

ÉLAN 41

78-Unit Apartment Community
with Large Floor Plans in
the Heart of West Seattle



Jones Lang LaSalle Americas, Inc.

The offering



JLL, as an exclusive advisor, is pleased to present the outstanding opportunity to acquire Élan 41, an apartment community with large floor plans in the heart of West Seattle.

Built in 1987 and renovated in 2015, Élan 41 (“the Property”) consists of 78 one bedroom, one bedroom loft, two bedroom one bathroom, and two bedroom two bathroom units along with a host of exceptional community amenities including a 24-hour fully-equipped fitness center, brand new outdoor grilling and BBQ stations, firepit lounge, community courtyard, and newly renovated luxury clubhouse. In-unit features include stainless steel appliances, kitchen islands, granite countertops in the kitchen and bathroom, wood-style flooring, in-unit washer/dryer, and lofted ceilings. New ownership will have the opportunity to execute a light value-add program through the addition of AC port installation, modern cabinet fronts, updated light fixtures, a refreshed paint scheme, a technology package, undermount bathroom sinks, and replacement of carpet with LVP in bedrooms. At an average of 903 SF, Élan 41’s large floor

plans offer a genuine home substitute at a significant discount to homeownership.

Centrally located in a highly desirable West Seattle Junction submarket, Élan 41’s convenient location provides tenants with access to major employers in Downtown Seattle and South Lake Union in just 15 minutes. Élan 41 offers residents a rare combination of urban vibrancy and neighborhood charm. The area’s thriving retail and entertainment scene, proximity to the bustling Junction corridor, and easy access to the waterfront at Alki Beach create a highly desirable lifestyle that consistently attracts and retains quality tenants. Élan 41 is situated within Jefferson Square, placing residents steps from one of West Seattle’s primary retail and grocery destinations.

With a 96 walk score, new ownership will step into a well-located, grocery anchored asset that benefits from an affluent tenant base, with a median household income of \$127K within a 1-mile radius of the property. With no 75+ unit deliveries since 2021 and nothing under construction, West Seattle represents one of the tightest supply environments in the Seattle MSA — a direct tailwind for rent growth and value-add execution.



Loft units featuring 17-foot ceilings



PROPERTY SUMMARY

Property Address
4100 SW Edmunds St,
Seattle, WA 98116

Number of Buildings
1

Number of Units
78

Parking
82 spaces

Average Unit Size
903 SF

Parking Ratio
1.1:1

Year Completed
1987
Renovated: 2015

Achieved Rent
\$2,373

Construction Type
Podium

Apartment Occupancy
94%

*Rent Roll Dated
June 4th 2026*

Building Summary	1x1	1x1L	2x1	2x2L	Aggregate
Number of units	22 units	9 units	34 units	13 units	78 units
% of total	28%	12%	44%	17%	100%
Total rentable SF	±17,485	±6,975	±32,750	±13,260	±70,470
Per unit	±795	±775	±963	±1,020	±903

Investment highlights



Exceptional Access to Seattle's Core Employment Base



Under 25-Minute Commute to Rapidly Growing Eastside Employers



West Seattle's Thriving Retail & Entertainment Corridor



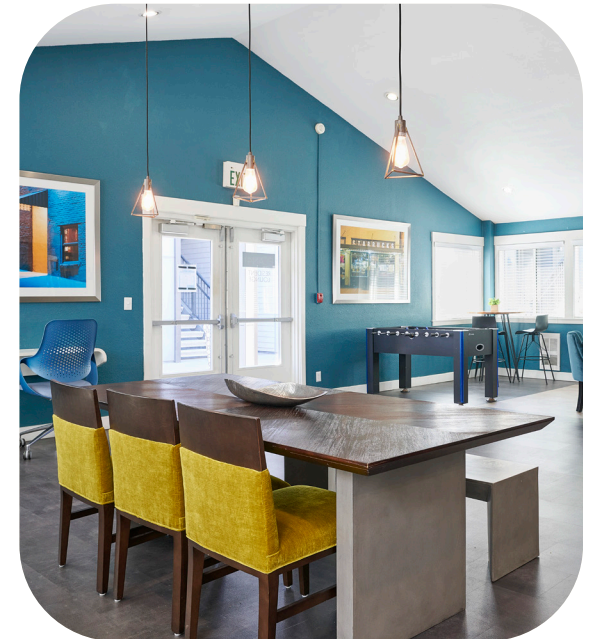
Large Floor Plans Offer a Home Substitute at a Significant Discount to Homeownership



Value-Add Opportunity



Zero New Supply — No 75+ Unit Deliveries Since 2021 and Nothing Under Construction



South Lake Union

ALLEN INSTITUTE Meta Google KREI
 Amazon UW Medicine Fred Hutch Cancer Center

Downtown Seattle
 341K daytime employees

Weyerhaeuser REDFIN DELL Zillow ORACLE
 Expedia NORDSTROM Dropbox hulu
 Expeditors amazon Meta DocuSign

First Hill

SWEDISH MEDICAL CENTER Virginia Mason
 UW Medicine THE POLYCLINIC

Redmond

SPACEX Meta
 Microsoft Oculus

Downtown Bellevue

Microsoft amazon Google Meta zoom
 Pokéon TikTok SAMSUNG Uber ANDURIL
 VALVE Robinhood CISCO salesforce BUNGIE

QUEEN ANNE

Pier 50

Lumen Field & T-Mobile Park

Sodo Future Light Rail Station

South Seattle Industrial Corridor
 6.4M SF industrial space

Elliott Bay
 West Seattle Water Taxi

Alki Beach

Natalie's on Alki EL CHUPACABRA Driftwood
 FIRE CACTUS PHO & BAR BLUE MOON BURGERS
 il nido HARRY'S BEACH HOUSE

Port of Seattle
 62.1K employees, 4th largest container gateway in North America

Harbor Island

Centerline Logistics Olympic Tug and Barge SSA Marine Crowley Liner & Logistics Raymont Logistics

BNSF RAILWAY

NUCOR STEEL

Delridge Future Light Rail Station

NORTH DELDRIDGE

West Seattle Stadium

West Seattle Golf Course

West Seattle Farmers Market
 Year-round on Sundays 2K+ weekly visitors

LA|FITNESS
 TRADER JOE'S
 west seattle BOWL
 BuddhaRuksa

WHOLE FOODS MARKET ALL THE BEST PET CARE Orangetheory FITNESS

RapidRide C Line Bus Stop

Alaska Junction Future Light Rail Station

RapidRide C Line Bus Stop

ÉLAN41

SW ALASKA ST

SW EDMONDS ST

FAUNTLEROY WAY SW

The Junction

BAKERY NOUVEAU JAK'S GRILL A LA MODE PIES METEY ICE CREAM & DELICATESSEN
 MATADOR KIZUKI Ramen & Izakaya OLYMPIA COFFEE
 PAGLIACCI PIZZA just Poké MO TO bangbar
 TALARICO'S molly moon's portage bay





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