

BROADSTONE

| strata |

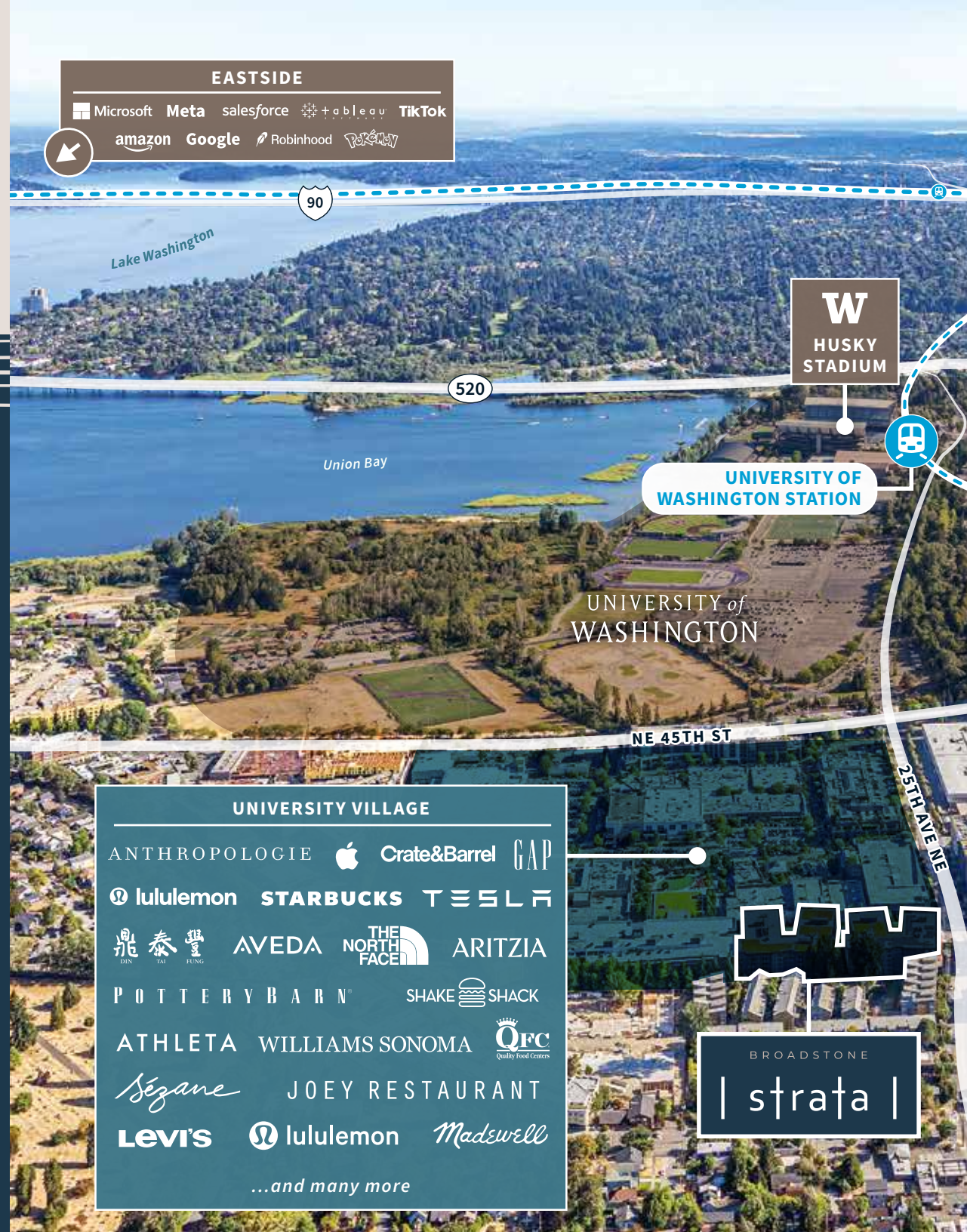
**294-Unit Apartment Community at the
Center of Seattle's Premier Outdoor
Shopping Center: the University Village**



Jones Lang LaSalle Americas, Inc.

The Offering

JLL, as exclusive advisor, presents a generational opportunity to acquire Broadstone Strata (the “Property”), an irreplaceable 294-unit mid-rise community delivered in 2023 with best-in-class finishes and amenities throughout. Anchoring the Property is its unmatched position within University Village, Seattle’s premier outdoor shopping and dining destination, placing residents in the heart of an experience no competing community can replicate. This is a rare chance to acquire a premium asset with unmatched proximity to high-end retailers. Close access to major employers, and rising home prices combine to draw a highly affluent renter base to support premium rents.





PROPERTY SUMMARY

 Address 4906 25th Ave NE, Seattle, WA 98105	 Number of Units 294
 Parcels 092504-9406 092504-9356	 Average Unit Size 784 SF
 Site Size 1.94 acres (84,506 SF)	 NRSF 230,629 SF
 Year Built 2023	 Parking 254 stalls
 Stories 7	 Parking Ratio 0.9:1.0
	 Current Achieved Rent \$3,413 (\$4.35 PSF)

Rent roll dated August 31, 2026



Seattle's Best-in-Class Mid-Rise Apartment Community

Delivered in 2023, Broadstone Strata offers institutional-quality real estate with thoughtfully designed unit interiors and a comprehensive amenity package. The Property sets the benchmark for upscale mid-rise living in Seattle, with finishes and amenities that rival top-tier high-rise towers, delivered within the convenience and intimacy of boutique mid-rise living.

Positioned within University Village

Broadstone Strata sits directly within University Village, adjacent to Crate & Barrel — a position no other multifamily development could replicate. The 699K SF open-air lifestyle center is consistently 100% leased with 128 shops and restaurants, drawing affluent residents, UW faculty and staff, and Seattle's tech workforce. For residents, that proximity functions as a built-in amenity — dining, shopping, and errands become an extension of the building itself.

