BROADSTONE

SAVOIE

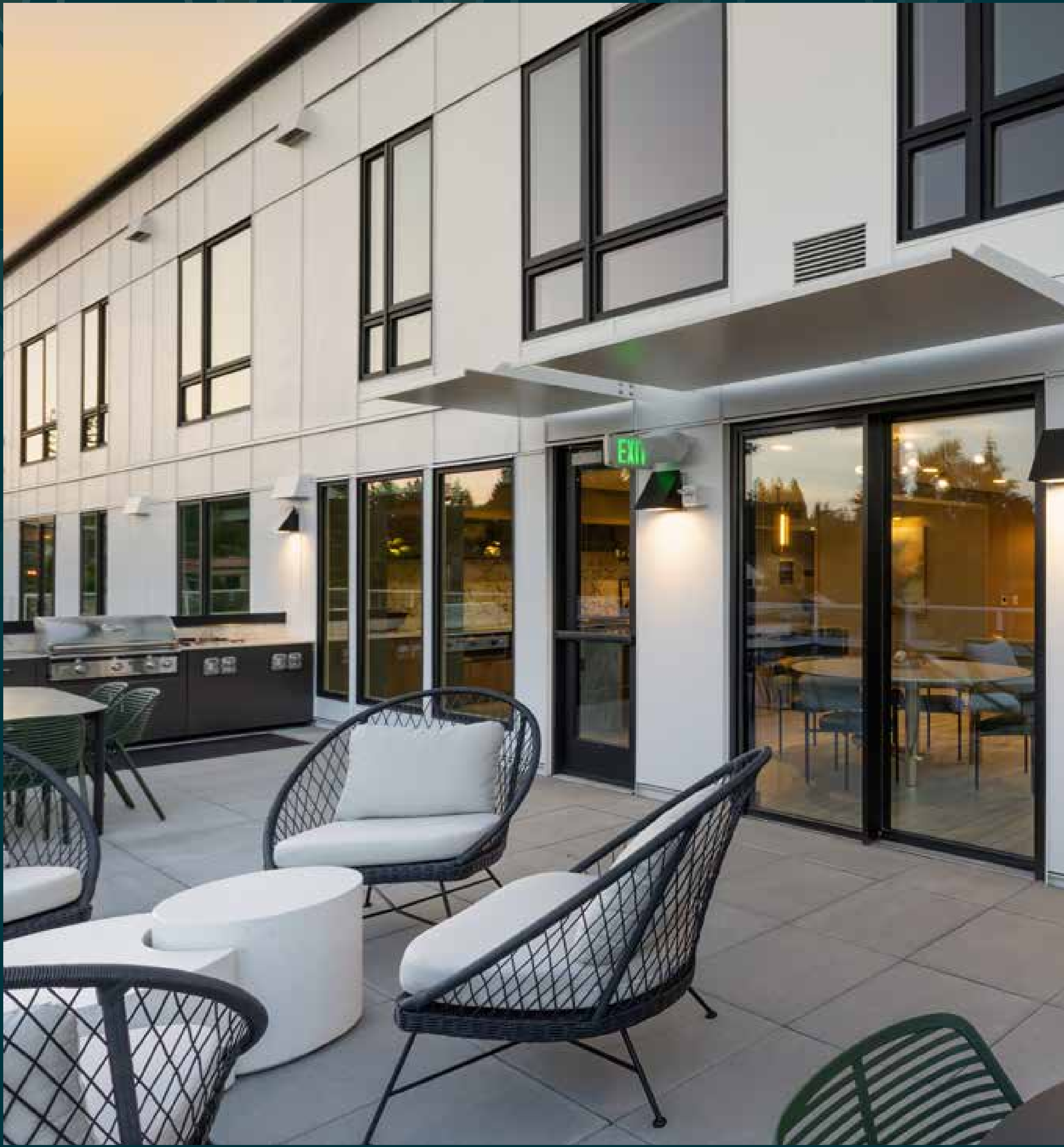
190-UNIT APARTMENT IN THE HEART OF BELLEVUE, WASHINGTON

JLL

Jones Lang LaSalle Americas, Inc.

THE OFFERING

JLL, as an exclusive advisor, is pleased to present the opportunity to acquire Broadstone Savoie (the "Property"), Bellevue's newest mid-rise community, delivered in 2024 with top-tier finishes and amenities throughout. Positioned at the doorstep of one of the nation's most dynamic office markets — anchored by a growing Amazon presence, expanding AI companies, and a thriving innovation ecosystem — Broadstone Savoie draws a highly affluent renter profile and stands to benefit directly from the sustained employment growth reshaping Bellevue's core.



