\$2,123	\$2.66

Rent/Bed vs Rent/SF



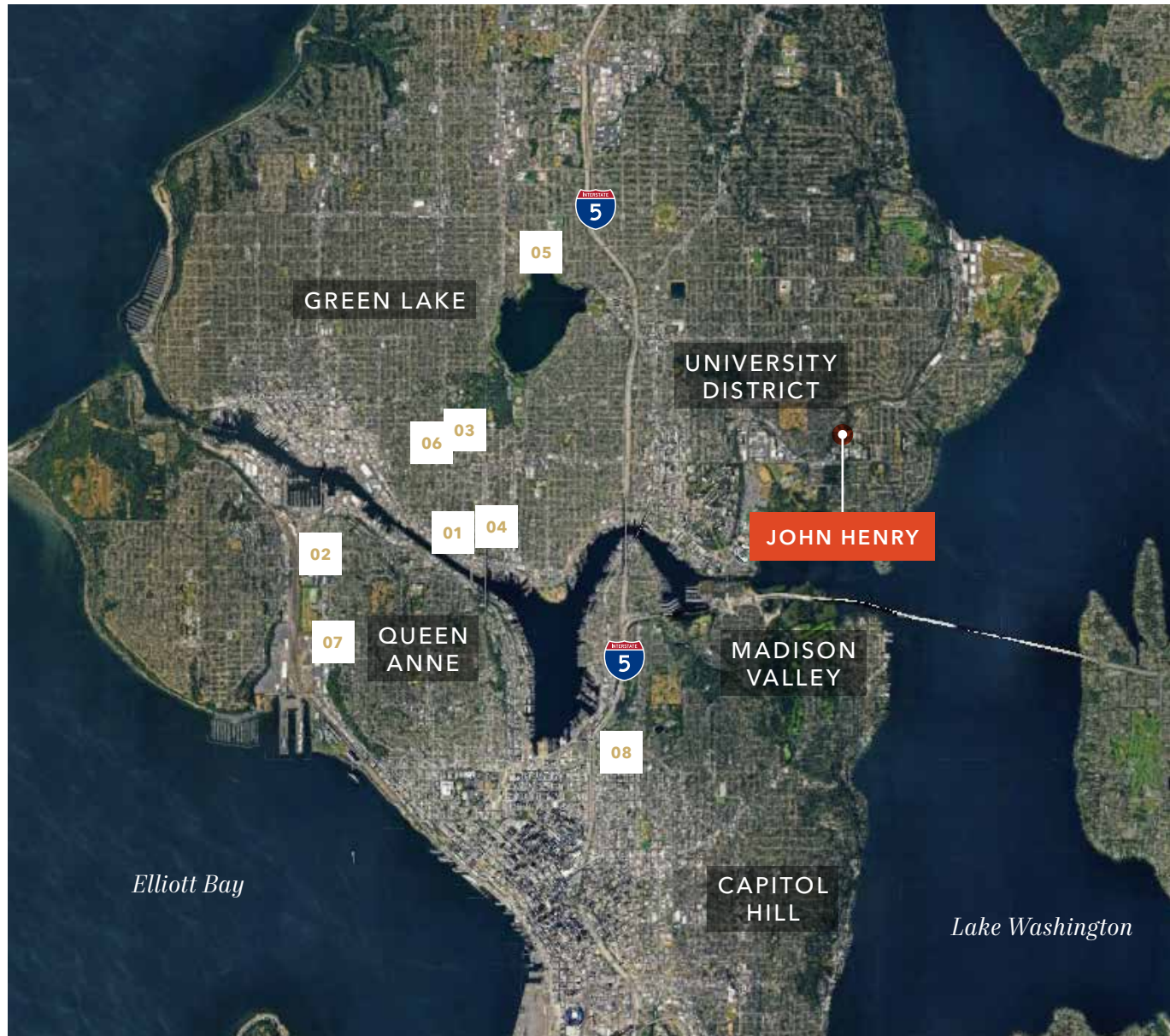
SALE COMPARABLES

	Property Name	Neighborhood	Built	Units	Rentable SF	Avg. Unit Size	Sale Date	Price	\$/Unit	\$/SF	Cap Rate
01	THE FRANCIS 3636 Francis Ave N	Fremont	1988	22	15,699	714	6/23/2026	\$7,000,000	\$318,182	\$446	5.2%
02	BELVEDERE 3425 14th Ave W	Queen Anne	1989	19	12,274	646	6/15/2026	\$3,988,000	\$209,895	\$325	5.0%
03	ZOO-PLEX 4912 Evanston Ave N	Fremont	1955	9	5,662	629	6/15/2026	\$1,630,000	\$181,111	\$288	6.6%
04	3828 WHITMAN AVE 3828 Whitman Ave N	Wallingford	1968	9	7,404	823	6/1/2026	\$2,500,000	\$277,778	\$338	5.0%
05	THE ABBEY APARTMENTS 7919 Wallingford Ave N	Green Lake	1969	12	8,800	733	5/8/2026	\$3,025,000	\$252,083	\$344	4.8%
