



## OFFERING MEMORANDUM

**46 Hatton Road**

Tieton, Washington

PRESENTED BY

PHIL SIMPSON

UNITED COUNTRY REAL ESTATE |  
DEDICATED REALTY, LLC



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## Investment Overview



## THE OFFERING

ASKING PRICE: \$1,306,000

Phil Simpson, United Country Real Estate | Dedicated Realty, LLC is pleased to offer for sale this Turnkey Investment Opportunity in Tieton, WA! 87 Two parcels with Summitview Avenue frontage in thriving Tieton. 46 Hatton Rd and 19166 Summitview Ave include 96 total units - 87 storage units, 8 auto/RV spaces, and one auto shop. Two storage buildings (7500 and 6600 sq-ft) are metal construction and built in 1999 and 2006 respectively. The auto shop is currently leased to NoGarage, LLC. It is 1491 sq-ft and includes around .40 acres of fenced lot. The storage units include lots and RV parking. New fences with barbed wire installed last fall. New advertising and signs starting now.





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## Financial Overview



# FINANCIAL OVERVIEW

Asking Price: \$1,306,000

Number of Units: 96 (87 storage units, 8 RV spaces, 1 auto shop)

Income Summary - Tieton Storage and Shop					
	2022	2023	2024	Market	Projected
Gross Storage Income (46 Hatton Rd)	\$76,958.00	\$68,734.00	\$69,167.00	\$141,180.00	\$110,000.00
Gross Lease Income (12166 Summitview)	\$3,450.00	\$10,802.49	\$10,854.00	\$11,124.00	\$12,000.00
Other Income					
<b>Total income</b>	<b>\$80,408.00</b>	<b>\$79,536.49</b>	<b>\$80,021.00</b>	<b>\$152,304.00</b>	<b>\$122,000.00</b>
<b>Total Expenses *</b>	<b>\$12,961.67</b>	<b>\$10,541.52</b>	<b>\$11,545.00</b>	<b>\$22,000.00</b>	<b>(80% of Market) \$18,000.00</b>
<b>Taxes and Insurance</b>				<b>\$9,692.15</b>	<b>\$9,692.15</b>
<b>NET Operating Income</b>	<b>\$67,446.33</b>	<b>\$68,994.97</b>	<b>\$68,476.00</b>	<b>\$120,611.85</b>	<b>\$94,307.85</b>
<b>Price</b>	<b>\$1,306,000</b>				
<b>Cap Rate</b>			<b>5.24%</b>	<b>9.24%</b>	<b>7.22%</b>

\* Includes Management fees



## **FINANCIAL SUMMARY** (PROJECTED)

- Gross Income: \$122,000 per year
- Expenses per year (includes property taxes, insurance, and maintenance) - \$18,000
- Net Operating Income (NOI) per year - \$94,300
- CAP Rate (based on asking price of \$1,306,000) - 7.2%



## INVESTMENT FEATURES

- Turnkey operation with increasing occupancy rate
- Diverse income streams: storage units, RV parking, and leased auto shop
- Modern metal construction buildings (built 1999 and 2006)
- Recent upgrades including new fencing with barbed wire
- Strategic location with Summitview Avenue frontage in Tieton, WA
- Established tenant (NoGarage, LLC) for auto shop



## INVESTMENT HIGHLIGHTS

- Strong cash flow with annual NOI - \$94,000
- Attractive CAP rate of 7.2%
- High demand for storage and RV spaces in growing Tieton market
- Well-maintained property with recent improvements
- Opportunity for rental rate increases to boost income
- Two parcels offering flexibility for future expansion





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## Property Information

## PROPERTY HIGHLIGHTS

The property consists of two parcels located at 46 Hatton Rd and 19166 Summitview Ave, Tieton, WA.

It includes:

- 87 storage units across two metal buildings (7500 sq-ft and 6600 sq-ft)
- 8 RV/auto parking spaces
- 1491 sq-ft auto shop leased to NoGarage, LLC
- Approximately 0.40 acres of fenced lot for the auto shop, 1.17 acres fenced for storage - 1.57 acres total



## PROPERTY AMENITIES

- Secure fencing with barbed wire (installed Fall 2024)
- 24/7 access for storage unit tenants
- Well-lit premises for safety
- On-site parking for RV and auto shop customers
- Easy access from Summitview Avenue
- Recent signage and advertising improvements



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**Property Photos**













## Area Overview

## AREA OVERVIEW

Tieton, Washington, is a growing community in Yakima County, known for its agricultural heritage and proximity to the city of Yakima. The property is strategically located on Summitview Avenue, offering excellent visibility and accessibility.

The area benefits from:

- Growing local demand for storage and RV parking due to limited supply
- Proximity to Yakima, a regional hub with a population of over 90,000
- Easy access to major highways, facilitating business and tenant convenience
- Thriving local economy with growth in small businesses and tourism





**Aerials & Maps**



# AERIAL MAP





# ADDITIONAL MAPS



# COMPARABLE SALES



Phoenix Mini Storage  
Kennewick, WA 99336

PRICE	\$1,750,000
PRICE/ SQ FT	\$82
CAP RATE %	7.14%
ZONING	CAR
BUILDING SIZE	21,418 SF
LOT SIZE	1.07 ACRES
YEAR BUILT	1976



Classic Mini Storage  
Kennewick, WA 99336

PRICE	\$1,900,000
PRICE/ SQ FT	\$115
CAP RATE %	6.78%
ZONING	CG
BUILDING SIZE	16,585 SF
LOT SIZE	N/A
YEAR BUILT	1990/2010



Colville Mini Storage  
Colville, WA 99114

PRICE	\$849,000
PRICE/ SQ FT	\$101
CAP RATE %	N/A
ZONING	N/A
BUILDING SIZE	8,380 SF
LOT SIZE	0.42 ACRES
YEAR BUILT	1994





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