Anchored by the University of Washington

The University of Washington sits at Broadstone Strata's doorstep — Washington's fifth-largest employer and a \$21B annual economic engine that receives more federal research funding than any other U.S. public university. That research engine supports a graduate and professional student population of more than 16K, alongside a deep base of faculty and senior research staff — the population drawn to Broadstone Strata's elevated positioning and finish level. Enrollment has surpassed 52K, up nearly 9% since 2019, fueling a U District where the residential population has grown 47% since 2010.



Proximity to Major Employers in Seattle & on the Eastside

Within 15 minutes, Broadstone Strata reaches the region's two most powerful employment centers. To the south, Downtown Seattle and South Lake Union are anchored by Amazon's 12M+ SF headquarters and 50K+ employees, alongside Google, Apple, and Meta. To the east, Bellevue and Redmond have emerged as one of the country's fastest-growing tech and AI corridors, with Microsoft, Google, Meta, Amazon, and a growing bench of AI-focused employers expanding their footprints. This dual exposure gives the Property access to two distinct, high-earning employment bases.

Affluent Demographics Support Top Rents

Anchored by proximity to major employers and the University of Washington, and embedded within University Village's irreplaceable retail environment, the Property commands an affluent renter base with a median household income of \$210K — driving a favorable rent-to-income ratio of just 19.5%.

Single-Family Home Prices Drive over 73% Discount to Homeownership

Broadstone Strata borders one of the Puget Sound's most expensive single-family enclaves, Laurelhurst, where median sales prices reach \$2.1M. Despite some of the nation's highest household incomes, the rent-to-own gap remains substantial — renting at Broadstone Strata represents over a 73% discount to homeownership, prolonging rentership and strengthening demand among high-earning residents priced out of ownership.





UNIT MIX

	Studio	Open 1-Bed	1x1	1x1 + Den	1x1 Townhome	Urban 2x2	Live- Work	2x2	2x2 Townhome	Aggregate
Number of units	32 units	79 units	80 units	11 units	11 units	34 units	4 units	42 units	1 unit	294 units
% of total	11%	27%	27%	4%	4%	12%	1%	14%	0%	100%
Total rentable SF	±16,391	±49,743	±56,358	±9,032	±11,183	±32,802	±4,127	±49,593	±1,400	±230,629
Per unit	±512	±630	±704	±821	±1,017	±965	±1,032	±1,181	±1,400	±784





COMMUNITY FEATURES

- Multi-level fitness center with premium equipment, dedicated HIIT studios, and complimentary Peloton and Tonal memberships
- Three southern-facing courtyards seamlessly integrate urban location with the region's natural landscape
- Outdoor firepits, grills, and open-air dining areas encourage connection
- Coworking spaces, pods, and focus rooms foster productivity
- Resident clubroom featuring a gourmet chef's kitchen
- Speakeasy bar with luxurious seating and wet bar
- Dog run and pet spa create a pet-friendly environment

Seattle's Best-in-Class Mid-Rise Apartment Community

Directly adjacent to the region's most sought-after retail destination, Strata exemplifies best-in-class product with its superior location, luxury finishes, and comprehensive amenity package tailored to attract the highest quality renters.







IN-UNIT FEATURES

- Air conditioning in every unit, a rarity in Seattle Mid-Rise stock
- Modern stainless steel GE appliances
- Tile backsplashes, quartz countertops and high-end finishes create a refined living experience
- Spacious walk-in closets provide additional storage*
- Private patios and balconies create an outdoor escape*

