



COMMERCIAL
PROPERTIES

OFFERING MEMORANDUM

1005-1009 N 1st Street

Yakima, WA

PRESENTED BY

PHIL SIMPSON



**Dedicated
Realty**

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TABLE OF CONTENTS

- 1. Investment Overview**
- 2. Financial Overview**
- 3. Property Information**
- 4. Property Photos**
- 5. Area Information**
- 6. Aerials & Maps**

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Investment Overview

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THE OFFERING

ASKING PRICE: \$ 695,000

Phil Simpson, Dedicated Realty, LLC is pleased to offer for sale this fully occupied Yakima commercial property with mixed-use income and growth potential!

Three long term tenants in four separate retail spaces make this fully occupied property a steady income producer with upside. Spaces currently used as restaurant, salon/barber and auto shop. There is also ample storage space and there are three apartments inside the commercial units. This property has a lot of future income potential.

Current Rent Roll					
	Address	Rent	Expiration Date		Market Rent
Rodriguez & Sons Auto Repair	1005 #A & C	\$1,700.00	12/31/26		\$2,200.00
Diamond Cutz & Inkarnation Tattoo	1005 #B	\$2,150.00	3/31/27		\$750.00
	1007 #A & B	inc			\$850.00
	1009 #C & D	inc			\$800.00
El Habanero	1009 #A & B	\$1,250.00	3/31/27	A	\$1,100.00
				B	\$650.00
	Total	\$5,100.00	per month		\$6,350.00



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Financial Overview



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FINANCIAL OVERVIEW

Asking Price: \$695,000

Market NOI: \$59,966.70

Projected NOI: \$64,305.40

Number of Units: 4

Occupancy: Full

Market CAP Rate: 8.63%

Projected CAP rate: 9.25%

FINANCIAL SUMMARY

This fully occupied Yakima commercial property offers a steady income stream with significant growth potential, supported by three long-term tenants occupying four separate retail spaces currently utilized as a restaurant, salon/barber, and auto shop. The property also includes ample storage space and three apartments within the commercial units, adding to its future income opportunities. Income has shown a consistent increase over the years, with expenses remaining relatively stable, contributing to a robust net operating income. Taxes and insurance costs are factored into the finances, with projections indicating a potential rise. The capitalization rate reflects a promising return, with market and projected figures suggesting further appreciation. The current rent roll details the tenants' contributions, with market rents indicating room for adjustment and growth.

Income Summary - 1005-1009 N 1st St

	2022	2023	2024	2025	Current	Market **	Projected **
Gross Income	\$48,580.00	\$54,250.00	\$56,650.00	\$59,163.96	\$61,200.00	\$76,200.00	\$83,820.00
Vacancy @ 3%	Inc	Inc	Inc	inc		-\$2,286.00	-\$2,514.60
Total Income	\$48,580.00	\$54,250.00	\$56,650.00	\$59,163.96	\$61,200.00	\$73,914.00	\$81,305.40
Total Expenses * (WSG paid by Tenants)	\$4,909.83	\$4,186.11	\$4,326.50	\$4,934.87	\$4,904.88	\$5,000.00	\$5,000.00
Taxes and Insurance **	-	-	-	\$11,254.51	\$8,947.30 (Prop Tax Reduced)	\$8,947.30	\$12,000.00
NET Operating Income	\$43,670.17	\$50,063.89	\$52,323.50	\$42,974.58	\$47,347.82	\$59,966.70	\$64,305.40
Price	\$695,000.00						
Cap Rate				6.18%	6.81%	8.63%	9.25%

INVESTMENT HIGHLIGHTS

- Offers a diverse income stream with retail spaces and three residential apartments
- Strategically located to attract a wide tenant base
- Long-term leases with established tenants ensure cash flow stability
- Potential to increase rents to market levels for significant upside
- Additional storage space enhances revenue opportunities
- Supported by a rising net operating income and improving capitalization rate
- Combines steady returns with strong future appreciation potential



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Property Information

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PROPERTY FEATURES

- Fully occupied commercial property
- Mixed-use income potential
- Four separate retail spaces
- Three long-term tenants
- Current uses: restaurant, salon/barber, and auto shop
- Three apartments within the commercial units
- Ample storage space
- Steady income with future growth potential



