

NEW PRICE!



Dedicated Realty

OFFERING MEMORANDUM

**46 Hatton Rd**

Tieton, Washington

**\$1,298,000**

PRESENTED BY  
PHIL SIMPSON  
DEDICATED REALTY, LLC

# IMPORTANT DISCLOSURES

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**Investment Overview**

## THE OFFERING

ASKING PRICE: \$1,298,000

Phil Simpson, United Country Real Estate - Dedicated Realty, LLC is pleased to offer for sale this Turnkey Investment opportunity in Tieton, WA. 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 body shop. Two storage buildings (7500 and 6600 sf) are metal construction and built in 1999 and 2006 respectively. The auto shop is currently leased to NoGarage, LLC. It is 1491 sf and includes around .40 acres of fenced lot. The storage units include lots and RV parking. New fences and barbed wire installed last Fall. New advertising and signs starting now.



**Commercial  
Properties**

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**Financial Overview**

# FINANCIAL OVERVIEW

**Asking Price: \$1,298,000**

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

## Income Summary - Tieton Storage and Shop

	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Market</b>	<b>Projected</b>
Gross Storage Income (46 Hatton Rd)	\$76,950	\$68,734	\$69,167	\$153,624	\$122,899
Gross Lease Income	\$3,450	\$10,802.49	\$10,854	\$11,124	\$12,000
<b>Total Income:</b>	<b>\$80,408</b>	<b>\$79,539</b>	<b>\$80,021</b>	<b>\$164,748</b>	<b>\$134,899</b>
Total Expenses	\$12,962	\$10,542	\$11,545	\$22,000	\$18,000
Taxes and Insurance				\$9,692	\$9,692
NET Operating Income	\$67,446	\$68,994	\$68,476	\$133,055	\$107,207
<b>CAP Rate:</b>			5.28%	10.25%	8.26%

# FINANCIAL SUMMARY

## ROI SUMMARY (Projected)

Purchase Price **\$1,298,000**

Down Payment **\$389,400**

Principle Balance **\$908,600**

<u>Payment Calcs</u>	<u>Rate</u>	<u>Term</u>	<u>Payment</u>	<u>Total payments</u>
	<u>5.5%</u>	<u>360</u>	<u>\$5,159</u>	<u>\$61,907</u>
	<u>6.0%</u>	<u>360</u>	<u>\$5,448</u>	<u>\$54,516</u>
	<u>6.5%</u>	<u>360</u>	<u>\$5,743</u>	<u>\$59,059</u>
	<u>7.0%</u>	<u>360</u>	<u>\$6,045</u>	<u>\$63,602</u>

### ROI (based on Proforma and 5%/yr increase)

	<u>NOI</u>	<u>Total Debt</u>	<u>Cash Flow</u>	<u>ROI</u>
<u>Year 1</u>	<u>\$107,207</u>	<u>\$61,907</u>	<u>\$45,300</u>	<u>11.63%</u>
<u>Year 2</u>	<u>\$112,567</u>	<u>\$54,516</u>	<u>\$58,051</u>	<u>14.91%</u>
<u>Year 3</u>	<u>\$118,196</u>	<u>\$59,059</u>	<u>\$59,137</u>	<u>15.19%</u>
<u>Year 4</u>	<u>\$124,106</u>	<u>\$63,602</u>	<u>\$60,5534</u>	<u>15.54%</u>

## 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 and gravel lots
- Strategic location with Summitview Ave frontage in Tieton, WA
- Established tenant (NoGarage, LLC) for auto shop
- Recent signage and advertising improvements
- Well lit premises for safety

## INVESTMENT HIGHLIGHTS

- Strong cash flow with annual NOI - \$107,207 (Projected)
- Attractive Projected CAP rate of 8.26% (Projected)
- 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



**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 and 6600 sf)
- 8 RV/Auto parking spaces
- 1491 sf auto shop leased to NoGarage, LLC
- Approximately .40 acres of fenced lot for the auto shop, 1.17 acres fenced for storage  
- 1.57 total acres