**Select units*

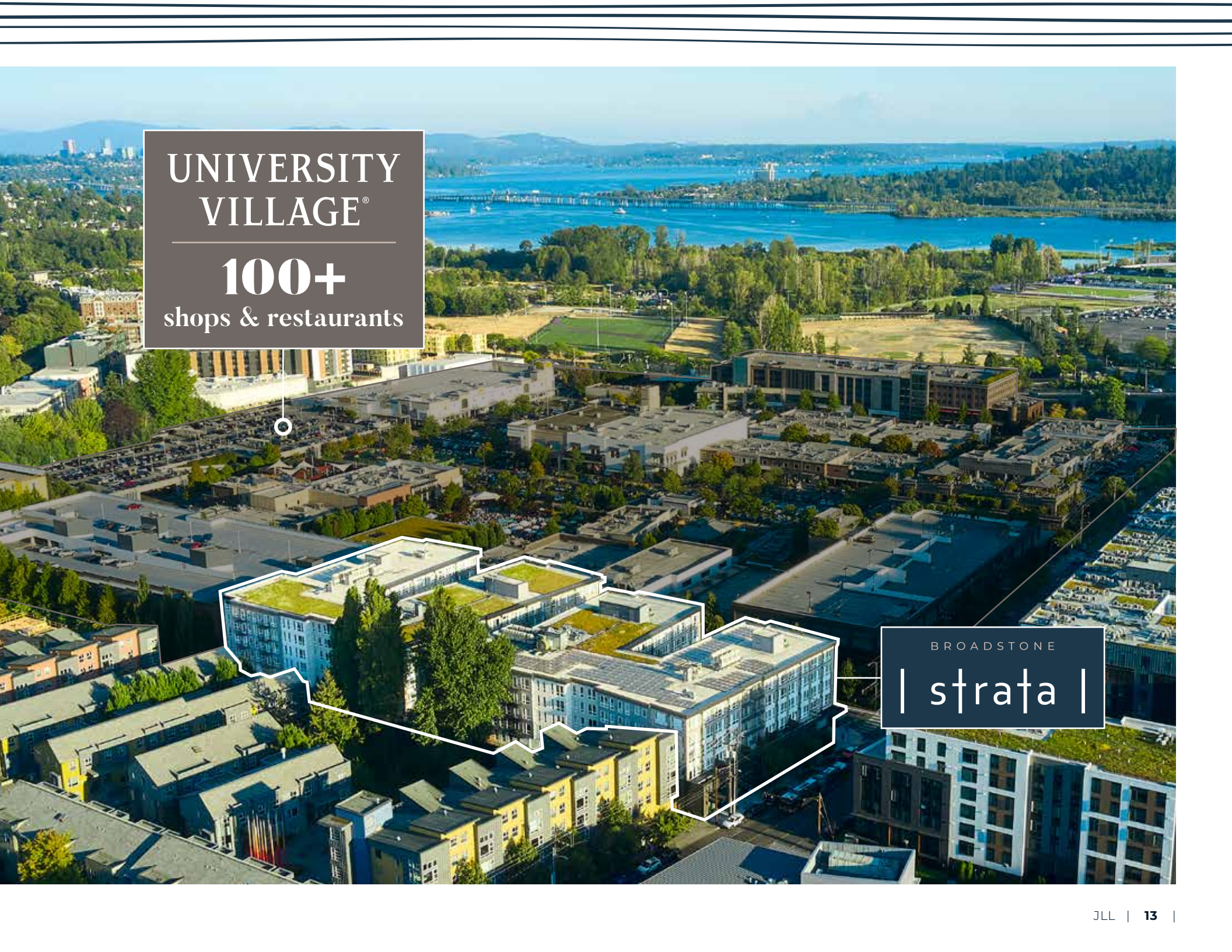




Directly within University Village An Irreplaceable Amenity

Strata benefits from a premier location adjacent to University Village, Seattle's 699K SF open-air lifestyle destination featuring more than 100+ retail, dining, and service options that seamlessly embody a live-work-play environment. With 0% vacancy, University Village highlights the spending power of surrounding neighborhoods, which boasts a highly educated population driven by proximity to the University of Washington. This unique combination of premier retail amenities, affluent demographics, and sustained student demand enhances Strata's appeal to residents seeking convenience, lifestyle, and connectivity in one of Seattle's most desirable submarkets.



An aerial photograph of the University Village area in Seattle. The image shows a mix of older commercial buildings, parking lots, and green spaces. In the foreground, a cluster of modern, multi-story apartment buildings with blue and yellow facades is highlighted by a white outline. A white line with a circle at the end points from the '100+ shops & restaurants' text to a parking lot area. In the background, a large body of water (Lake Washington) and distant mountains are visible under a clear blue sky.

UNIVERSITY VILLAGE®

100+
shops & restaurants

BROADSTONE

| strata |

University Village Directory

SHOPPING

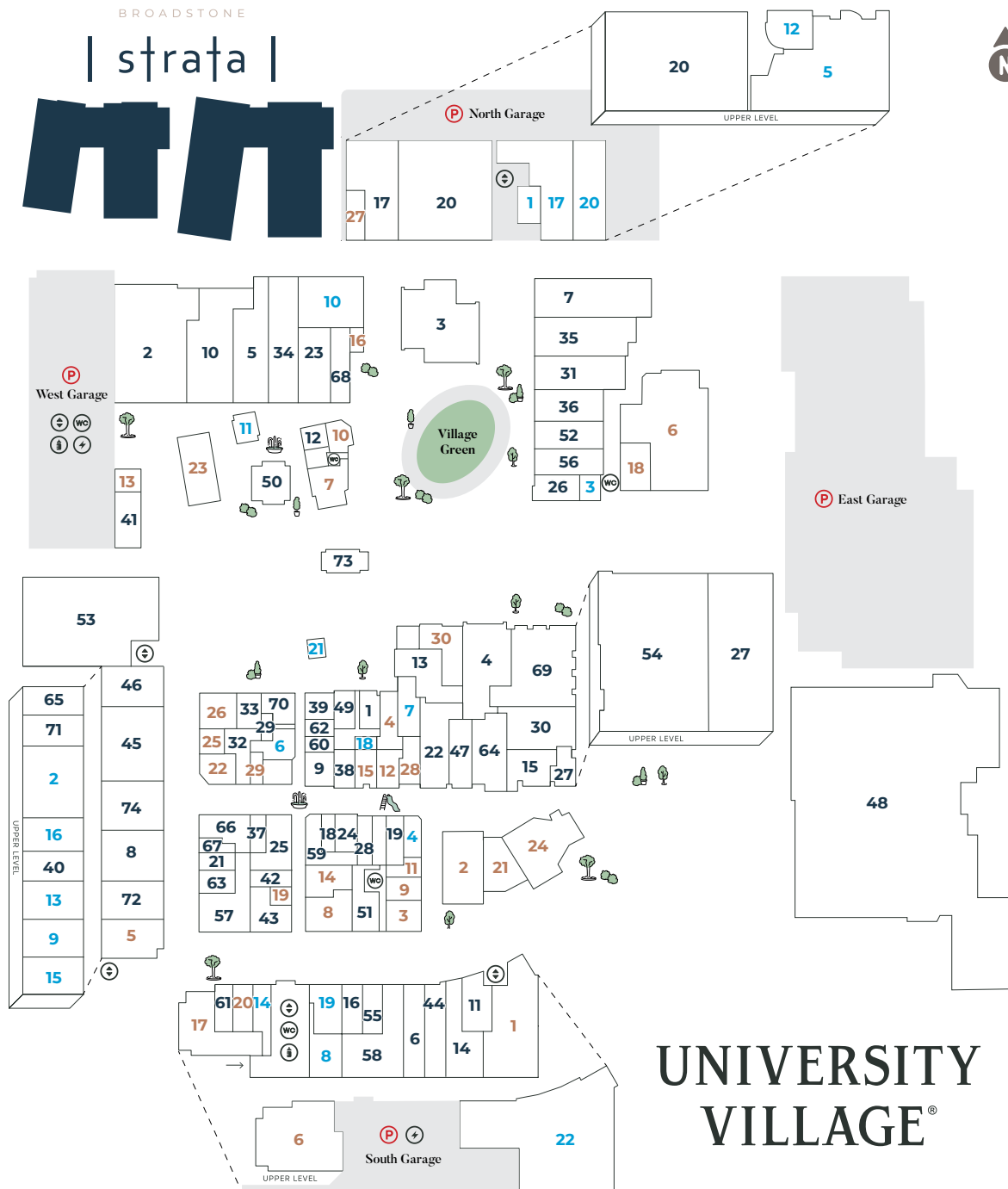
- | | | | |
|--------------------------|----------------------------|-----------------------|-----------------------------------|
| 1. Aesop | 20. Crate and Barrel | 39. Mejuri | 58. Simply Seattle |
| 2. Anthropologie | 21. Eileen Fisher | 40. Mud Bay | 59. Sole Food |
| 3. Apple Store | 22. Evereve | 41. Nespresso | 60. Something Silver |
| 4. Aritzia | 23. Everlane | 42. Paint the Town | 61. Sunglass Hut |
| 5. Athleta | 24. Faherty | 43. Paper Source | 62. The Art Study |
| 6. Away | 25. Fireworks | 44. Parachute | 63. The Confectionery |
| 7. Backcountry | 26. Free People | 45. Pottery Barn | 64. The North Face |
| 8. Banana Republic | 27. Gap | 46. Pottery Barn Kids | 65. The Shade Store |
| 9. Ben Bridge
Jeweler | 28. glassybaby | 47. Purple | 66. TWIST |
| 10. Bloomie's | 29. IDINA Bride | 48. QFC | 67. Velvet by Graham
& Spencer |
| 11. Bluemercury | 30. Interior Define | 49. rag & bone | 68. Veronica Beard |
| 12. Bonobos | 31. J.Crew/Crewcuts | 50. Ravenna Gardens | 69. Victoria's Secret |
| 13. Brandy Melville | 32. Jenni Kayne | 51. Razer | 70. Village Maternity |
| 14. Brilliant Earth | 33. Kiehl's | 52. Reformation | 71. Visual Comfort
& Co. |
| 15. Brooks Running | 34. Levi's | 53. RH Gallery | 72. Vuori |
| 16. Buck Mason | 35. lululemon
athletica | 54. Room & Board | 73. Warby Parker |
| 17. CB2 | 36. Madewell | 55. Rothys | 74. Williams Sonoma |
| 18. Clare V. | 37. Margaret O'Leary | 56. Sephora | |
| 19. Cotopaxi | 38. Marine Layer | 57. Sézane | |

