

**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





OFFERED EXCLUSIVELY BY

RJ VARA

Senior Vice President
206.584.6195
rvara@northmarq.com
License: WA 135292

MACK SMITH

Associate
509.530.8509
mhsmith@northmarq.com
License: WA 20116042

KEVIN ADATTO

License: WA 21038208

DEBT & EQUITY

STUART OSWALD

Managing Director
425.974.1005
soswald@northmarq.com

JACK BELL

Associate Producer
425.974.1058
jbell@northmarq.com

Northmarq

130 Nickerson St, Suite 200
Seattle, WA 98109

northmarq.com

CONFIDENTIALITY AND RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum ("COM") is provided by Northmarq, solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of Northmarq.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by Northmarq for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Northmarq has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Northmarq.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Northmarq relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Northmarq, all or any part of this COM or the Information; (3) upon request by Northmarq at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless Northmarq all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Northmarq shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.



TABLE OF
CONTENTS

SECTION 1 Executive Overview	4
SECTION 2 Financial Summary	10
SECTION 3 Market Overview	12



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⁺

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⁺ 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+

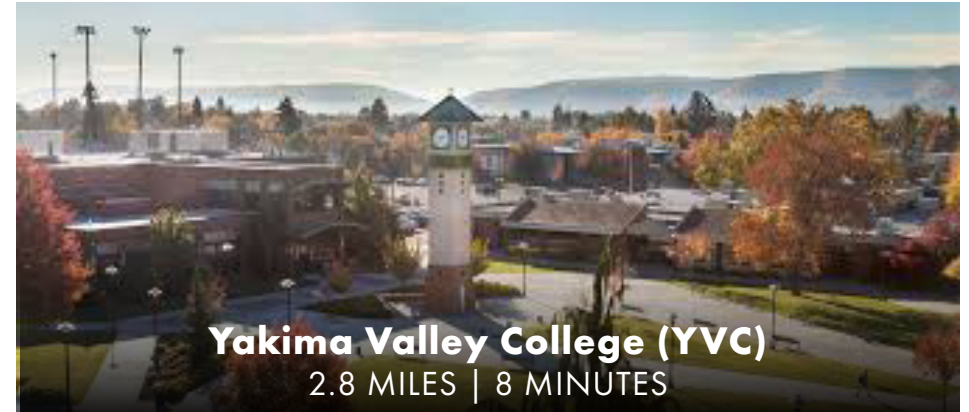
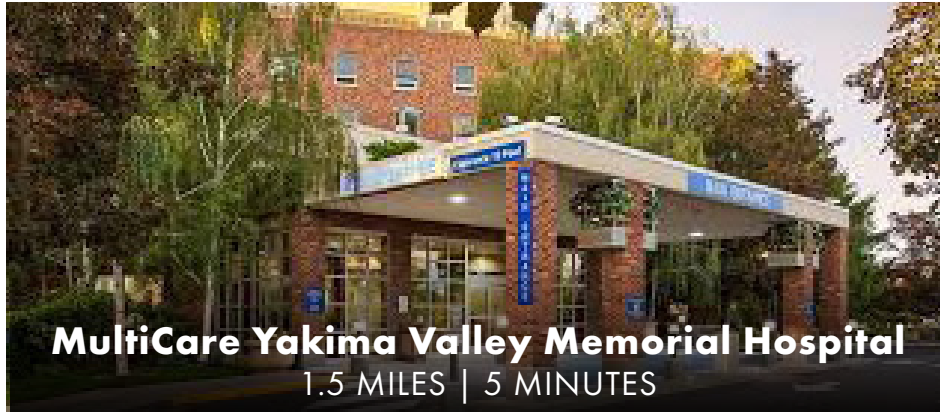
MEDICAL PROFESSIONALS

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.