06	THE WESTWIND 4500 1st Ave NW	Fremont	1968	18	13,767	765	2/23/2026	\$5,000,000	\$277,778	\$363	5.2%
07	GILMAN WEST 2222 Gilman Dr W	Queen Anne	1960	14	11,014	787	1/28/2026	\$2,750,000	\$196,429	\$250	5.2%
08	BOYLSTON MANOR 752 Boylston Ave E	Capitol Hill	1928	9	5,840	649	1/9/2026	\$3,045,500	\$338,389	\$521	5.4%
Average			1966	14		718			\$256,456	\$359	5.3%
	JOHN HENRY APARTMENTS 4001 NE 50th St	Laurelhurst	1961	14	9,999	714	--	\$3,300,000	\$235,714	\$330	5.9%

COMPARABLES



- | | |
|----|---|
| 01 | THE FRANCIS
3636 Francis Ave N |
| 02 | BELVEDERE
3425 14th Ave W |
| 03 | ZOO-PLEX
4912 Evanston Ave N |
| 04 | 3828 WHITMAN AVE
3828 Whitman Ave N |
| 05 | THE ABBEY APARTMENTS
7919 Wallingford Ave N |
| 06 | THE WESTWIND
4500 1st Ave NW |
| 07 | GILMAN WEST
2222 Gilman Dr W |
| 08 | BOYLSTON MANOR
752 Boylston Ave E |