DINING

- | | | |
|--|---|--|
| 1. Ba Bar | 12. Happy Lemon | 22. Pasta & Co. |
| 2. Bamboo Sushi | 13. Hello Robin | 23. Shake Shack |
| 3. Chipotle | 14. Hey Bagel | 24. Piatti Ristorante
& Bar |
| 4. Delfino's
Chicago
Style Pizza | 15. Hokkaido
Ramen
Santouka | 25. Rachel's
Ginger Beer |
| 5. DeLille En Ville | 16. Joe & the Juice | 26. Starbucks |
| 6. Din Tai Fung | 17. JOEY Kitchen | 27. Starbucks
University
Village North |
| 7. Elemental
Wood Fired
Pizza | 18. Mendocino
Farms (<i>coming
soon</i>) | 28. The French
Guys Bakery |
| 8. Eureka! | 19. Mochinut | 29. Trophy
Cupcakes
& Party |
| 9. Evergreens | 20. Molly Moon's
Ice Cream | 30. Veggie Grill |
| 10. Fran's
Chocolates | 21. Mr. West
Cafe Bar | |
| 11. Frankie & Jo's | | |

SERVICES

- | | | |
|----------------------------------|-----------------------------|--|
| 1. Aveda | 8. Kumon
Learning Center | 16. ShipShip |
| 2. Bank of
America | 9. LaserAway | 17. SkinSpirit |
| 3. Bright Horizons
Child Care | 10. Lucid Motors | 18. Styled Seattle |
| 4. FrogLegs | 11. Market Optical | 19. Tesla |
| 5. Gene Juarez
Salons & Spas | 12. Metropolitan
Pilates | 20. TruFusion |
| 6. Headlines Salon | 13. Prenuvo | 21. Village Shoe
Repair |
| 7. InSpa | 14. Rivian | 22. Virginia Mason
Franciscan
Health |
| | 15. Seattle Sun Tan | |

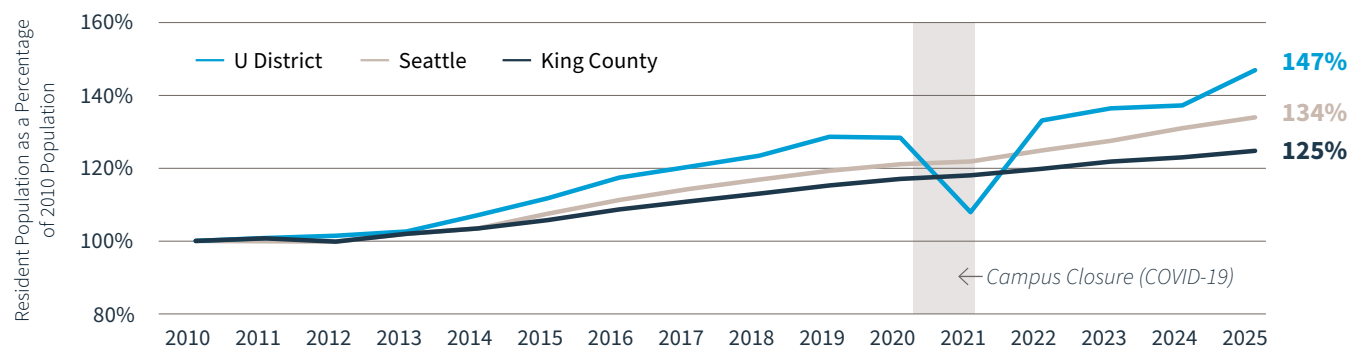




Anchored by the University of Washington

Beyond its student population, the University of Washington serves as a year-round demand driver through its concentration of faculty, researchers, medical professionals, and administrative staff, supporting or sustaining 112K jobs statewide . UW’s graduate and professional programs are consistently ranked among the nation’s best, with 81 programs placing in the top 35 nationally per U.S. News & World Report, drawing high-caliber candidates who make up a meaningful share of the University District’s renter pool. Combined with a faculty and research base that stays rooted in Seattle’s technology, healthcare, and life sciences sectors, UW creates a deep and durable demand base that aligns directly with Broadstone Strata’s upscale positioning and walkable access to campus.

