



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

**SUMMITVIEW AVE**  
±27,600 VPD

CONFIDENTIAL OFFERING MEMORANDUM

# Berkshire Hathaway NNN Investment

BRAND NEW 10-YEAR LEASE WITH 2.5% ANNUAL INCREASES AND ZERO MANAGEMENT

4112 Summitview Ave, Yakima, WA 98908





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# Investment Overview

Northmarq is pleased to present the exclusive listing for 4112 Summitview Ave, a single-tenant office building in Yakima, WA. Fully occupied by Berkshire Hathaway Home Services, the tenant has operated successfully at this specific location for over 20 years. The investment is anchored by a brand-new 10-year NNN lease, offering long-term stability and exceptional visibility along the city's primary professional corridor.

The lease structure features 2.5% annual rental increases, providing a consistent hedge against inflation and steady yield growth. With zero landlord management responsibilities and over \$100,000 in recent tenant improvements, this asset is an ideal "hands-off" acquisition for 1031 exchange buyers and private capital. Additionally, investors benefit from Washington's status as a state with no personal income tax.

**LISTING PRICE: \$2,695,000**

**CAP RATE: 6.75%**

**AVERAGE CAP RATE: 7.48%**

**ANNUAL RENTAL INCREASES: 2.5%**

**LEASE TERM: 10 Years**



2.9 miles | 8 min

DISTANCE FROM DOWNTOWN YAKIMA

Walgreens

Arby's

verizon

KFC

salon  
BEYOUTIFUL

MAK  
DADDY  
coffee roasters

townsquare  
media yakima

WESTPARK  
SHOPPING  
CENTER

BERKSHIRE  
HATHAWAY  
HOMESERVICES

Sporthaus



HIGH-VOLUME VISIBILITY  
& FRONTAGE

N 42ND AVE

SUMMITVIEW AVE  
±27,600 VPD



# Investment Highlights



## GLOBALLY ELITE BERKSHIRE HATHAWAY BRAND

Occupied by **Berkshire Hathaway HomeServices**, a key division of a parent company with over **\$371 billion** in annual revenue. The network supports more than **45,000 agents** across **1,350+ offices**, providing unmatched corporate stability.



## STRONG 20-YEAR HISTORICAL OCCUPANCY

Demonstrating exceptional commitment to this specific site, the tenant has successfully operated here for over **20 years**. This extensive history eliminates “startup risk” and confirms the long-term viability of this location.



## BRAND NEW 10-YEAR PASSIVE LEASE

The investment features a brand-new **10-year NNN lease** running through December 2035. This long-term commitment provides nearly a full decade of predictable, “hands-off” cash flow for the next owner.

# Investment Highlights



## BUILT-IN 2.5% ANNUAL RENTAL INCREASES

The lease includes **2.5% annual rental bumps**, serving as a powerful hedge against inflation. These compounding escalations drive a significant increase in Net Operating Income and overall yield over the hold period.



## EXTREMELY PASSIVE NNN STRUCTURE

This is a **low-management investment** where the tenant handles utilities, taxes, insurance, and routine maintenance. It is an ideal “hands-off” asset for 1031 exchange buyers seeking steady income without operational burdens.



## HIGH-VOLUME VISIBILITY & FRONTAGE

Located on a major arterial, the site benefits from exceptional frontage along **Summitview Avenue**. The nearby intersection at 40th Avenue sees over **27,600 vehicles per day**, ensuring constant exposure and high intrinsic real estate value.

# The Brand of Confidence & Financial Fortitude

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

Berkshire Hathaway HomeServices is a global residential and commercial real estate brokerage network. It is a subsidiary of Berkshire Hathaway Inc., one of the world's most admired companies and largest public conglomerates. The brand brings a "Gold Standard" of trust and operational discipline to the Yakima market.

**\$371B<sup>+</sup>**

PARENT REVENUE

**50,000**

GLOBAL AGENTS

**1,500**

WORLDWIDE OFFICES

**#1 Rated  
Brand**



## ELITE PARENTAGE

A subsidiary of Berkshire Hathaway Inc., the global conglomerate led by Warren Buffett, currently holding over \$371<sup>+</sup> Billion in cash reserves.

## UNMATCHED STABILITY

Built on a foundation of operational discipline and financial strength that remains unshakable across all economic cycles.

## INVESTMENT GRADE

The Berkshire Hathaway name provides a "Gold Standard" endorsement, reducing perceived risk and enhancing the intrinsic value of the real estate.

# The Engine

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES



## UNRIVALED SCALE

### GLOBAL FOOTPRINT

A vast network spanning 13 countries across five continents, facilitating the movement of international capital.