Property summary

Address
35 112th Ave NE,
Bellevue, WA 98004

Parcel
067008-0020

Site Size
0.82 acres (35,745 SF)

Year Built
2024

Stories
8

Number of Units
190

Average Unit Size
706 SF

Retail Rentable SF
5,396 SF

NRSF
139,585 SF

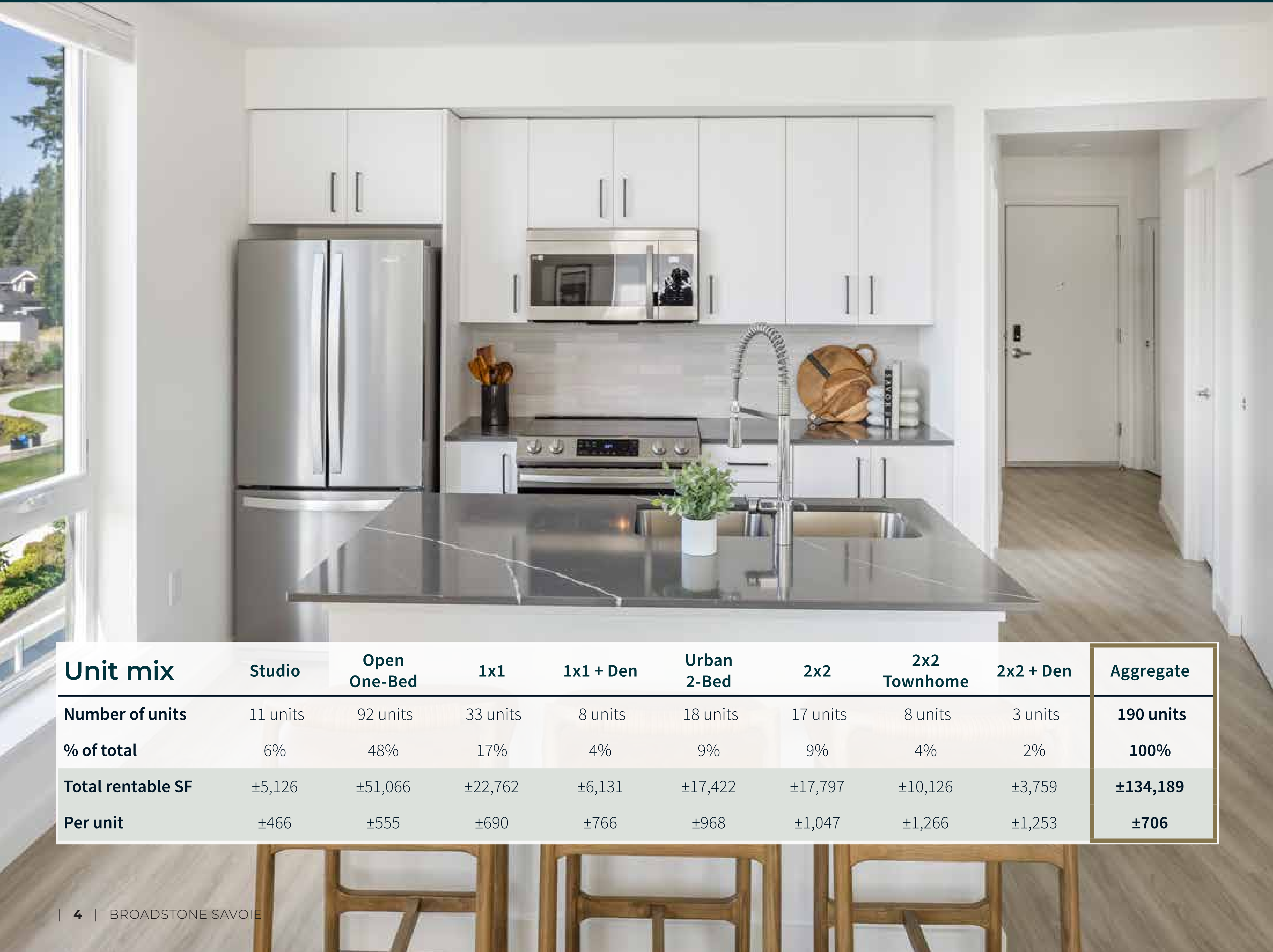
Parking
139 stalls

Parking Ratio
0.7:1.0

Affordability
- MFTE 'ARCH' program through the City of Bellevue: 12-year tax abatement on residential improvements in exchange for restricting 20% of units (38) at 80% AMI
- Abatement runs through at least 2036, at which point, upon expiration, rents can reset to market

Current Achieved Rent
- Blended
  $2,897 ($4.10 PSF)
- Market-Rate
  $3,111 ($4.33 PSF)

Rent roll dated August 31, 2026



Unit mix	Studio	Open One-Bed	1x1	1x1 + Den	Urban 2-Bed	2x2	2x2 Townhome	2x2 + Den	Aggregate
Number of units	11 units	92 units	33 units	8 units	18 units	17 units	8 units	3 units	**190 units**
% of total	6%	48%	17%	4%	9%	9%	4%	2%	**100%**
Total rentable SF	±5,126	±51,066	±22,762	±6,131	±17,422	±17,797	±10,126	±3,759	**±134,189**
Per unit	±466	±555	±690	±766	±968	±1,047	±1,266	±1,253	**±706**

Bellevue's Best-in-Class Apartment Community

As Downtown Bellevue's newest apartment community, Broadstone Savoie 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 the submarket, with finishes and amenities that rival top-tier high-rise towers, delivered within the convenience and intimacy of boutique mid-rise living. Residents enjoy immediate walkability to Bellevue's thriving retail, dining, and entertainment corridor, placing daily convenience and an active lifestyle just steps from home.