U District Population Increase Outpaces Seattle and King County



Sources: Niche, U District Economic Report 2026, UW 2024 Economic Impact Report, U.S. News & World Report 2026 Best Graduate Schools

W

US NEWS RANKINGS

#3
in
Biotechnology

#7
in Artificial
Intelligence

#6
in Data
Analytics

#12
Best Global
University

\$21B
in annual economic impact

47%
U District Population
growth since 2010

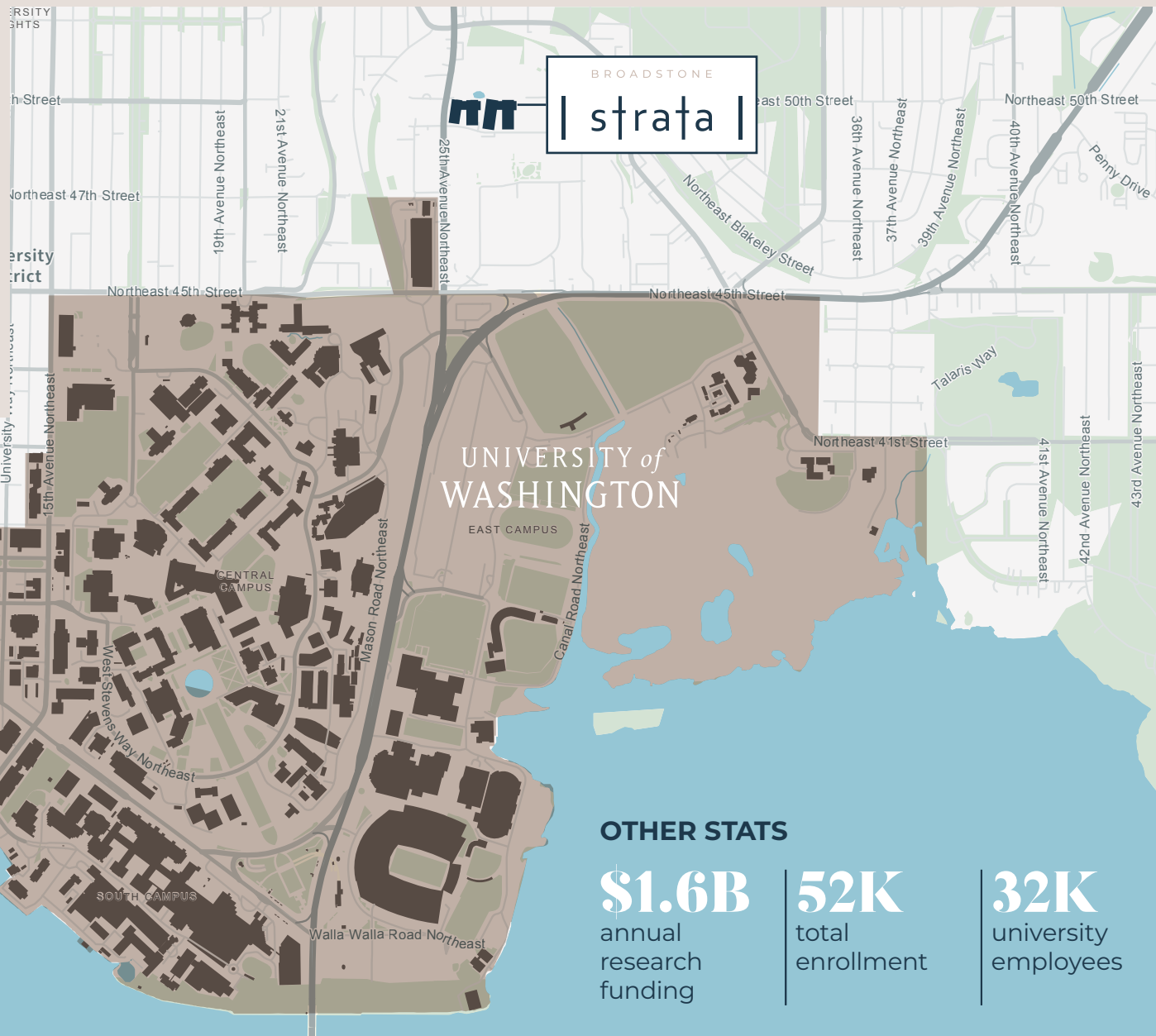
37.4M
visits to U District in 2025

2nd Street
1st Street
50th Street
47th Street
Latona Avenue Northeast

UW Affiliated Tenants at Broadstone Strata

UW Affiliation	Resident Count
Undergraduate Student	56
Graduate Student	34
Medical Student	13
Faculty	10
UW Medicine	5
Athletics	5
Total UW-Affiliated	123

2nd Street
3rd Avenue Northeast
9th Avenue N
Brooklyn Avenue
University Avenue Northeast
15th Avenue Northeast
Eastlake Avenue Northeast
Northlake Way
Northeast Boat Street
5
Walla Walla Road Northeast



