

OFFERING MEMORANDUM

USCIS YAKIMA FIELD OFFICE



415 N 3RD ST, YAKIMA, WA 98901

km Kidder
Mathews

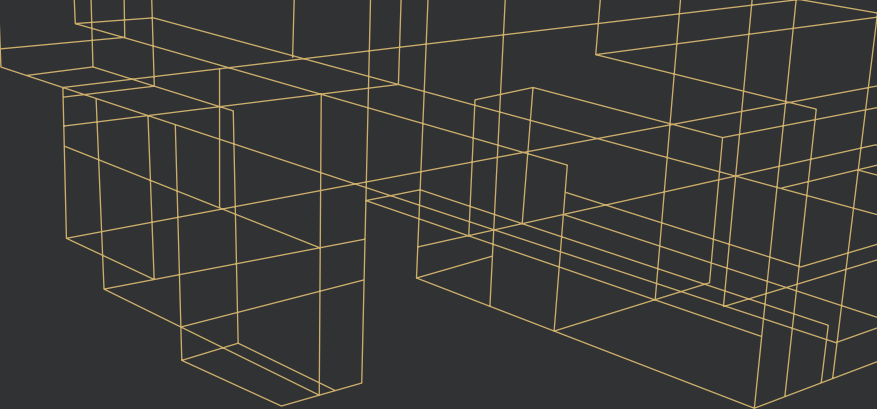


TABLE OF CONTENTS

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01

INVESTMENT SUMMARY

The Offering
Investment Highlights

02

PROPERTY OVERVIEW

Floor Plans
Parcel

03

FINANCIALS

Cash Flow
Rent Roll
Operating Expenses
Lease Abstract

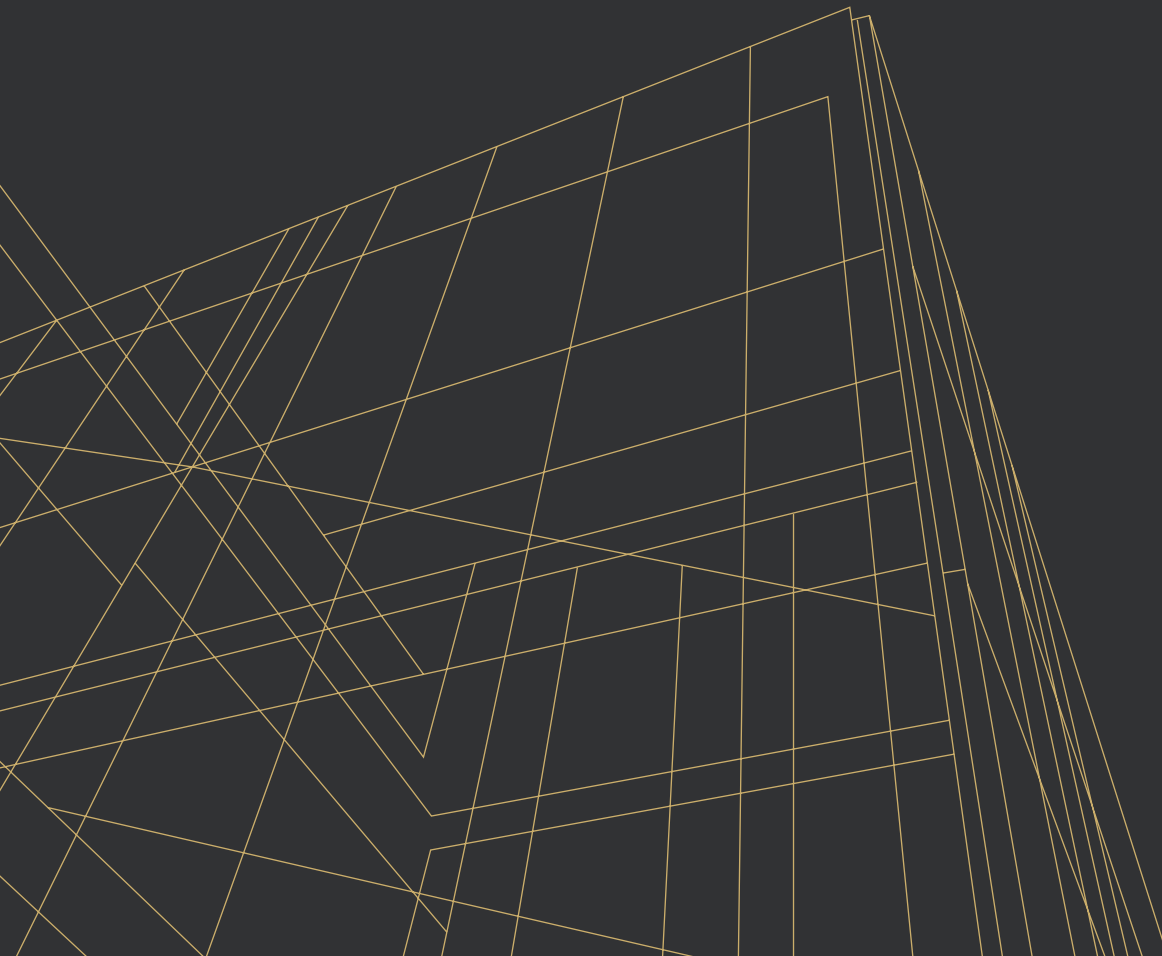
04

TENANT PROFILE

05

LOCATION OVERVIEW

Yakima Overview
Amenities
Demographics



INVESTMENT SUMMARY

Section 01

PREMIER OFFERING IN YAKIMA

Kidder Mathews is pleased to present the opportunity to acquire the U.S. Citizenship and Immigration Services Yakima Field Office

A rare single tenant government leased investment property backed by the United States of America. The government has leased the property since 2002 and recently renewed their lease for an additional 5 year term.