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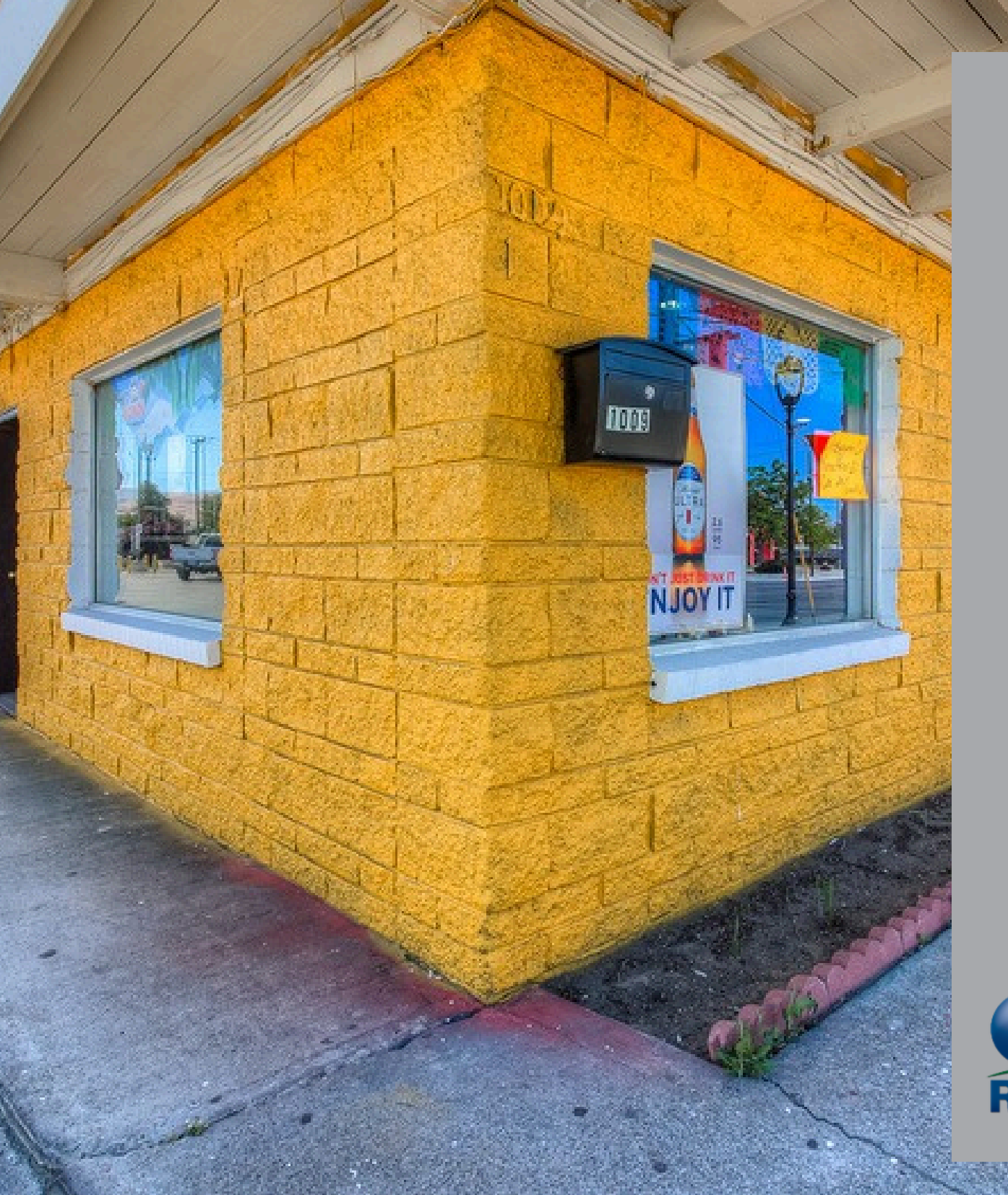
Property Photos

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Area Overview



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AREA OVERVIEW

The property is situated in the North 1st Street corridor, a key route connecting downtown Yakima to the I-82 freeway. The area features a mix of commercial and residential properties, offering a vibrant live-work environment with restaurants, salons, auto shops, and other retail establishments nearby. The North 1st Street Revitalization Project is currently enhancing the area with roadway improvements, LED lighting, landscaping, and boulevard medians, boosting both aesthetics and traffic flow. With mixed-use zoning, nearby amenities, and ongoing revitalization, the neighborhood offers strong investment potential, steady income from long-term tenants, and opportunities for future growth.