At the Center of One of the Nation's Most Dynamic Office Markets

The Property sits at the center of Bellevue's rapidly evolving office ecosystem, where accelerating AI demand and continued expansion from global technology leaders continue to reshape the market. Puget Sound now ranks as the nation's second-largest AI talent market, trailing only the San Francisco Bay Area and ahead of New York, reinforcing the region's ability to attract and retain next-generation employers. Recent leasing activity totaling 678K SF from tenants including Pokémon, OpenAI, Uber, and Databricks reflects this momentum, with tenant improvements underway or recently completed and move-ins projected through 2027. Amazon's presence compounds the trend: of its 6.2M SF Bellevue footprint, 2.2M SF is under active build-out — underscoring the depth of employment growth the market has yet to fully absorb.

Recently Delivered Light Rail Provides Unparalleled Connectivity to Major Puget Sound HQs

Directly across the street from Broadstone Savoie, the East Main light rail station puts Sound Transit's Line 2 at the Property's doorstep. The Bellevue-to-Redmond extension, opened April 2024, connects to Microsoft's headquarters in roughly 10 minutes; the cross-lake extension to Seattle, completed March 2026, reaches downtown Seattle and South Lake Union — home to Amazon's headquarters and one of the region's densest employment corridors — in under 20 minutes. Combined with proximity to major thoroughfares, the Property offers a commuting profile few competing assets can match.

Affluent Demographics Support Top Rents

Anchored by proximity to major employers in Downtown Bellevue and steps from the East Main light rail station, the Property commands an affluent renter base with a median household income of $200K — driving a favorable rent-to-income ratio of just 18.7%.

East Main Light Rail Station

Directly across the street from Broadstone Savoie

View of light rail station from Savoie rooftop

Highest Single-Family Home Prices in the Puget Sound Drive over 85% Discount to Homeownership

Broadstone Savoie sits at the center of one of the Puget Sound's most expensive single-family home markets, with a median new construction home price of $3.45M in Bellevue. Despite attracting some of the highest household incomes in the nation, the gap between renting and owning remains substantial – renting at Broadstone Savoie represents an 85% discount to homeownership. This dynamic prolongs rentership and strengthens demand for high-quality rental housing among a deep pool of high-earning residents priced out of homeownership.

Ownership Benefits from Abated Real Estate Taxes

New ownership will benefit from the Property's participation in the City of Bellevue's Multifamily Tax Exemption (MFTE) program, administered through ARCH. In exchange for maintaining 20% of units at affordable levels (80% AMI), ownership pays abated real estate taxes through at least 2036, at which point the restricted units convert to market rate.