The property is strategically located in Yakima, WA, which is home to over 40+ commercial crops providing the largest variety of fresh grown produce in all of the Pacific Northwest. This location is one of only three U.S. Citizenship and Immigration Services offices in all of Washington State.

14,988

TOTAL BUILDING SF

11,337

CURRENT LEASED SF

52,707

LAND SF



PRICE	\$2,690,000
CAP	8.50%
NOI	\$229,032
GUARANTOR	United States of America
LEASE EXPIRATION	9/30/2032
LEASE TYPE	Fixed Reimbursement
YEAR BUILT	1977

INVESTMENT HIGHLIGHTS



Leased to the United States government since 2002

One of three immigration offices serving all of Washington state

Recent 5 year renewal shows continued commitment to location



2nd floor space and large parcel provides opportunity for future expansion

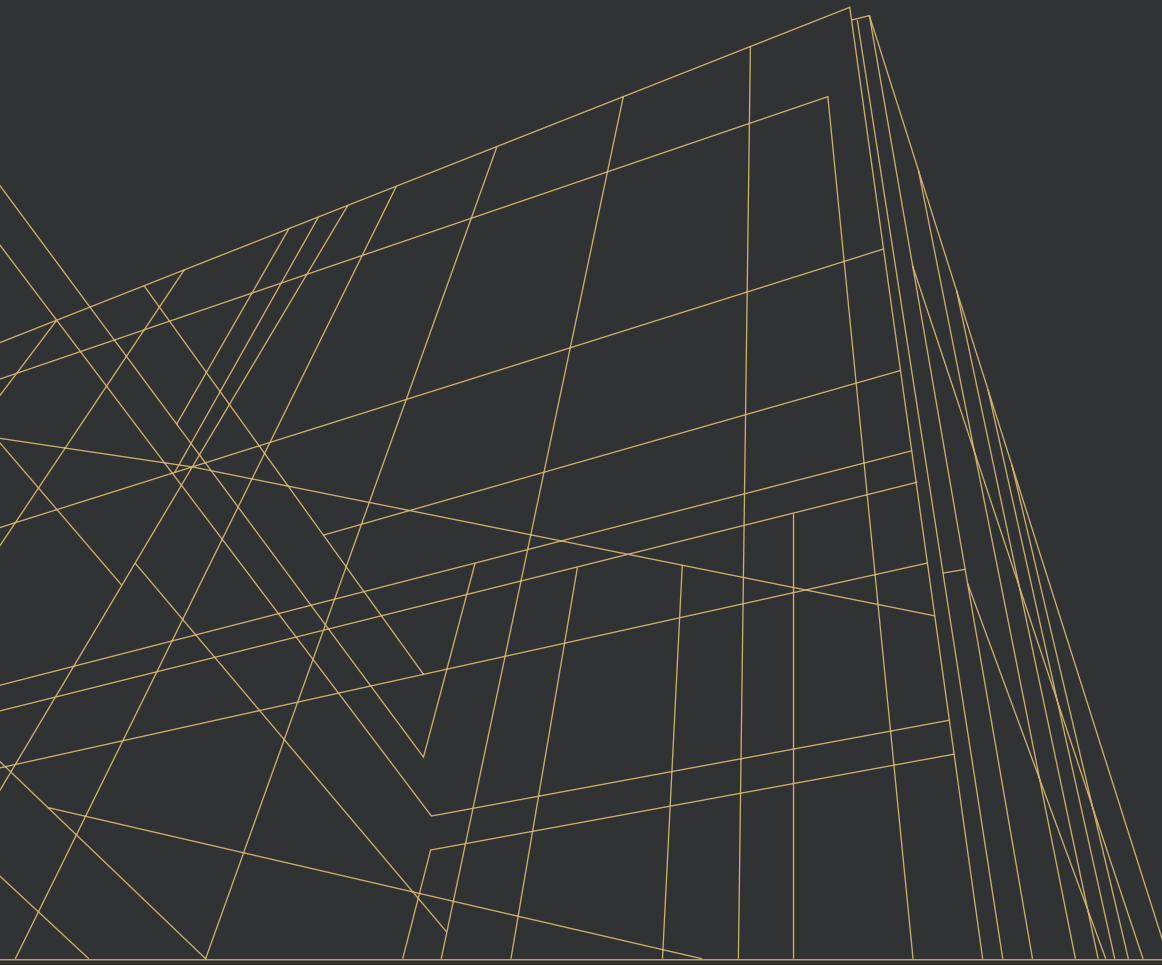
Fully fenced and secure parking on site for USCIS employees