UNIVERSITY of
WASHINGTON
EAST CAMPUS

OTHER STATS

\$1.6B
annual
research
funding

52K
total
enrollment

32K
university
employees

Under 15 Minutes to Downtown Seattle & South Lake Union

50K
Amazon employees
in Seattle

AMAZON FOOTPRINT

Owned

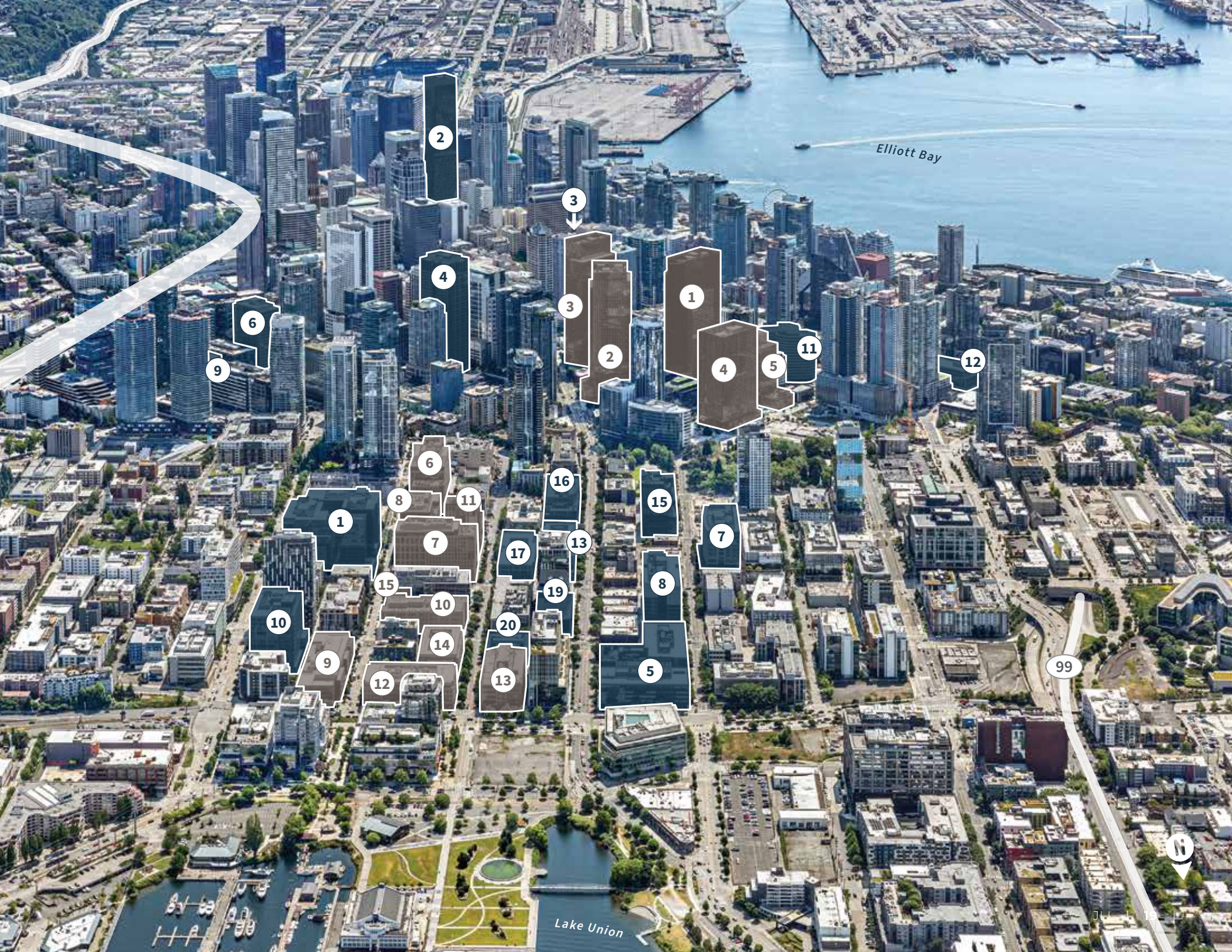
#	Building	Address	SF Occupied
1	Block 19 -Day 1	2121 7th Ave	1,098,154
2	Block 20 - Tower III	1234 Westlake Ave	1,043,450
3	Block 14 - Doppler	2021 7th Ave N	997,377
4	Nitro	2200 - 2250 7th Ave N	825,563
5	Block 18	2205 7th Ave N	388,000
6	Arizona	207 Boren Ave N	333,106
7	Dawson	345 Boren Ave N	276,920
8	Ruby	345 Boren Ave N	265,842
9	Fiona	500 Boren Ave N	158,333
10	Cricket	442 Terry Ave N	157,425
11	Invictus	410 Terry Ave N	139,627
12	Obidos	551 Boren Ave N	138,534
13	Wainwright	535 Terry Ave N	113,889
14	Rufus	550 Terry Ave N	98,786
15	Amazon Van Vorst	415 Boren Ave N	18,461
Total			6,053,467

Leased

#	Building	Address	SF Occupied
1	Troy Block	300 Boren Ave N	809,999
2	Rainier Square	401 Union St	722,416
3	300 Pine	300 Pine St	673,750
4	1918 Eighth	1918 8th Ave	500,903
5	Phase VI - North & South	515 Westlake Ave N	380,768
6	Midtown21	1007 Stewart St	367,658
7	Amazon Apollo	325 9th Ave N	309,755
8	Amazon Phase VII	400 9th Ave N	292,177
9	Tilt49	1812 Boren Ave	288,927
10	Amazon Amelia	501 Fairview Ave N	288,534
11	Blanchard Plaza*	2201 6th Ave	252,318
12	5th & Bell	2301 5th Ave	187,150
13	Westlake Terry West	320 Westlake Ave N	160,132
14	Yale & Thomas	325 Eastlake Ave E	158,433
15	9th & Thomas	234 9th Ave	149,859
16	Amazon Roxanne	202 Westlake Ave N	113,000
17	Westlake Terry East	321 Terry Ave N	109,283
18	Yale Campus North	1260 Mercer St	106,000
19	428 Westlake	428 Westlake Ave N	80,978
20	Rosen	960 Republican St	60,372
21	Supply Laundry Bldg	1265 Republican St	26,446
Total			6,038,858

*Recently Renewed





Elliott Bay

Lake Union





amazon

- 12.09M SF occupied in SLU
- 50K employees
- 5 day in-office mandate

Google

- 946K SF occupied in SLU
- 8K employees in Seattle
- 3 day in-office mandate

Apple

- 811K SF occupied in SLU
- 2.96K employees in Seattle
- 3 day in-office mandate
- Seattle is the R&D center for artificial intelligence
- Negotiating 250K SF at Arbor Blocks Tower