BELLEVUE'S BEST-IN-CLASS APARTMENT COMMUNITY

AT THE CENTER OF ONE OF THE NATION'S MOST DYNAMIC OFFICE MARKETS

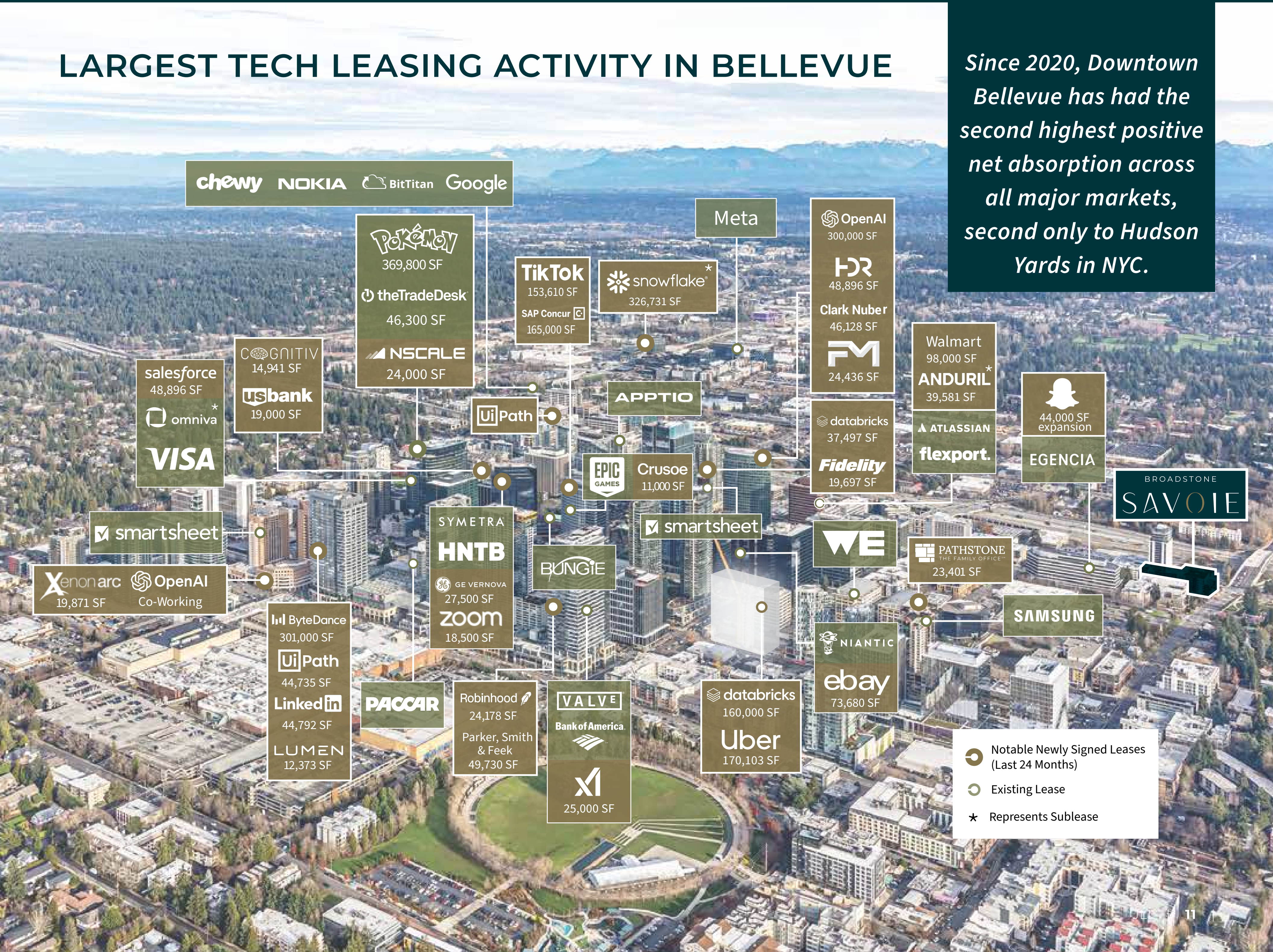
BELLEVUE NOTABLE TRANSACTIONS

- **Pokémon** — THE EIGHT — Direct | 369,800 SF
- **snowflake** — SPRING DISTRICT BLOCK 6 — Sublease | 326,731 SF
- **OpenAI** — CITY CENTER PLAZA — Direct | 300,000 SF
- **TikTok** — LINCOLN SQUARE NORTH — Direct | 153,610 SF
- **ebay** — ONE BELLEVUE CENTER — Direct | 73,680 SF
- **Uber** — FOUR106 — Direct | 175,000 SF
- **Walmart** — SKYLINE TOWER — Direct | 98,000 SF
- **salesforce** — 929 OFFICE TOWER — Direct | 48,896 SF
- **theTradeDesk** — THE EIGHT — Direct | 46,300 SF
- **Microsoft LinkedIn** — LINCOLN SQUARE NORTH — Direct | 44,792 SF
- **databricks** — CITY CENTER BELLEVUE — Direct | 37,497 SF
- **databricks** — FOUR106 — Direct | 160,000 SF

Leased, pending full occupancy

LARGEST TECH LEASING ACTIVITY IN BELLEVUE

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,
THE AMAZON EFFECT

amazon
5-day RTO mandate began Jan. 2nd, 2025

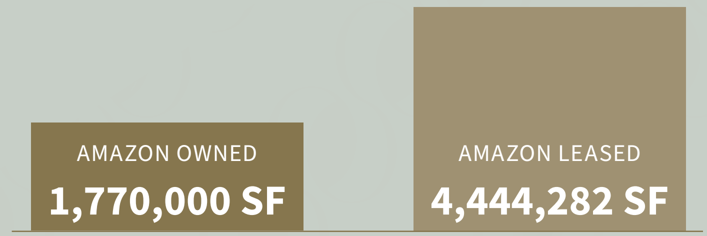
14,300
Amazon employees in Bellevue

25,000
Amazon employee target for Bellevue

In 2020, we announced plans to invest much more on the Eastside, bringing 25,000 jobs, and making Bellevue and the Eastside the location of our future growth in the Puget Sound region."

-John Schoettler,
Vice President of Global Real Estate and Facilities at Amazon

Amazon Buildings
6,214,282 SF



ROOM FOR MORE THAN 41K EMPLOYEES

Property	Occupied	To-Be Occupied	Capacity
West Main I	338,654	--	2,258
West Main II	--	360,003	2,400
West Main III	--	337,811	2,252
555 Tower	448,761	498,000	6,312
Binary East	352,572	--	2,350
Binary West	342,530	--	2,284
Centre 425	354,918	--	2,366
Artise	--	604,592	4,031
Bellevue 600 Phase I	--	1,000,000	6,667
Bellevue 600 Phase II	--	770,000	5,133
Summit III	374,220	--	2,495
Tower 333	432,221	--	2,881
Total	**2,643,876**	**3,570,406**	**41,429**


amazon go

RECENTLY DELIVERED LIGHT RAIL PROVIDES UNPARALLELED CONNECTIVITY TO MAJOR PUGET SOUND HQs

With the 2024 opening of the East Link light rail, residents at Broadstone Savoie benefit from direct, efficient access from Downtown Bellevue to the rest of the Eastside and as of March 2026, Seattle's core employment hubs. The recently opened section of the 2 Line light rail includes:

- **10 new stations** from South Bellevue to Downtown Redmond
- Park-and-ride facility for 1,500 vehicles at South Bellevue Station
- **10-minute** ride from Downtown Bellevue to Overlake Village Station and the Redmond Technology Station
- A pedestrian and bicycle bridge over SR-520 with access to the Microsoft Campus at Overlake Village
- **25-minute** ride from Downtown Bellevue / East Main to Downtown Seattle
- **60-minute** ride to Sea-Tac Airport