Yakima is home to 40+ commercial crops providing the largest variety of fresh produce in all of Washington state

Area population has grown 15% since 2000 and has a population of over 117k+ people



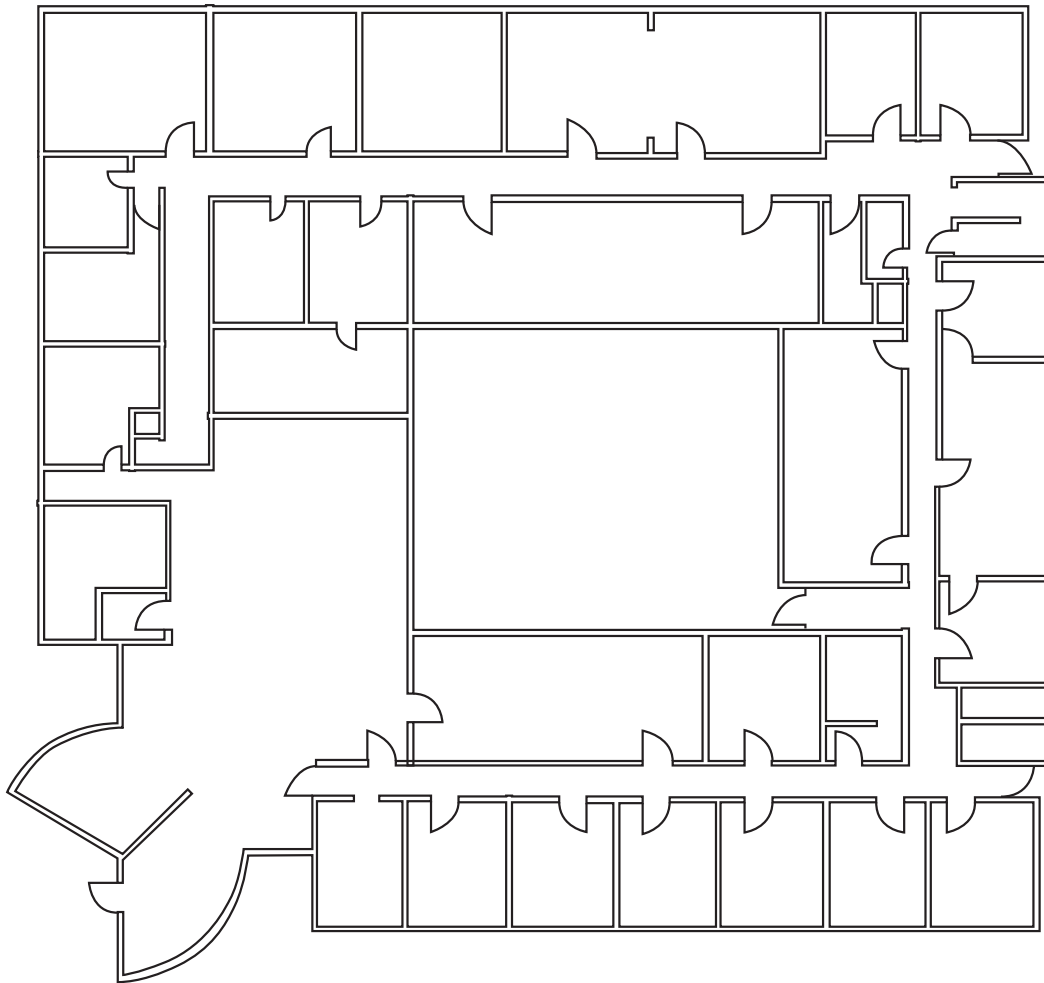


PROPERTY OVERVIEW

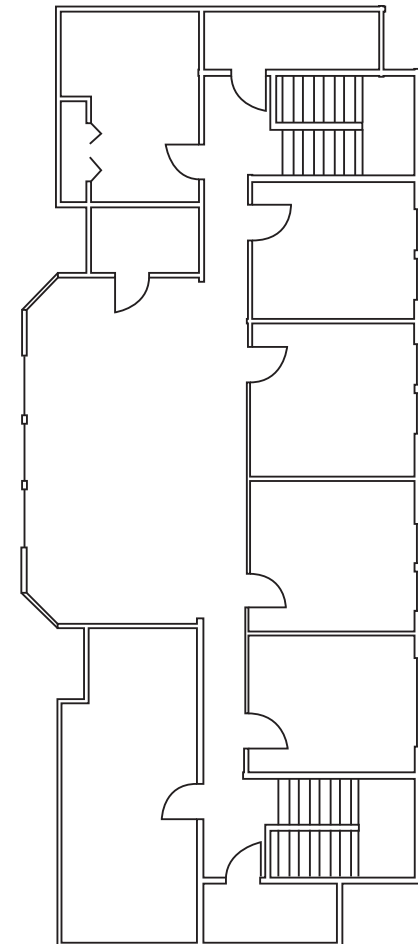
Section 02

FLOOR PLANS

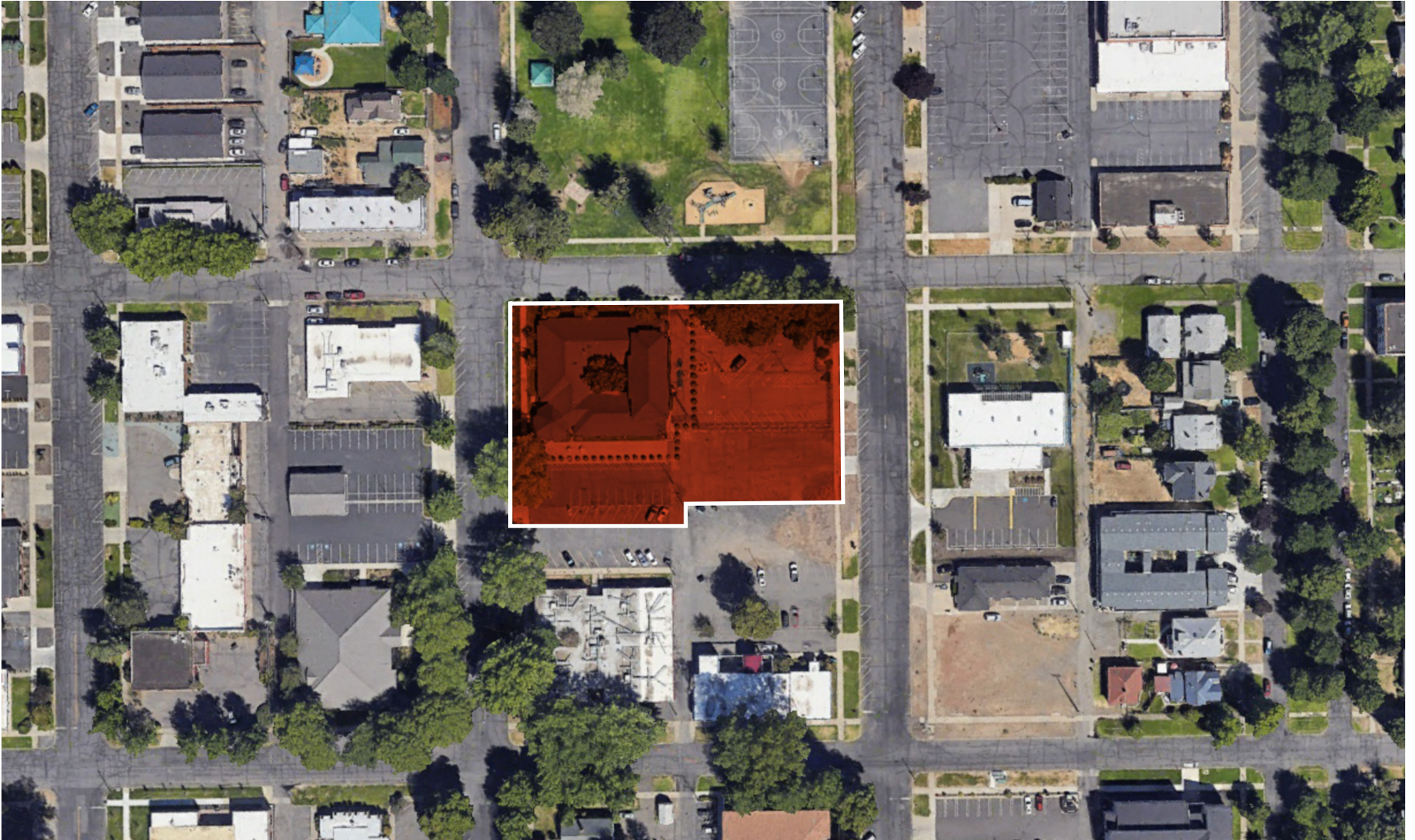
FIRST FLOOR

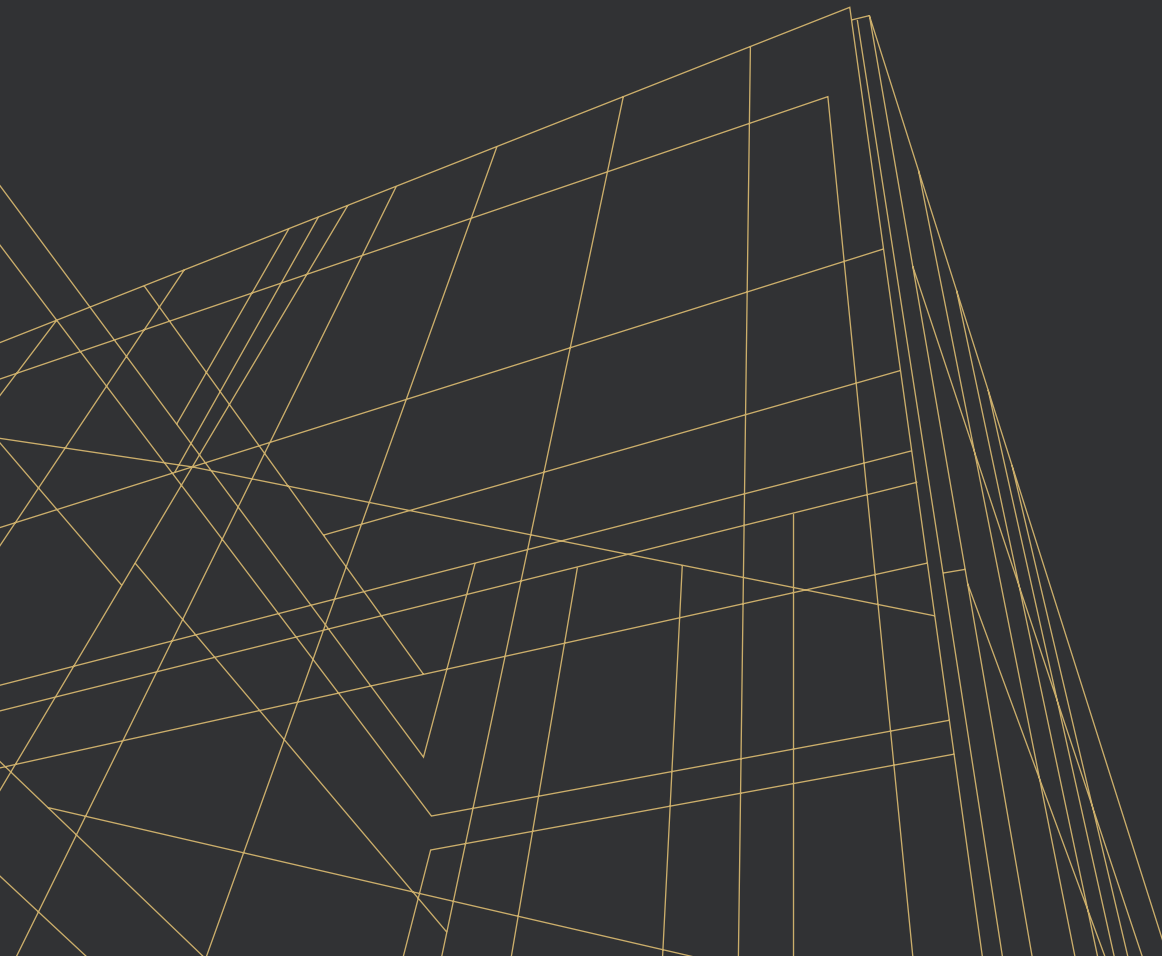


SECOND FLOOR



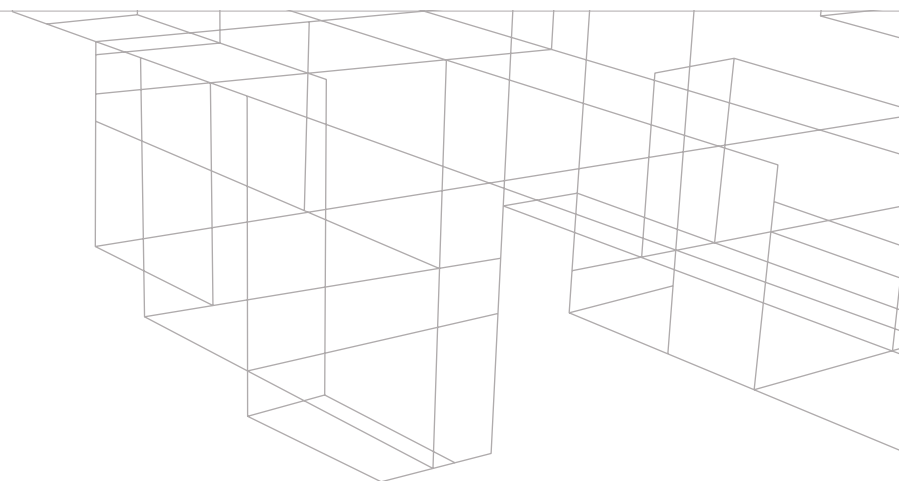
PARCEL





FINANCIALS

Section 03



CASH FLOW SUMMARY

\$2,690,000

PRICE

8.50%

CAPITALIZATION RATE

\$179

PRICE PER SQUARE FOOT

SCHEDULED REVENUE

	Annual	Per SF