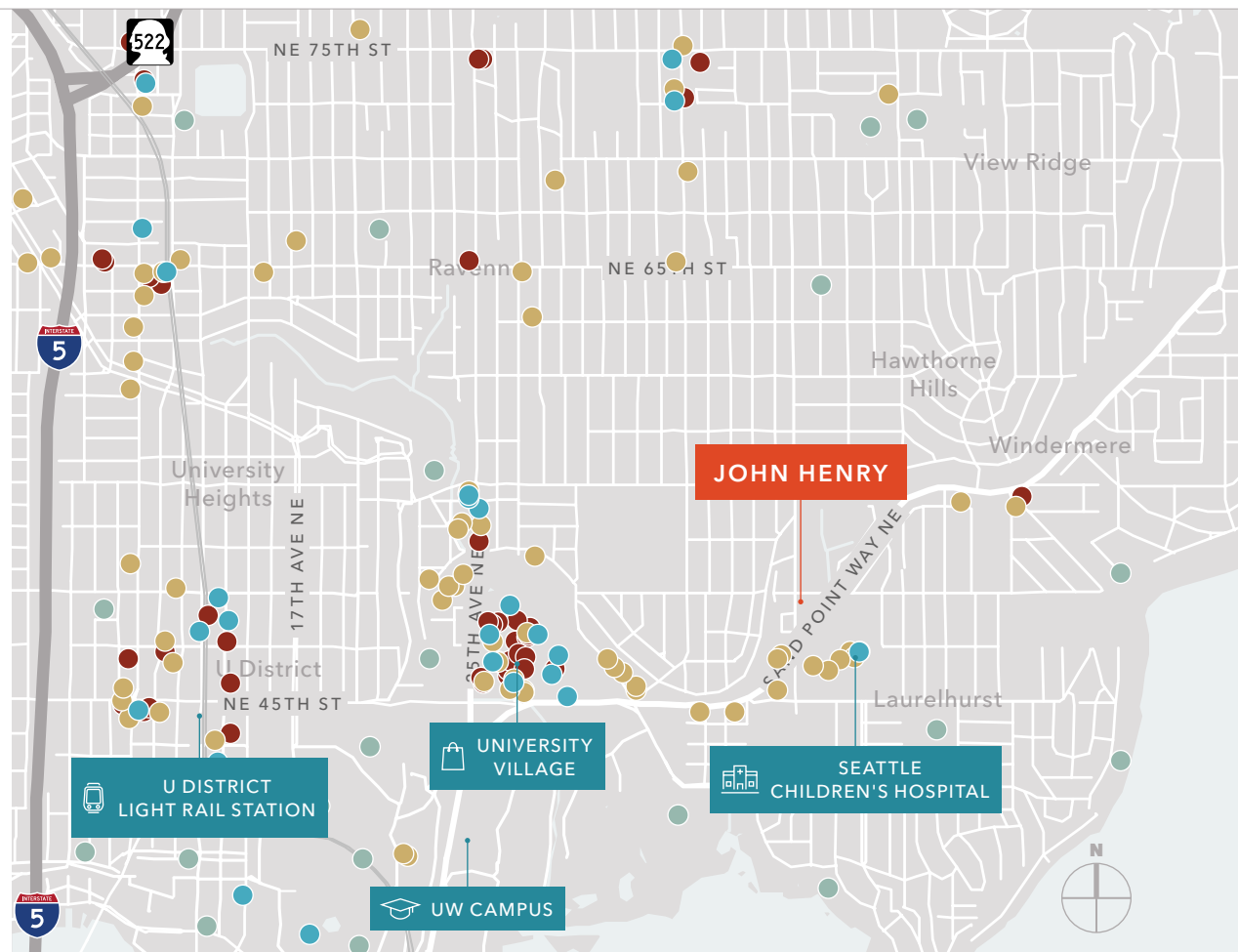
LOCATION OVERVIEW



LAURELHURST IS A PREMIER URBAN LIVING DESTINATION

Laurelhurst's quiet residential streets, unmatched proximity to the University of Washington and Seattle Children's Hospital, and limited supply make it one of Seattle's most compelling neighborhoods for multifamily investment.

Laurelhurst's appeal to renters is rooted in its quiet, tree-lined streets, Lake Washington shoreline, and tight-knit residential character, just minutes from Seattle's largest employment and education hub. The University of Washington and Seattle Children's Hospital anchor the area as major employers, drawing a steady base of faculty, medical staff, and graduate students who seek housing close to campus. U Village adds a premier retail and dining destination directly adjacent to the neighborhood. Because Laurelhurst is zoned predominantly for single-family use, new apartment supply is scarce, giving existing multifamily assets a durable competitive advantage.