Meta

- 531K SF occupied in SLU
- 8K local employees
- 5 day in-office mandate began February 2026

Expedia

- 1.4M SF along Elliott Bay waterfront
- 4K employees
- 3 day in-office mandate

NORDSTROM

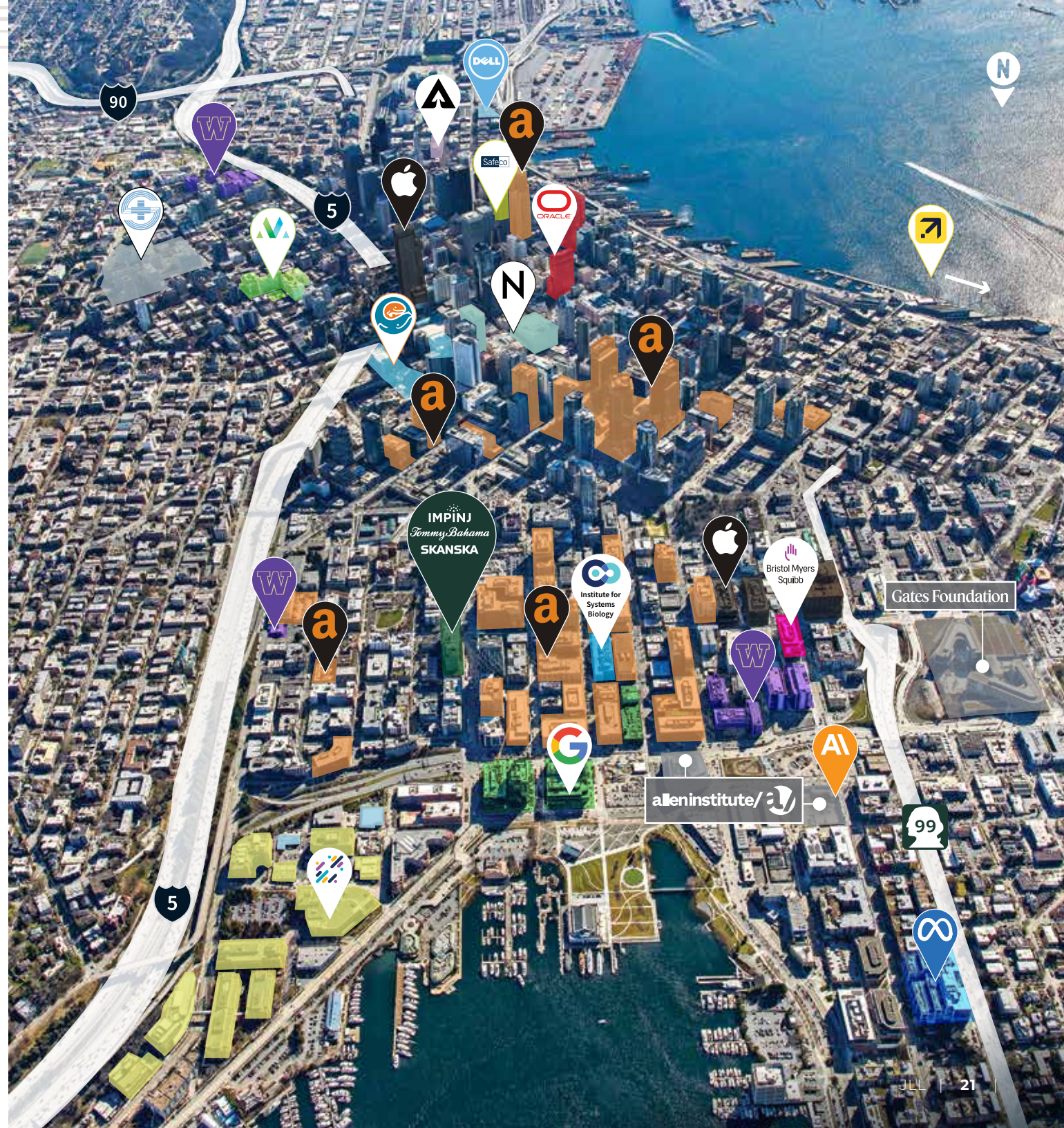
- 404K SF occupied in Downtown Seattle
- 7K employees in Downtown Seattle
- Flagship store located in Downtown Seattle
- 4 day in-office mandate

Fred Hutch Cancer Center

- 1.88M SF occupied in SLU
- 6.3K employees in SLU
- 63K unique patients seen and 11K cancer screenings performed in 2024