Scheduled Base Rent	\$230,266	\$20.31
Rent Increases During Analysis Period	\$0	\$0.00
Operating Expense Reimbursement	\$155,192	\$13.69
Effective Gross Revenue (EGR)	\$385,458	\$34.00

OPERATING EXPENSES

	Annual	Per SF
Property Taxes	\$21,980	\$1.94
Insurance	\$7,561	\$0.67
CAM	\$57,208	\$5.05
Utilities	\$56,413	\$4.98
Management Fee (3%)	\$11,564	\$1.02
Reserves	\$1,701	\$0.15
Total Operating Expenses	\$156,426	\$13.80
Net Operating Income	\$229,032	

RENT ROLL

		RENT ROLL			RENT DETAILS				
TENANT NAME	Suite	Leased SF	Lease Terms	Recovery Type	Current Monthly Base Rent	Current Annual PSF Base Rent	Rent Increase Date	Rent Increase Monthly Amount	Renewal Options
United States of America (Government)	A	11,337	10/1/2002 - 9/30/2032	Fixed Recovery	\$19,189	\$20.31	N/A	N/A	N/A
		Rental rate effective as of 10/1/2027. Seller shall credit the difference at Closing.			No rate increases or renewal options. Fixed recovery.				



OPERATING EXPENSES

	Total	PSF	Notation
PROPERTY TAXES	\$21,980	\$1.94	1
INSURANCE	\$7,561	\$0.67	2
CAM	\$57,208	\$5.05	2
UTILITIES	\$56,413	\$4.98	2
MANAGEMENT FEE	\$11,564	\$1.02	3
RESERVES	\$1,701	\$0.15	4
TOTAL EXPENSES	\$156,426	\$13.80	

Notes

1) Per the 2026 Yakima County Tax Assessor

2) Per the 2025 Profit & Loss

3) Calculated at 3% of the EGR

4) Calculated at \$0.15/SF



LEASE ABSTRACT

TENANT NAME	United States of America (Government)	LEASABLE SF - LAND	52,707 SF (per Yakima County Property Appraiser)
ADDRESS	415 N 3rd St, Yakima, WA 98901	LEASE TYPE	Fixed Reimbursement
PARCEL NUMBERS	191318-33492 (Property, all other just land) 191318-33474, 191318-33473, 191318-33472	LEASE COMMENCEMENT	10/1/2002
LEASABLE SF - BUILDING	14,988 SF (per Yakima County Property Appraiser)	LEASE EXPIRATION	9/30/2032
		OPTIONS/REQUIRED NOTICE	None

EXPENSES

Taxes/Insurance/Utilities/CAM – Tenant pays an annual flat rate of \$133,149 for operating costs and \$22,049 for real estate taxes.

MAINTENANCE & REPAIR

Tenant's Obligations (direct obligations, not reimbursed to Landlord).