● Eat + Drink
 ● Grocery + Shopping
 ● Schools + Parks
 ● Health + Wellness





UW's Master plan approved by Seattle City Council calls for up to 6,000,000 SF in new construction over the next 10 years, including a high-rise "innovation district"

32 GRADUATE PROGRAMS
PLACED IN THE TOP
10 NATIONALLY ACCORDING
TO US NEWS & WORLD
REPORT 2026



FED. RESEARCH
FUNDING
Among U.S.
Public Universities



U.S. PUBLIC
INSTITUTIONS
U.S. News & World
Report, 2025



GLOBAL UNIVERSITY
RANKING
U.S. News & World
Report 2025

52,316 TOTAL STUDENT
ENROLLMENT 2025
Seattle Campus, Autumn 2025

76% OF STUDENTS LIVE IN
OFF-CAMPUS HOUSING
Seattle Campus, Autumn 2025

APPROX. 49% OF
ENROLLED STUDENTS ARE
STEM MAJORS
2024-25

90,479 PREDICTED
POPULATION 2028

UW GENERATED \$20.9B
IN FY 2023 & SUPPORTED
+110K JOBS

UNIVERSITY OF WASHINGTON
CAMPUS MASTER PLAN &
INNOVATION DISTRICT FRAMEWORK

THE NEW TECHNOLOGY HUB

Major companies are invested in the growth & future of the University of Washington and the University District.

Major Recent Contributions to UW's Computer Science + Engineering Department

				
<i>\$5M</i>	<i>\$10M</i>	<i>\$10M</i>	<i>\$10M</i>	<i>\$40M</i>

UW Computer Science + Engineering Department



#1

REQUESTED MAJOR AMONG
UW FRESHMAN APPLICANTS



2,500

UNDERGRADUATE & GRADUATE
MAJORS ENROLLED, 2023

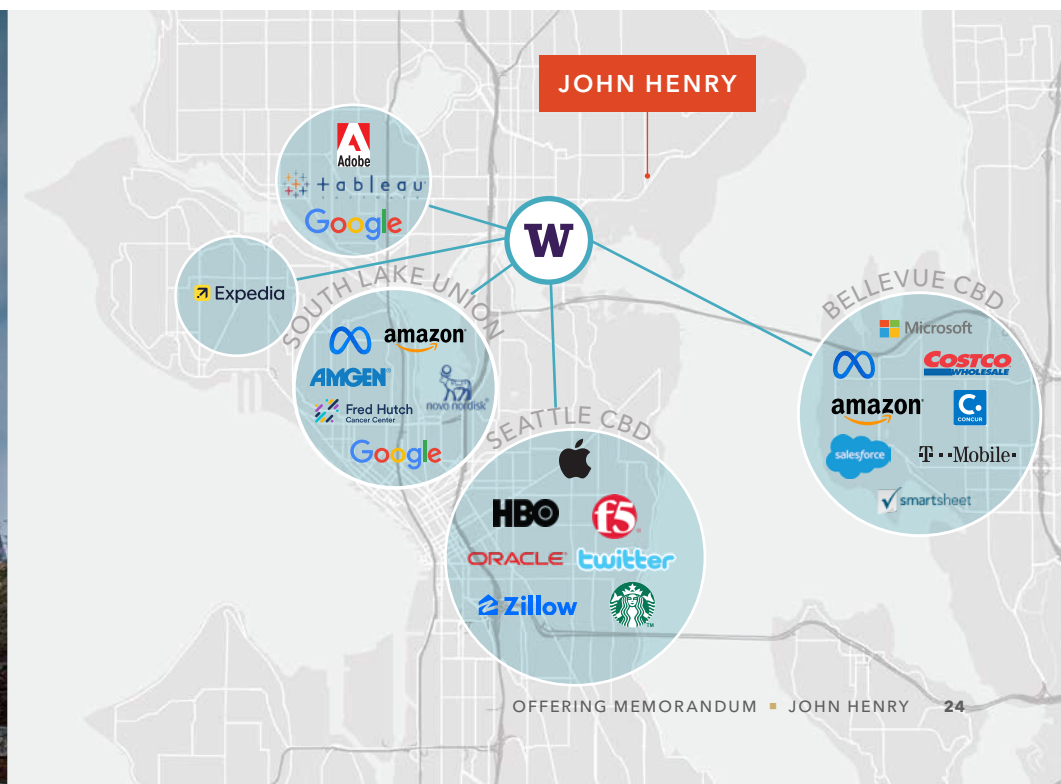


\$32M

IN RESEARCH GRANTS &
CONTRACTS IN FY2023

Over two-thirds of graduates remain in Washington State – with most staying in Seattle