Walk & drive times

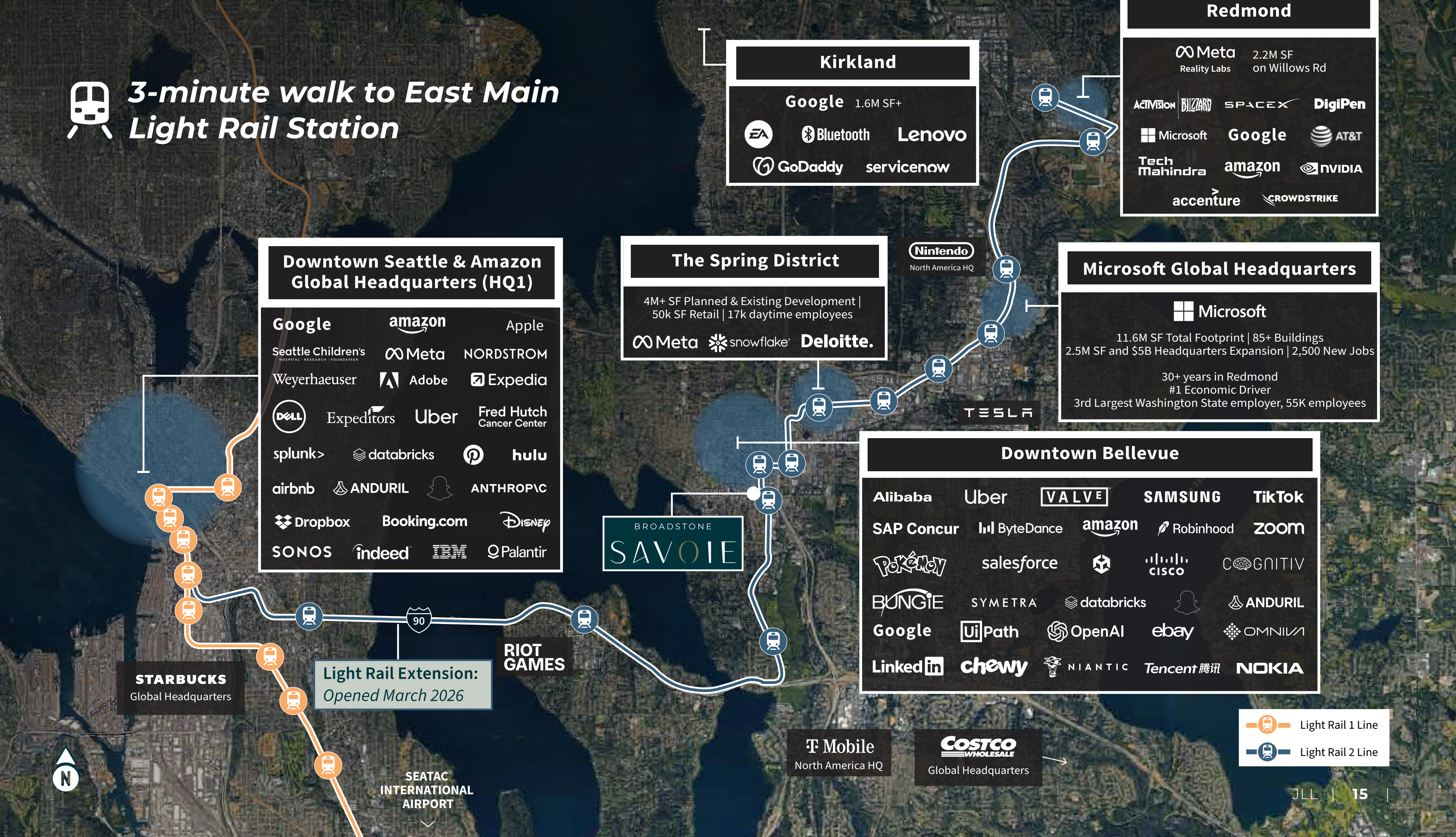
East Main Station	Downtown Bellevue Station	South Bellevue Station
Directly across the street from Broadstone Savoie	(0.8 miles) 10-minute walk	(2.0 miles) 5-minute drive

405 2-minute drive	90 6-minute drive	520 5-minute drive

Sources: WSDOT, Sound Transit

SEATTLE & THE EASTSIDE: THE MOST INTERCONNECTED TALENT CONCENTRATION IN THE U.S.

Opened in March 2026, the 2 Line debuted the first ever light rail built on a floating bridge, connecting the Eastside to Seattle. The new light rail drastically improves drive times during peak commuting hours and provides commuters with more consistency in reaching their destinations.