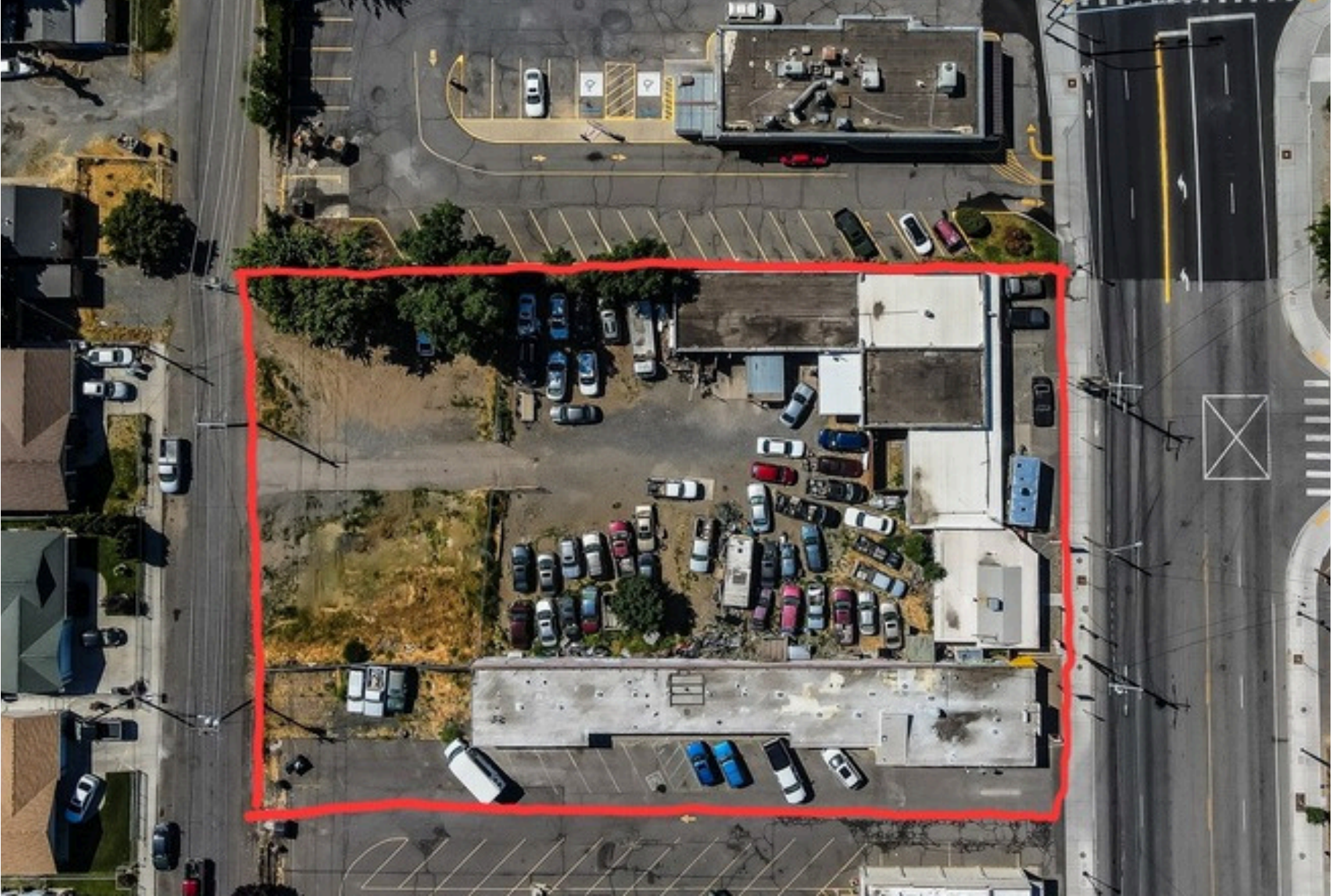
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AERIAL MAP





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