ANTHROPIC

- Signed 113K SF at Dexter Yards in Q2 2026

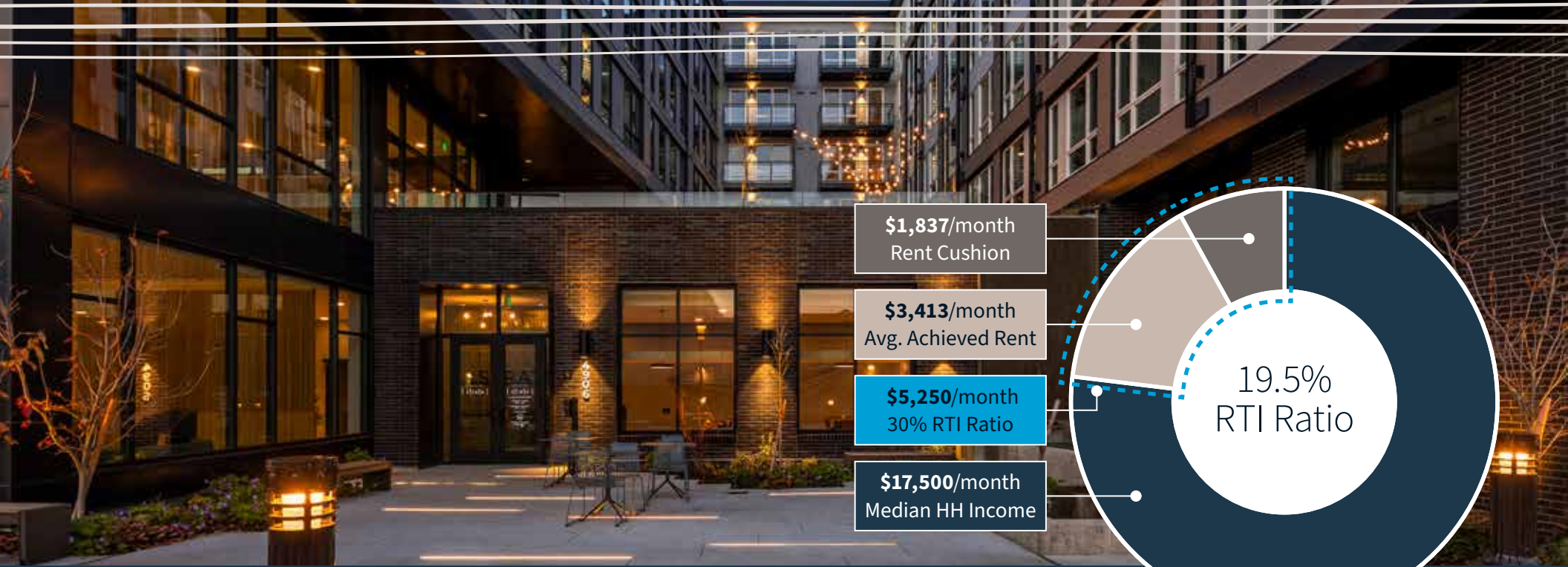


[illegible]

Since 2020, Downtown Bellevue has had the second highest positive net absorption across all major markets, second only to Hudson Yards in NYC.



Downtown Bellevue



\$1,837/month
Rent Cushion

\$3,413/month
Avg. Achieved Rent

\$5,250/month
30% RTI Ratio

\$17,500/month
Median HH Income

19.5%
RTI Ratio

Affluent Demographics Support Top Rents

With median a median household income of \$210,000, Broadstone Strata boasts a rent-to-income ratio of 19.5%. Households have a \$1,837 rent cushion before reaching a 30% rent-to-income ratio.

*Achieved rents can grow 54%
before reaching 30% RTI Ratio*



\$210K

Median HH income at
Broadstone Strata



95%

of HHs with over \$100K income
at Broadstone Strata



78%

with bachelor's degree or higher within
a 1-mile radius of Broadstone Strata

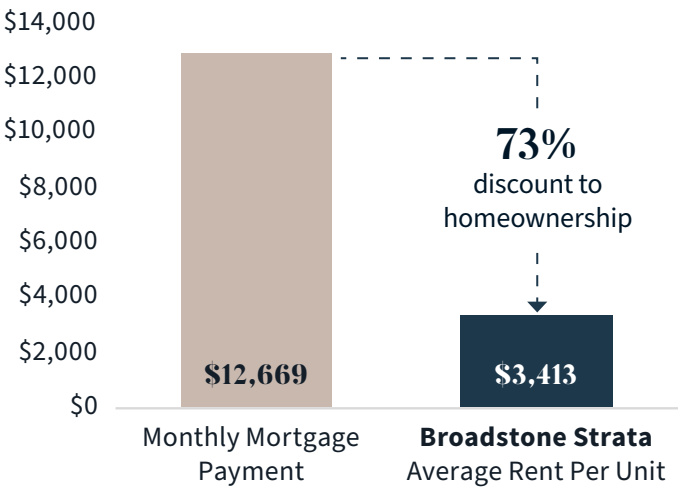
Source: 8/17/2026 Demographics Report (Excluding guarantor income)



Single-Family Home Prices Drive over 73% Discount to Homeownership

Despite commanding premium rents, Strata delivers a compelling discount to home ownership. Renting at Strata provides a 73% discount compared to purchasing a single family home at \$2.1M.

DISCOUNT TO OWNING A SINGLE-FAMILY HOME



Mortgage calculation assumes a 20% down payment and a 6.81% interest rate on a 30 year loan.

Source: Redfin - Laurelhurst median singlefamily home value

BROADSTONE

| strata |

Investment Sales & Advisory

Corey Marx
Senior Managing Director
+1 206 607 1726
corey.marx@jll.com
Licensed in WA

David Young
Senior Managing Director
+1 206 607 1719
david.young@jll.com
Licensed in WA

Chris Ross
Managing Director
+1 425 533 1954
chrisp.ross@jll.com
Licensed in WA

Kara Cunningham
Associate
+1 206 948 7007
kara.cunningham@jll.com
Licensed in WA

Jake Hallgrimson
Associate
+1 206 948 3924
jake.hallgrimson@jll.com
License # IL-475.213287

Debt Advisory

Charles Halladay
Executive Managing Director
+1 415 276 6085
charles.halladay@jll.com

Seth Heikkila
Senior Director
+1 206 971 7000
seth.heikkila@jll.com

Kaden Eichmeier
Senior Director
+1 206 336 5442
kaden.eichmeier@jll.com

Tour Scheduling & CA's

Emily DeBolt
Production Associate
+1 206 336 5453
emily.debolt@jll.com



JLL (NYSE:JLL) is a leading global commercial real estate services and investment management company with annual revenue of \$26.1 billion, operations in over 80 countries and a global workforce of more than 112,000 as of June 30, 2026. For over 200 years, clients have trusted JLL, a Fortune 500® company, to help them confidently buy, build, occupy, manage and invest across a variety of industries and property types, including office, industrial, hotel, multi-family, retail and data center properties. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY. Powered by rich global datasets and leading technology capabilities, we provide coordinated, end-to-end delivery of real estate services for a broad range of global clients who represent a wide variety of industries. Through LaSalle Investment Management, we invest for clients on a global basis in both private assets and publicly traded real estate securities. For further information, visit [jll.com](https://www.jll.com).

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property [properties] described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2026. Jones Lang LaSalle IP, Inc. All rights reserved.