Except in case of damage arising out of the willful act or negligence of a Government employee, Lessor shall maintain the premises. See following Landlord obligations.

Landlord's Obligations (Not reimbursed by Tenant – ie. roof, structure, foundation if applicable).

Except in case of damage arising out of the willful act or negligence of a Government employee, Lessor shall maintain the premises, including the building, building systems, and all equipment, fixtures, and appurtenances furnished by the lessor under this lease, in good repair and condition so that they are suitable in appearance and capable of supplying such heat, air conditioning, light, ventilation, safety systems, access and other things to the premises, without reasonably preventable or recurring disruption, as is required for the Government's access to, occupancy, possession, use and enjoyment of the premises as provided in this lease. For the purpose of so maintaining the premises, the Lessor may at reasonable times enter the premises with the approval of the authorized Government representative in charge.

MISC. LEASE PROVISIONS

Assignment or Sublease

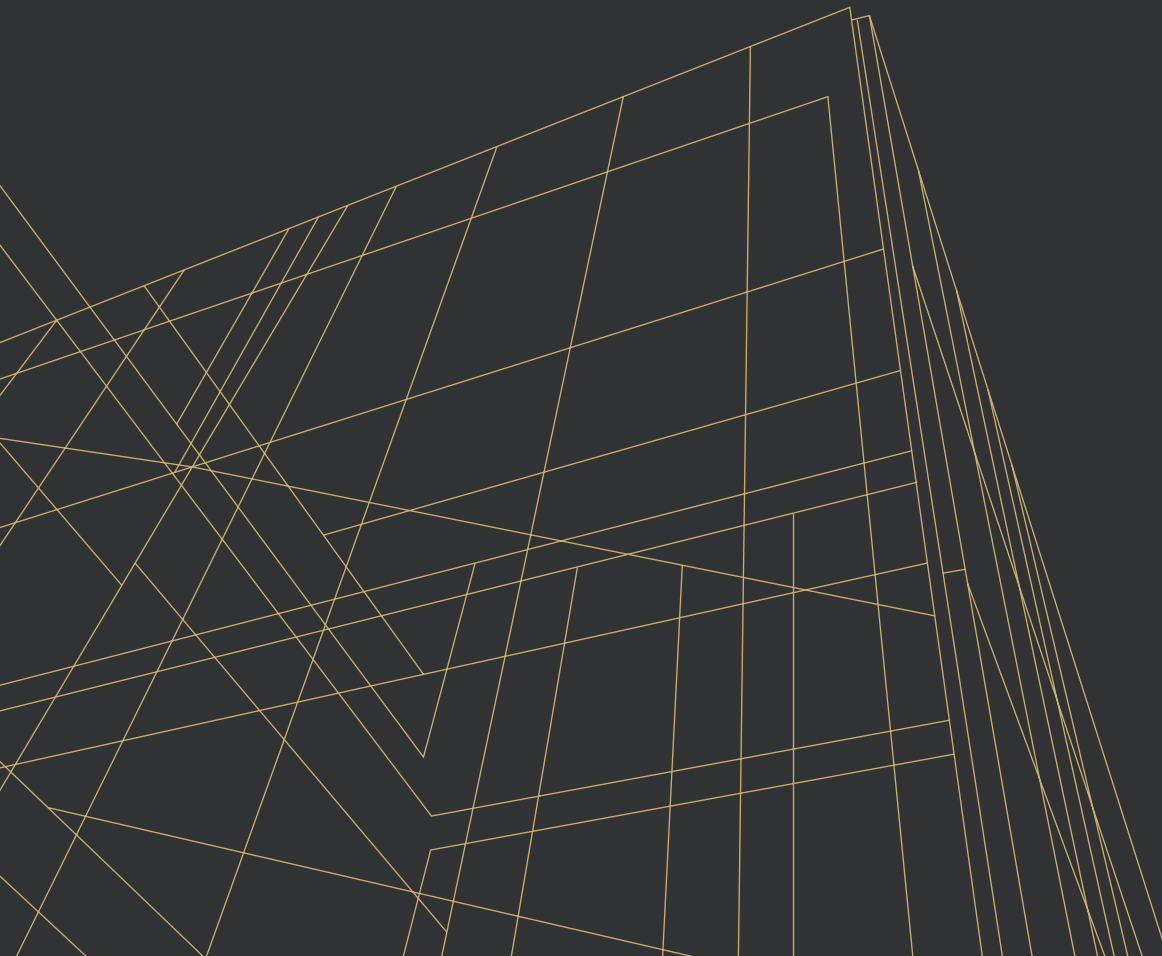
The Government may sublet any part of the premises but shall not be relieved from any obligations under this lease by reason of any such subletting. The Government may at any time assign this lease and be relieved from all obligations to Lessor under this lease excepting only unpaid rent and other liabilities, if any, that have accrued to the date of said assignment. Any assignment shall be subject to prior written consent of Lessor.