### MARKET DOMINANCE

Responsible for over \$127 Billion in annual sales volume, commanding significant market share in high-income and luxury corridors.

### TOP-TIER TALENT

Powered by over 50,000 professionals recognized for elite market knowledge and consistent client advocacy.



## 70+ Websites

GLOBAL SYNDICATION ACROSS  
37 COUNTRIES.



## Proprietary Tech

ENSURING MAXIMUM  
PROPERTY LIQUIDITY.



## Consumer Trust

HARRIS POLL "BRAND OF THE YEAR"  
RECOGNITION.

# Pricing Details

Price Breakdown	
Price	\$2,695,000
Cap Rate (As of 6/1/2026)	6.75%
Average Cap Rate Over Remaining Lease Term	7.48%
Rentable Building Area	13,509 SF
Price Per SF	\$199.50
Price Per Land SF	\$123.74
Type of Ownership	Fee Simple
Year Built	1985



Lease Summary			
Tenant	Berkshire Hathaway Home Services Central Washington	Lease Commencement	1/1/2026
Guarantor	Washington Professional Real Estate, LLC	Lease Expiration	12/31/2035
Square Footage	13,509 SF	Renewal Options	2x5 Years @ FMV
Lease Type	NNN	Right of First Refusal	Yes: 10-day Notice Window; 30-Day Negotiation
Rental Increases	2.50%	Tenant Responsibility	Utilities, Taxes, Insurance, R&M
Rental Increase Frequency	Annually	Landlord Responsibility	Roof, Structure, & 50% of HVAC or Sewer Lift Pump Replacements

# Rent Schedule

Year	Lease Dates		Annual Rent	Monthly Rent	Annual Rent Per Foot
1	1/1/2026	12/31/2026	\$180,000.00	\$15,000.00	\$13.32
2	1/1/2027	12/31/2027	\$184,500.00	\$15,375.00	\$13.66
3	1/1/2028	12/31/2028	\$189,112.50	\$15,759.38	\$14.00
4	1/1/2029	12/31/2029	\$193,840.31	\$16,153.36	\$14.35
5	1/1/2030	12/31/2030	\$198,686.32	\$16,557.19	\$14.71
6	1/1/2031	12/31/2031	\$203,653.48	\$16,971.12	\$15.08
7	1/1/2032	12/31/2032	\$208,744.82	\$17,395.40	\$15.45
8	1/1/2033	12/31/2033	\$213,963.44	\$17,830.29	\$15.84
9	1/1/2034	12/31/2034	\$219,312.52	\$18,276.04	\$16.23
10	1/1/2035	12/31/2035	\$224,795.33	\$18,732.94	\$16.64



# Regional Economic Anchors & Institutional Stability

**3,200+**

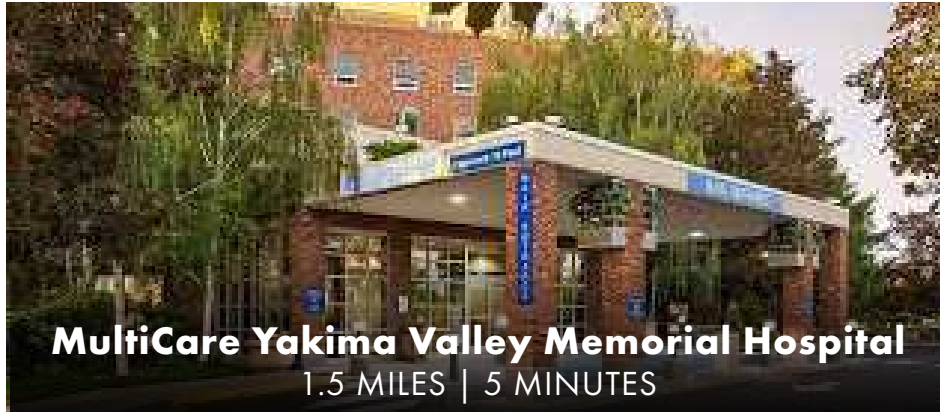
MEDICAL PROFESSIONALS

**3,800+**

LOCAL COLLEGE STUDENTS

**1,800+**

SCHOOL DISTRICT STAFF



## STRATEGIC PROXIMITY

The property is positioned near Yakima's primary economic drivers, most notably MultiCare Yakima Valley Memorial Hospital.

## MAJOR EMPLOYER

Located less than two miles away, this 225-bed facility is one of the region's largest employers with over 3,200 staff.

## INTRINSIC VALUE

Close proximity to the city's premier medical center ensures a high density of medical professionals and support services within the immediate Summitview corridor, significantly bolstering the property's intrinsic value.