SAVOIE IS 10 MINUTES FROM MICROSOFT'S 11.6M+ SF HEADQUARTERS

18%
YoY Revenue Growth

$3.6T
Market Cap

Microsoft campus refresh:

- **17 new buildings**
- **3M SF in new office space**
- **Enough space to house 8K additional employees**

Downtown Redmond
12-minute drive
Spring District
5-minute drive
Meta
snowflake
Microsoft
10-minute drive
HQ and campus refresh
405
520
The Shops At The Bravern
HERMES PARIS
GUCCI
BOTTEGA VENETA
PRADA
TRADER JOE'S
REI
BEST BUY
THE HOME DEPOT
TARGET
DAVE & BUSTER'S
Bellevue Square Mall
1.3M SF super-regional mall, 98% Leased
lululemon
NORDSTROM
UNI QLO
CANADA GOOSE
NIKE
BELLEVUE DOWNTOWN LIGHT RAIL STATION
12TH AVE SE
405
Downtown Bellevue
Microsoft
amazon
ByteDance
VALVE
TikTok
PACCAR
Uber
Pokémon
cisco
salesforce
BUNGIE
EAST MAIN LIGHT RAIL STATION
Bellevue Downtown Park
BROADSTONE
SAVOIE
Lincoln Square
FOGO
NORDSTROM rack
CANTINA MONARCA
MAIN STREET
Bellevue High School
BELLEVUE WAY NE
Downtown Seattle
Under 20-minute drive
341K daytime employees