KIDDER MATHEWS



LOCATION OVERVIEW

EXCELLENT ACCESS TO THE REGION'S TOP JOB CENTERS

SEATTLE DOWNTOWN 20 MIN DRIVE

Current Office Space **108.1M SF**

Office Space Under Dev. **3.0M SF**

ACCESS TO BELLEVUE 25 MIN DRIVE

Current Office Space **30.9M SF**

Office Space Under Dev. **2.8M SF**

ACCESS TO REDMOND 35 MIN DRIVE

Current Office Space **17.1M SF**

Office Space Under Dev. **3.0M SF**

ACCESS TO SOUTH END 40 MIN DRIVE

Current Office Space / Industrial **16.6M SF**

Industrial Space Under Dev. **674K SF**

Source: CoStar, US Census Bureau



SEATTLE IS A NATIONAL LEADER IN *AI INNOVATION*

*The AI wave is real—and it's
anchored in Seattle.*

*Seattle's AI economy is a
structural tailwind for
long-term multifamily value.*



TIER 1 AI METRO

Seattle is 1 of 28 "Star Hubs" per Brookings, excelling in talent, innovation, and adoption.



TOP RESEARCH & TALENT

Amazon, Microsoft, UW, and Ai2 lead AI research and employment.



VENTURE-FUNDED MOMENTUM

Seattle AI startups are growing rapidly across enterprise sectors.

LOCATION OVERVIEW

Why Seattle's AI Ecosystem Matters for Multifamily Investors

TOP 5 U.S. METRO FOR AI READINESS

Seattle ranks in the top tier nationally for AI research and industry activity (Brookings, 2024).

HOME TO AI POWERHOUSES

Amazon, Microsoft, and the Allen Institute for AI anchor the region's AI economy.

UNMATCHED TALENT PIPELINE

The University of Washington and global recruiting funnel top-tier engineers into the local market.

VENTURE CAPITAL MAGNET

Billions in AI VC funding drive job creation, new startups, and long-term population growth.

STABILITY IN A SHIFTING MARKET

As AI transforms industries, Seattle's diversified tech base offers resilient demand for housing.