## Unit Mix - 46 Hatton Rd

<u>Type/Size</u>	<u>Number</u>	<u>Market Rent</u>	<u>Total Market Rent</u>
Auto/RV	8	\$50	\$400
5X5	4	\$45	\$180
5X10	4	\$80	\$320
10X10	3	\$115	\$345
10X15	40	\$130	\$5,200
10X20	35	\$150	\$5,250
10X30	1	\$180	\$180

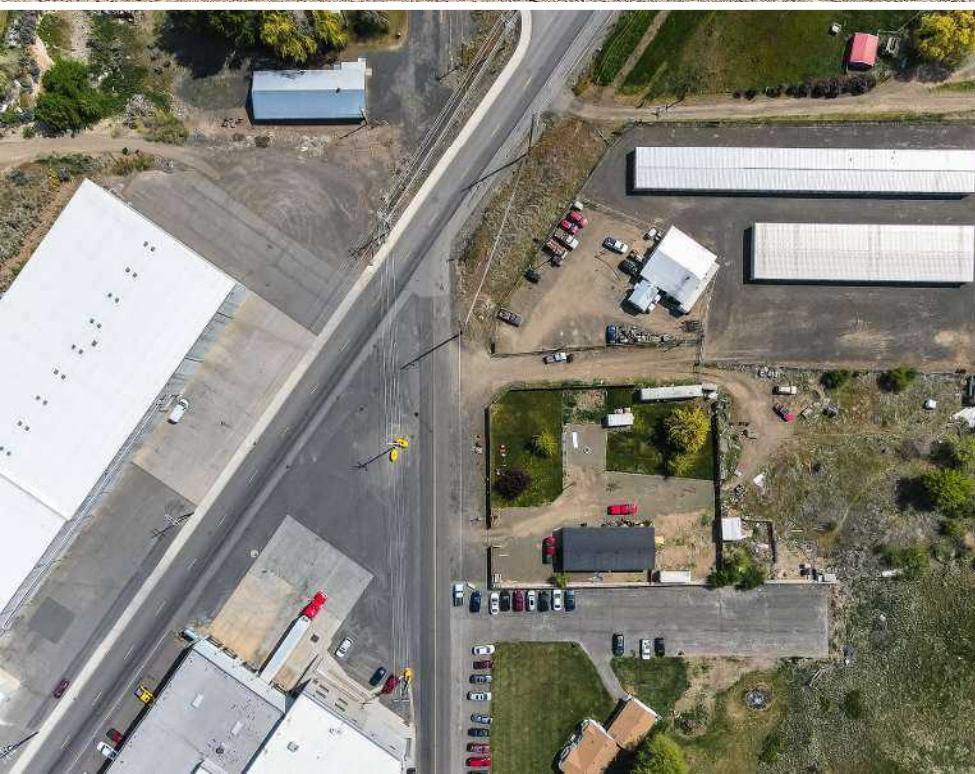


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Property Photos



PROPERTY PHOTOS





**Area Overview**

## AREA OVERVIEW

### THE AREA BENEFITS FROM:

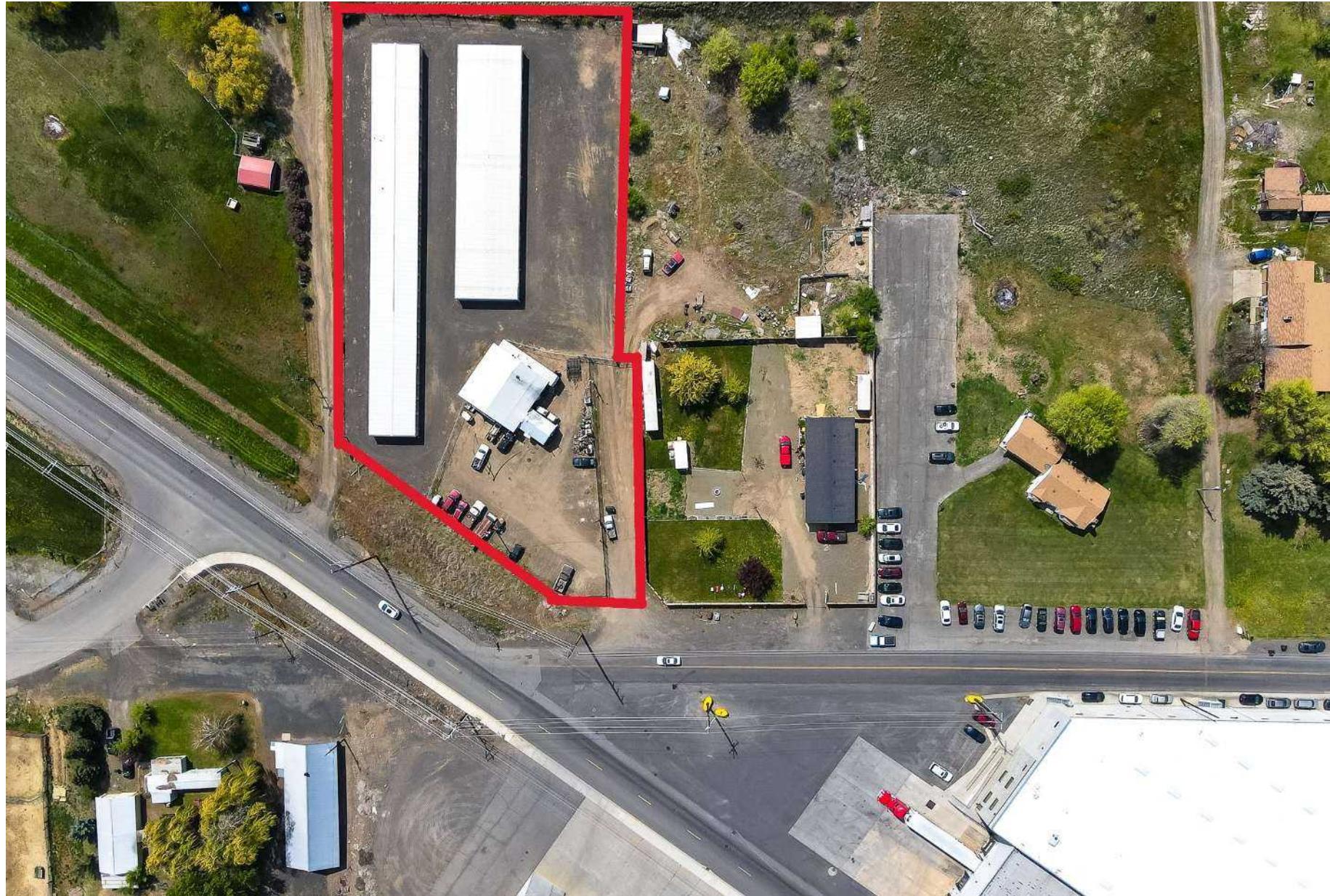
- Growing local demand for storage and RV parking due to limited supply
- Proximity to Yakima, a regional hub with a population of over 90,000
- Easy access to major highways, facilitating business and tenant convenience
- Thriving local economy with growth in small businesses and tourism



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Aerials & Maps

# AERIAL MAP



# COMPARABLE SALES



123 Main Street  
Kansas City, MO 64154



123 Main Street  
Kansas City, MO 64154



123 Main Street  
Kansas City, MO 64154

PRICE	\$20,000,000	PRICE	\$20,000,000	PRICE	\$20,000,000
SALE DATE	4/18/2025	SALE DATE	4/18/2025	SALE DATE	4/18/2025
CAP RATE %	8.00%	CAP RATE %	8.00%	CAP RATE %	8.00%
NET OPERATING INCOME	\$1,200,000	NET OPERATING INCOME	\$1,200,000	NET OPERATING INCOME	\$1,200,000
BUILDING SIZE	12,000 SF	BUILDING SIZE	12,000 SF	BUILDING SIZE	12,000 SF
LOT SIZE	2 ACRES	LOT SIZE	2 ACRES	LOT SIZE	2 ACRES
OCCUPANCY	100%	OCCUPANCY	100%	OCCUPANCY	100%
MARKET RENT (PSF)	\$9.00	MARKET RENT (PSF)	\$9.00	MARKET RENT (PSF)	\$9.00



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