UNDER 20 MINUTES TO DOWNTOWN SEATTLE & SOUTH LAKE UNION

50K Amazon employees in Seattle

Amazon footprint

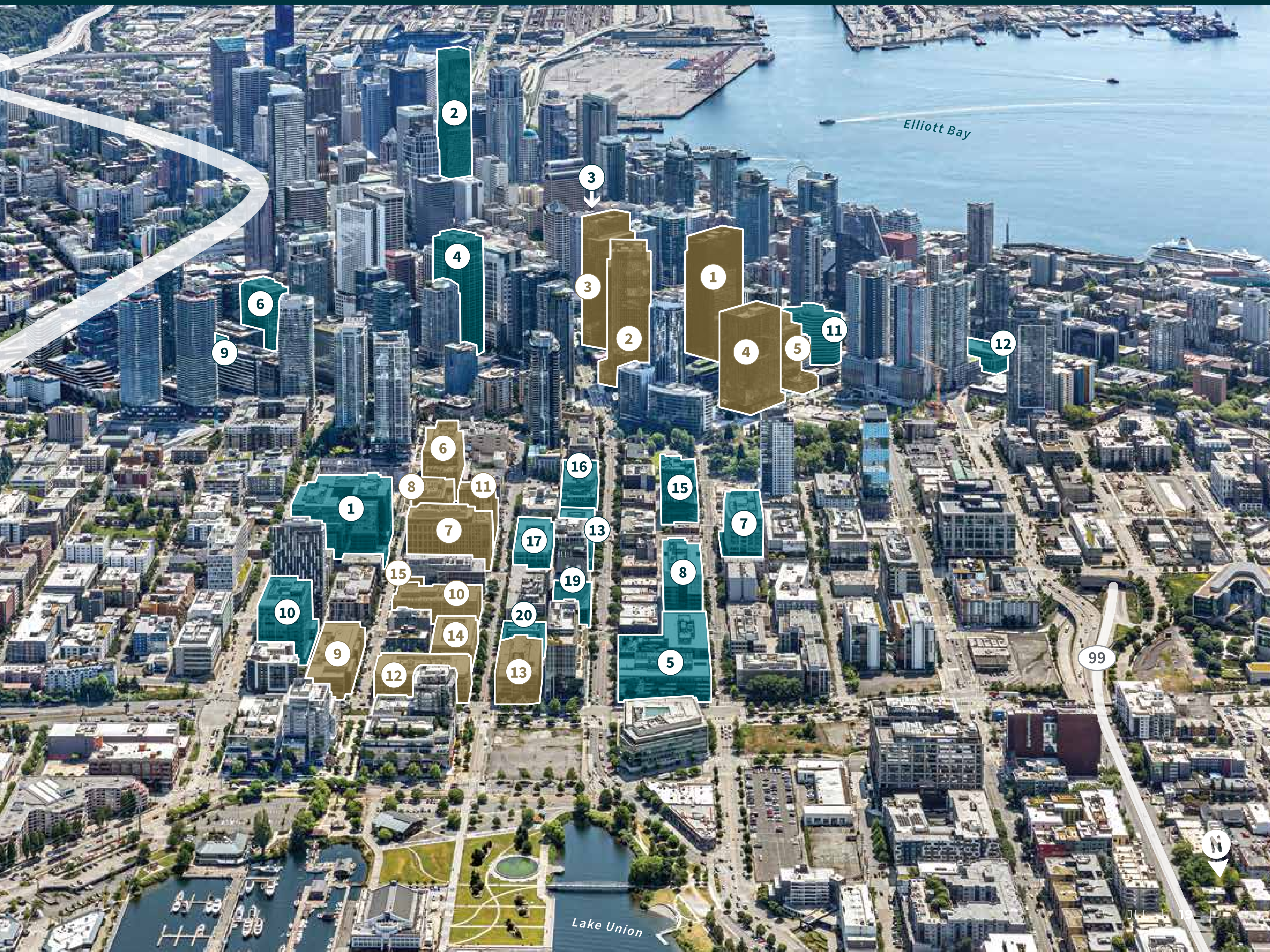
Owned

#	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
99

Amazon World HQ

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

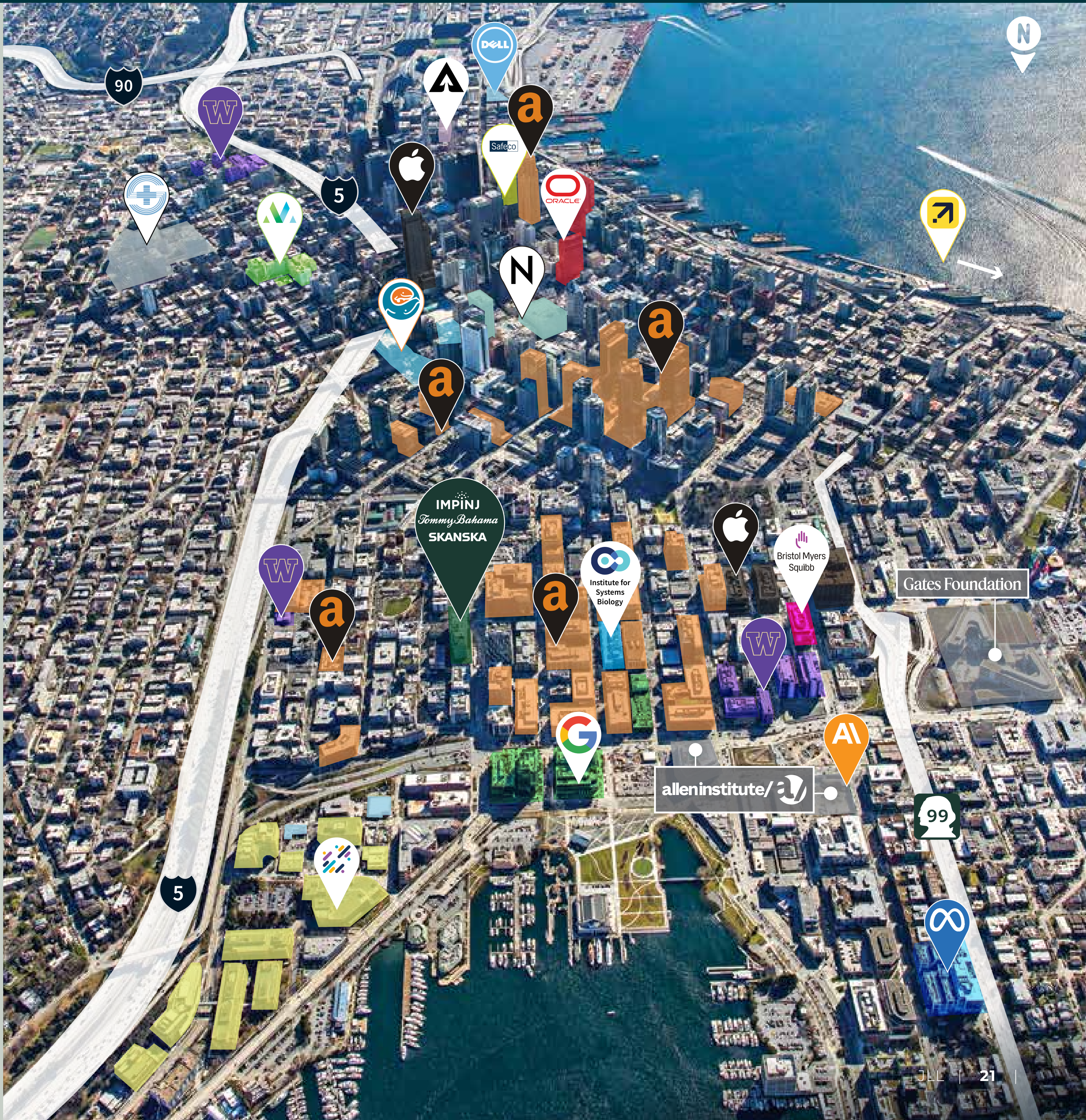
- 404K SF occupied in Downtown Seattle
- 7K employees in Downtown Seattle
- Flagship store located in Downtown Seattle
- 4 day in-office mandate

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

ANTHROP\C

- Signed 113K SF at Dexter Yards in Q2 2026



Achieved rents can grow 61% before reaching 30% RTI Ratio

AFFLUENT DEMOGRAPHICS SUPPORT TOP RENTS

With median a median household income of $200,000, Broadstone Savoie boasts a rent-to-income ratio of 18.7%. Households have a $1,889 rent cushion before reaching a 30% rent-to-income ratio.

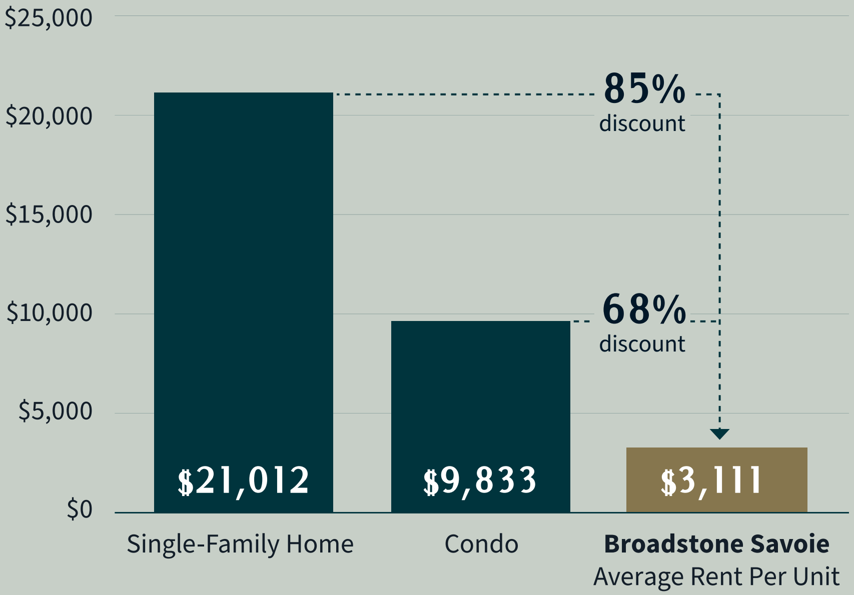
$200K
Median HH income at Broadstone Savoie