SEATTLE ENTERPRISE AI MARKET

LOCATION OVERVIEW

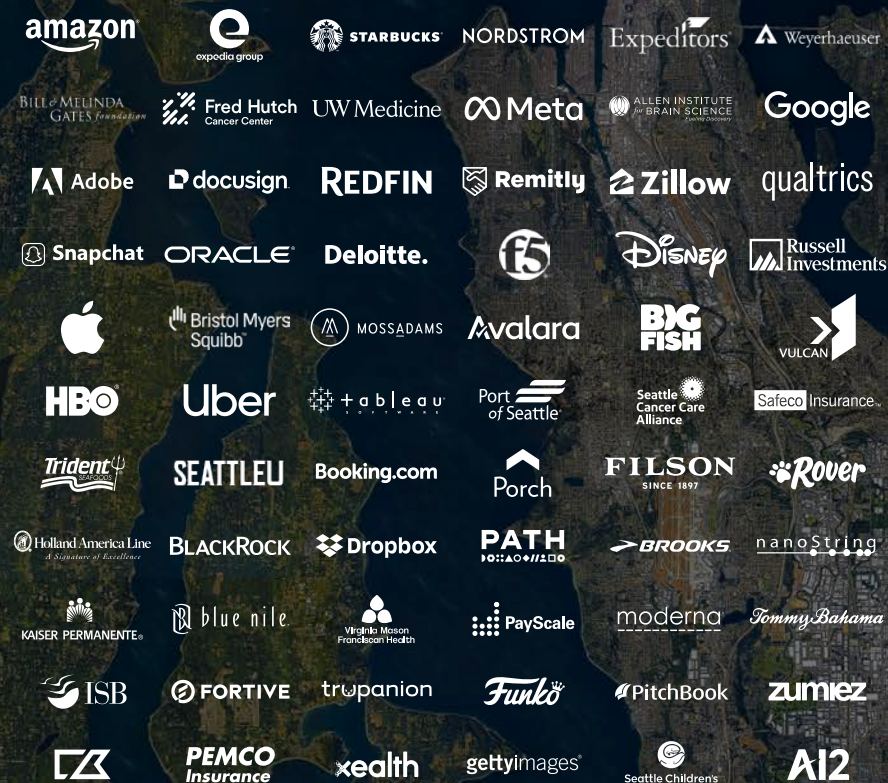
MAJOR EMPLOYERS

Seattle

108,690,376 511,688

TOTAL OFFICE SF

TOTAL EMPLOYEES

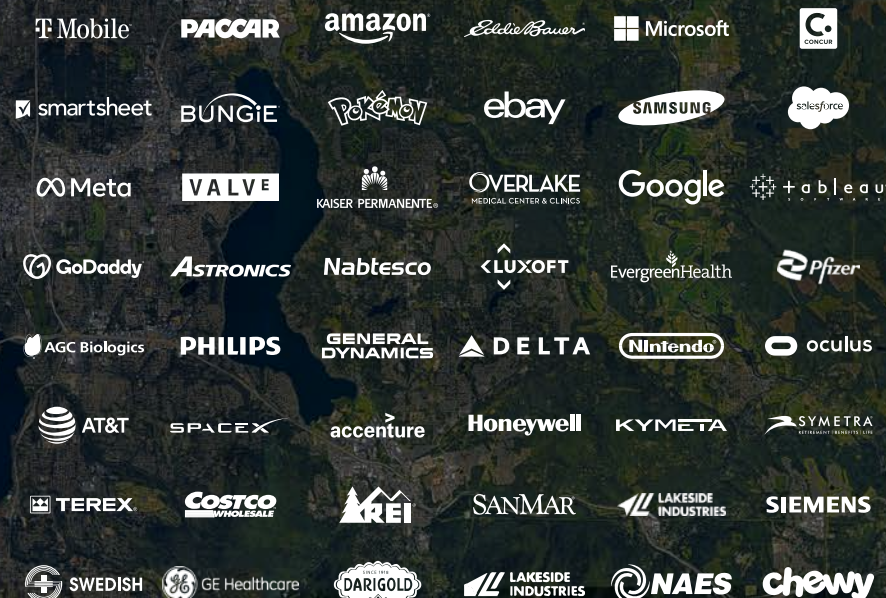


Eastside

77,834,835 259,322

TOTAL OFFICE SF

TOTAL EMPLOYEES



Kent Valley

114,094,059 279,560

TOTAL INDUSTRIAL SF

TOTAL EMPLOYEES



HEADQUARTERED IN THE PUGET SOUND



\$638B

2024 REVENUE

1.5M+

EMPLOYEES

87K

WA EMPLOYEES

Amazon, ranked #2 on the Fortune 500 list, has a market capitalization of \$1.61 trillion. The company has invested over \$225.6B in Washington State, contributing \$205B to the state's GDP. Amazon employs over 87,000 people directly in Washington and supports more than 487,200 indirect jobs. Its footprint in the state consists of 54 buildings with a total of 12M square feet of office space.



Microsoft

\$245B

2024 REVENUE

228K

EMPLOYEES

55.1K

WA EMPLOYEES

Ranked #13 on the Fortune 500, Microsoft is a global leader in technology and boasts a \$2.96 trillion market cap. Microsoft is expanding its Redmond World HQ with a multibillion-dollar project, adding 17 buildings and 6.7M SF of renovated space by 2025. Microsoft's influence in the region is highlighted by its more than 58,400 employees in Washington and its status as the 2024 World's Most Valuable Company.