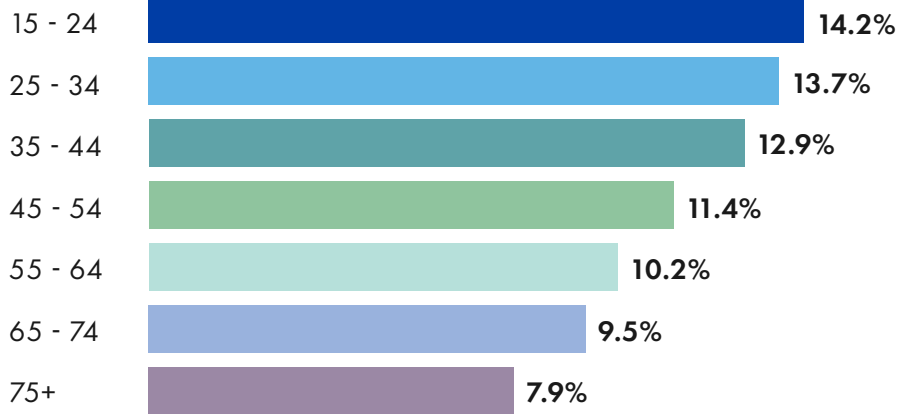
Local Demographics

In a 5-Mile Radius

Population



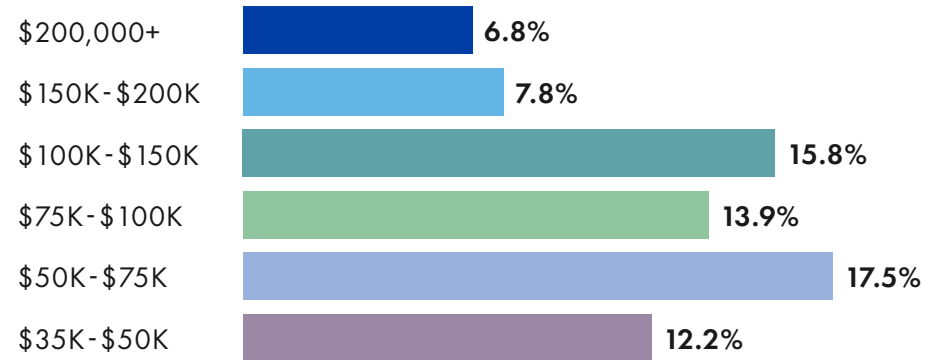
Age



Households



Income By Household

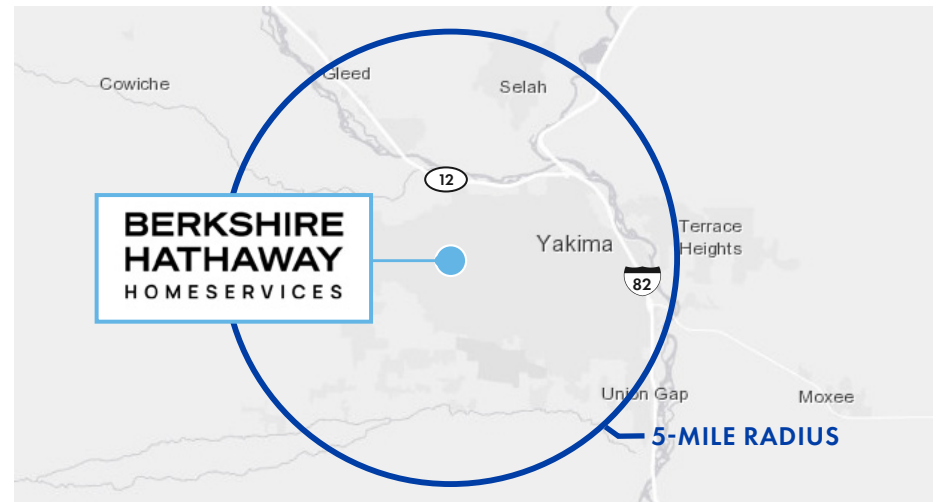


\$86,802

AVERAGE
HOUSEHOLD INCOME

\$65,666

MEDIAN
HOUSEHOLD INCOME





Northmarq

OFFERED EXCLUSIVELY BY

RJ VARA

Senior Vice President
206.584.6195
rvara@northmarq.com
License: WA 135292

MACK SMITH

Associate
509.530.8509
mhsmith@northmarq.com
License: WA 20116042

KEVIN ADATTO

License: WA 21038208

Northmarq

130 Nickerson St, Suite 200
Seattle, WA 98109

Commercial Real Estate

Debt + Equity | Investment Sales | Loan Servicing | Fund Management

northmarq.com

DEBT & EQUITY

STUART OSWALD

Managing Director
425.974.1005
soswald@northmarq.com

JACK BELL

Associate Producer
425.974.1058
jbell@northmarq.com

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating a potential real estate investment opportunity. Northmarq makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy, reliability, and fitness for any particular purpose. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall it be construed as investment, legal, or tax advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions. The projections, assumptions, and forward-looking statements included in this memorandum are for illustrative purposes only and are subject to significant uncertainties and risks. Actual results may differ materially from those expressed or implied. Past performance is not indicative of future results. By accepting this memorandum, the recipient agrees to keep its contents confidential and not to disclose or reproduce it, in whole or in part, without prior written consent. Neither the property owner nor any of its affiliates shall be liable for any loss or damage arising from reliance on the information contained herein. The use of any graphics or logos in this memorandum is for marketing purposes only, and does not in any way imply any ownership, use, or affiliation with the real estate that is the subject of this memorandum. ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK. © 2026. All rights reserved.