68%
of HHs with over $100K income at Broadstone Savoie

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

HIGHEST SINGLE-FAMILY HOME PRICES IN THE PUGET SOUND DRIVE **OVER 85% DISCOUNT TO HOMEOWNERSHIP**

AVERAGE MONTHLY HOUSING PAYMENT



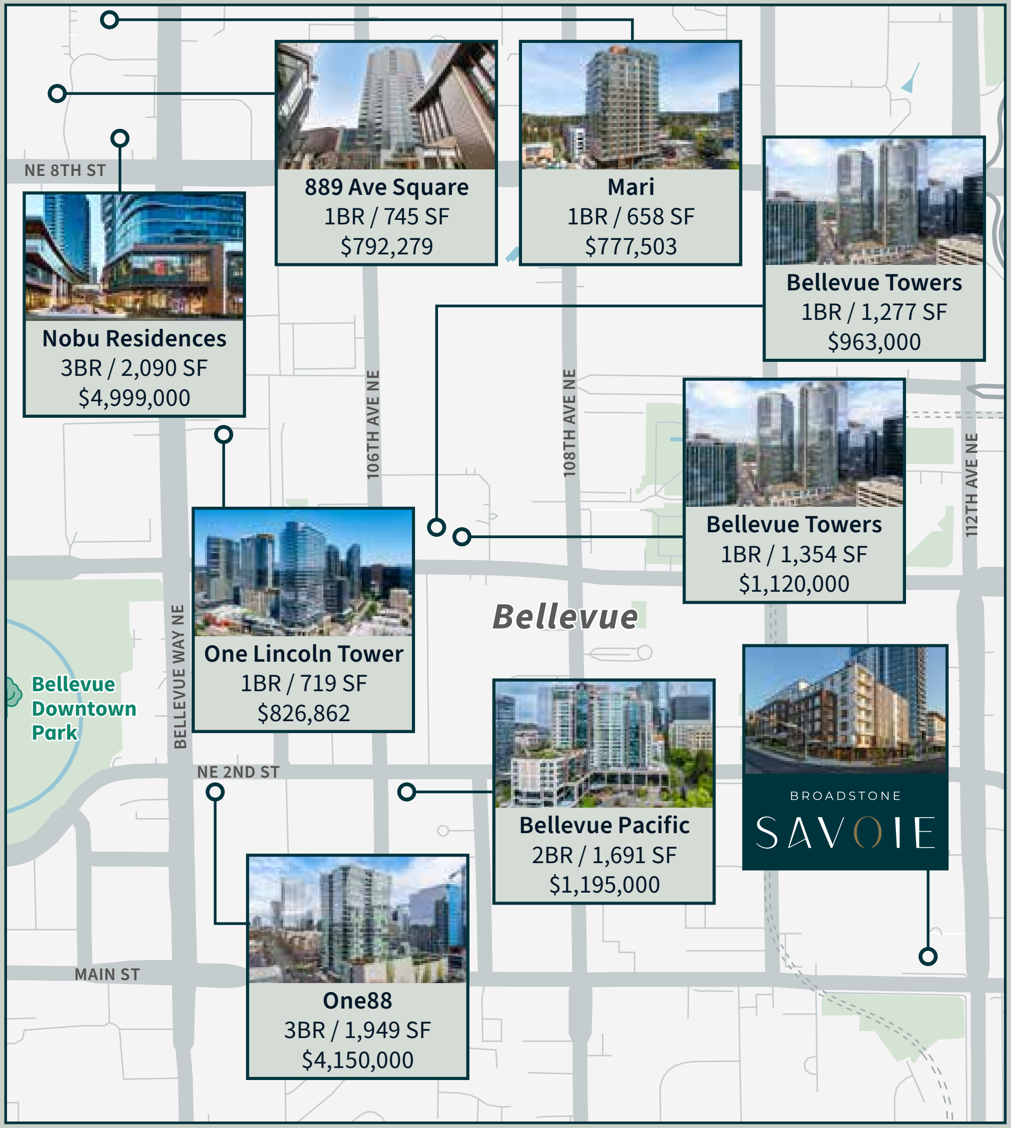
Mortgage payment based on median home price of properties sold over the past 2 years. The calculation assumes a 20% down payment and a 6.81% interest rate on a 30 year loan. Please note that the median monthly condo payment includes the median monthly HOA fee of $1,111.

$3.45M
Bellevue Median Single-Family Home Price

$1.42M
Bellevue Median Condo/ Townhome Price

Source: Redfin - Bellevue sold listings over the past 2 years, construction built after 2020.

RECENT NEARBY CONDO SALES



BROADSTONE SAVOIE

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