T-Mobile

\$81.4B

2024 REVENUE

70K

EMPLOYEES

6.6K

WA EMPLOYEES

T-Mobile recently completed a \$160M renovation of its Bellevue headquarters. The company employs around 7,600 people in Washington and occupies 1.5M SF of real estate in the Puget Sound region. This includes its national technology lab and Tech Experience 5G Hub, demonstrating its dedication to innovation in the telecommunications industry.



STARBUCKS

\$36.2B

2024 REVENUE

361K

EMPLOYEES

10K

WA EMPLOYEES

Starbucks is the leading roaster and retailer of specialty coffee worldwide, with over 38,000 stores globally. Headquartered in Seattle, it employs 10,700 people in Washington State and occupies over 1M SF of office space, driving economic growth and development in Seattle.

HEADQUARTERED IN THE PUGET SOUND

expedia group™

\$13.7B

2024 REVENUE

16.5K

EMPLOYEES

3.3K

WA EMPLOYEES

Expedia Group ranks among the world's largest online travel companies, with major consumer brands including Expedia, Hotels.com, and VRBO. In 2021, the company opened a new \$900M headquarters in Seattle's Interbay neighborhood, which spans 1.38M SF across a 40-acre campus. The facility is designed to accommodate up to 6,500 employees, underscoring Expedia's commitment to the Puget Sound region.

(Image Source: ZGF)

COSTCO
WHOLESALE

\$255B

2024 REVENUE

333K+

EMPLOYEES

21.5K

WA EMPLOYEES

Ranked #12 on the Fortune 500, Costco's global HQ is in Issaquah. In 2023, it opened a nine-story, 625K SF office building. With 876+ locations worldwide, serving 132M cardholders, Costco employs around 21,000 in WA. Known for community engagement, it ranks 6th among the state's top corporate philanthropists.

NORDSTROM

\$15.1B

2024 REVENUE

54K+

EMPLOYEES

6.5K

WA EMPLOYEES

Nordstrom, a luxury department store chain founded in Seattle, operates 99 stores in the U.S. and 260 Nordstrom Rack locations. In 2023, the company opened 19 new Nordstrom Rack stores and plans to continue its expansion with 22 more in 2024 and four in 2025. Nordstrom is known for its strong corporate philanthropy in the Puget Sound area, donating over \$3M to Washington State in 2022.

KIDDER MATHEWS

Alaska

\$11.7B

2024 REVENUE

26K+

EMPLOYEES

11.4K

WA EMPLOYEES

Alaska Airlines is one of the largest airline carriers in the United States, serving a broad network of destinations across North America and beyond. The recent opening of "The Hub 2020" office facility at SeaTac enhances its regional operations. Alaska Airlines announced its plan to acquire Hawaiian Airlines for \$1.9B in December 2023, aiming to integrate the airlines' operations & loyalty programs.

LOCATION OVERVIEW

SPORTS & ENTERTAINMENT

CLIMATE PLEDGE ARENA

18,100

SEATING CAPACITY

League: NHL, WNBA



LUMEN FIELD

68,740

SEATING CAPACITY

League: NFL, MLS



HUSKY STADIUM

70,138

SEATING CAPACITY

League: NCAA | Big Ten Conference



KIDDER MATHEWS

T-MOBILE PARK

47,929

SEATING CAPACITY

League: MLB



LOCATION OVERVIEW

INSTITUTIONS OF HIGHER EDUCATION

Sources: U.S. News & World Report, U.S. Census, WalletHub

#3

IN HIGHER EDUCATION RANKINGS IN U.S.

#1

MOST EDUCATED BIG CITY IN THE U.S.