## REGIONAL ANCHOR

Yakima serves as a vital educational hub for Central Washington, anchored by Yakima Valley College (YVC) and the Yakima School District.

## ACTIVE DEMOGRAPHICS

YVC supports an active student body of nearly 4,000, while the school district serves as a massive employment engine with over 1,800 professionals.

## RECESSION-RESISTANT FOUNDATION

These major institutions, combined with nearby county and city government offices, provide a robust, recession-resistant economic foundation that supports long-term demand for residential real estate.

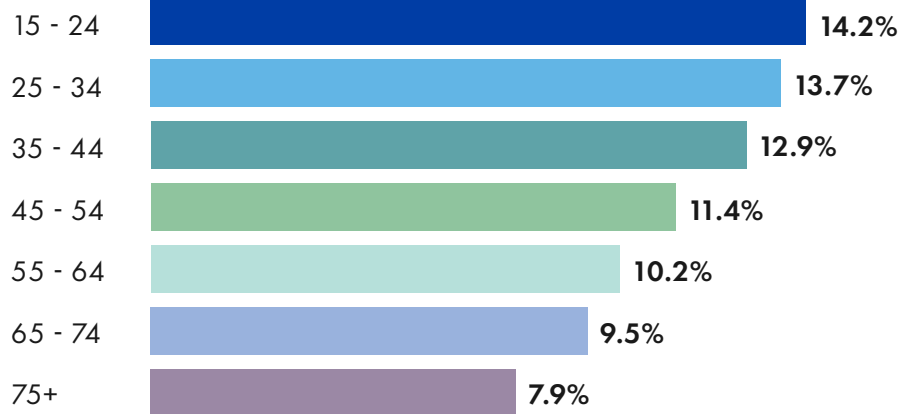
# Local Demographics

In a 5-Mile Radius

## Population



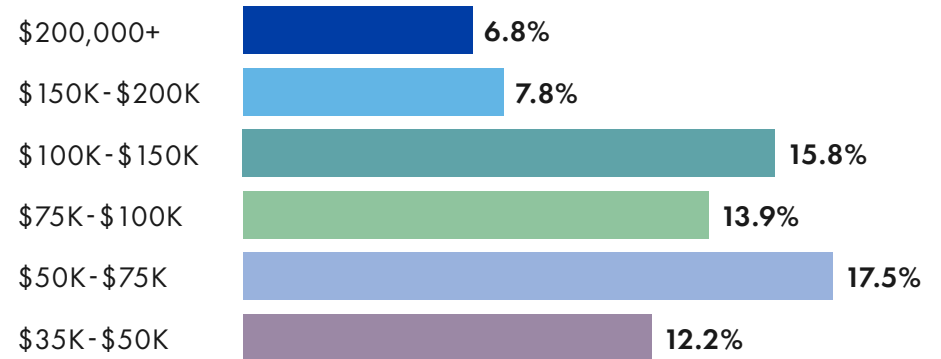
## Age



## Households



## Income By Household

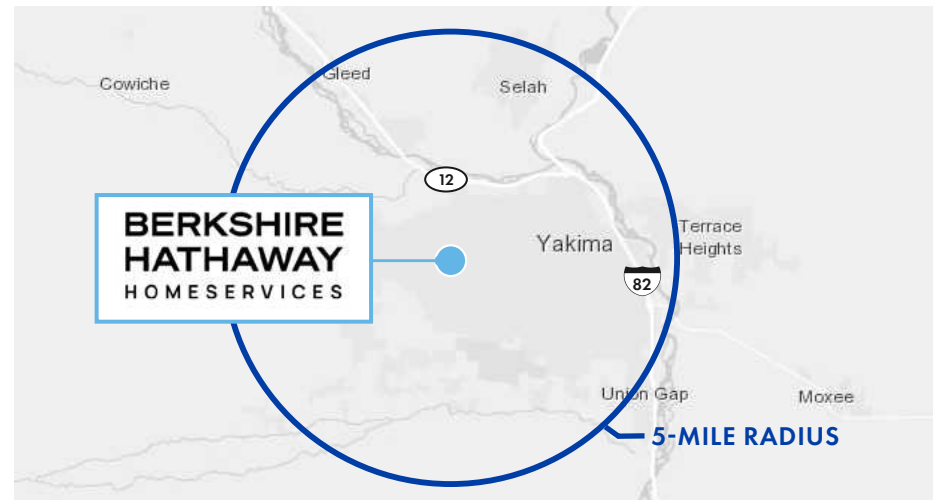


**\$86,802**

AVERAGE  
HOUSEHOLD INCOME

**\$65,666**

MEDIAN  
HOUSEHOLD INCOME





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