#1

METRO IN THE U.S. FOR STEM PROFESSIONALS

37%

WITH A BACHELOR'S OR HIGHER IN WA

68%

OF SEATTLE RESIDENTS AGED 25+ WITH A DEGREE

#1

U.S. CITY FOR HIGHLY VALUED TECH SKILLS

W

UNIVERSITY of
WASHINGTON



MOST INNOVATIVE
Among U.S. Public Universities, Reuters



FED. RESEARCH FUNDING
Among U.S. Public Universities



U.S. PUBLIC INSTITUTIONS
Times Higher Education, 2025



GLOBAL UNIVERSITY RANKING
U.S. News & World Report, 2025

60,690+ student body

Best in the nation programs, with 41 programs placed in the top 10

75% of students call Washington home after graduation, most staying in Seattle

\$1.87 billion in research awards

UW Medical Center ranked #1 hospital in WA for 12 years running

5th Largest Employer in the State, supporting 1 out of every 34 jobs in the state, with an annual economic impact of \$21 billion

GLOBAL INNOVATION EXCHANGE
UNIVERSITY of WASHINGTON



Global Innovation Exchange (GIX), located in Bellevue, is a graduate-level institute for interdisciplinary engineering, business, and design. Founded by the UW, Tsinghua University (China's leading university), and Microsoft, GIX brings together top faculty and learners worldwide to work closely with industry, non-profit, and government partners.

PUGET SOUND REGION UNIVERSITIES

SEATTLEU

7,172 Students

SEATTLE PACIFIC

2,662 Students

PIU PACIFIC LUTHERAN UNIVERSITY

2,600 Students

UNIVERSITY of PUGET SOUND

2,100 Students

BELLEVUE COLLEGE

19,134 Students

Northwest UNIVERSITY

723 Students

DigiPen INSTITUTE OF TECHNOLOGY

1,288 Students

BASTYR UNIVERSITY

742 Students

LIFE SCIENCES & HEALTHCARE

Seattle Ranked #9 Largest Life Science Ecosystem in the U.S.

The Seattle area ranked third for life sciences employment growth, which increased 25% from 2019 to 2022. R&D employment in the region increased even more rapidly, at 39.3%.

LEADING LIFE SCIENCE COMPANIES IN SEATTLE

Biotech & Pharmaceutical



Medical Research & Innovation



Healthcare Providers



Nonprofit & Philanthropic



LIFE SCIENCES

1,100+ life science organizations

46,540+ individuals employed directly in life science jobs

112,810+ jobs supported by WA life science industry

\$39 billion total economic impact

\$22 billion added to WA's GDP

\$49 billion record high WA life science M&A activity in 2023

HEALTHCARE

1,365+ healthcare organizations

218,515+ individuals employed directly in healthcare jobs

\$46 billion total revenues

LOCATION OVERVIEW

SEA Seattle-Tacoma
International
Airport

THE NORTHWEST
SEAPORT ALLIANCE
SEATTLE + TACOMA

151K+

JOBS GENERATED

\$3.6B+

DIRECT EARNINGS

50.8M

PASSENGERS IN 2023

\$12.4B+

IN BUSINESS OUTPUT

58.4K

JOBS GENERATED

\$4B+

IN LABOR INCOME

SeaTac Airport has a 4-star Skytrax airport rating and designation as the best airport in North America, connecting directly to Seattle via Light Rail in 35 minutes.

35 total airlines connecting to
93 non-stop domestic and 30
international destinations

More than 87,300 direct jobs

\$3.6B+ direct earnings

\$442M+ state/local taxes

50.8 MM passengers in 2023,
10% up from 2022

2024 cargo on track for four-year
high (up 6.5% YTD)

The Northwest Seaport Alliance is a marine cargo operating partnership of the Ports of Seattle and Tacoma in the Puget Sound. It is the third largest cargo port in the United States.

20,100 of direct jobs

Over \$70 BB of waterborne trade

\$4B+ labor income

\$136M+ state and local taxes

180 global trading partners (2022)

1.9x job multiplier

Full international exports up
4.9% for 2023

Exclusively listed by the Simon / Anderson Multifamily Team

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