Option To Purchase

No option to purchase the subject property by the Lessee.

Termination Clause

The Government may terminate this lease, in whole or in parts, at any time effective after September 30, 2031 by providing not less than 180 days' prior written notice to the Lessor.



TENANT PROFILE

Section 04

USCIS YAKIMA



U.S. Citizenship
and Immigration
Services

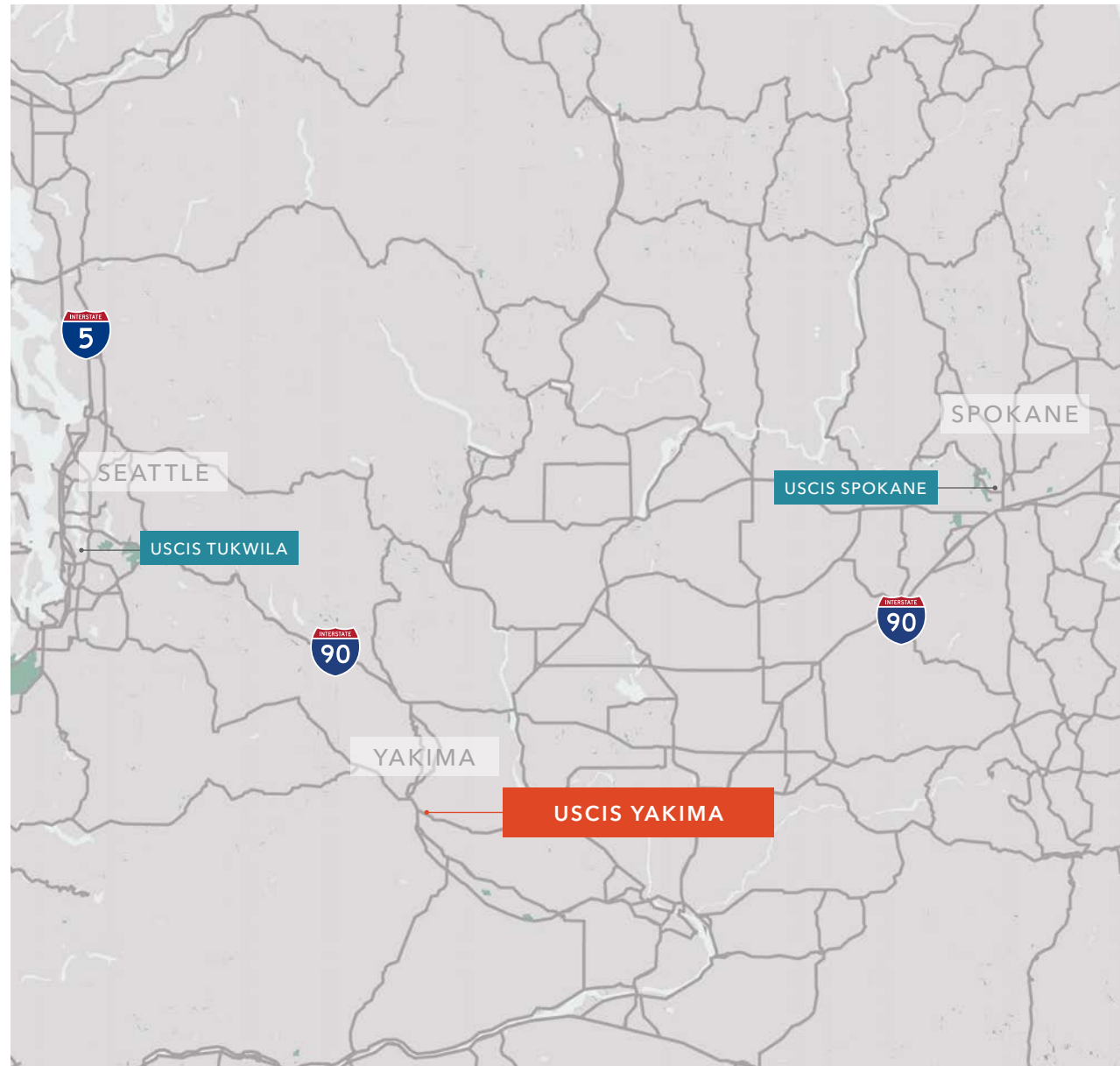
*United States Citizenship &
Immigration Services leased in
Yakima since 2002*

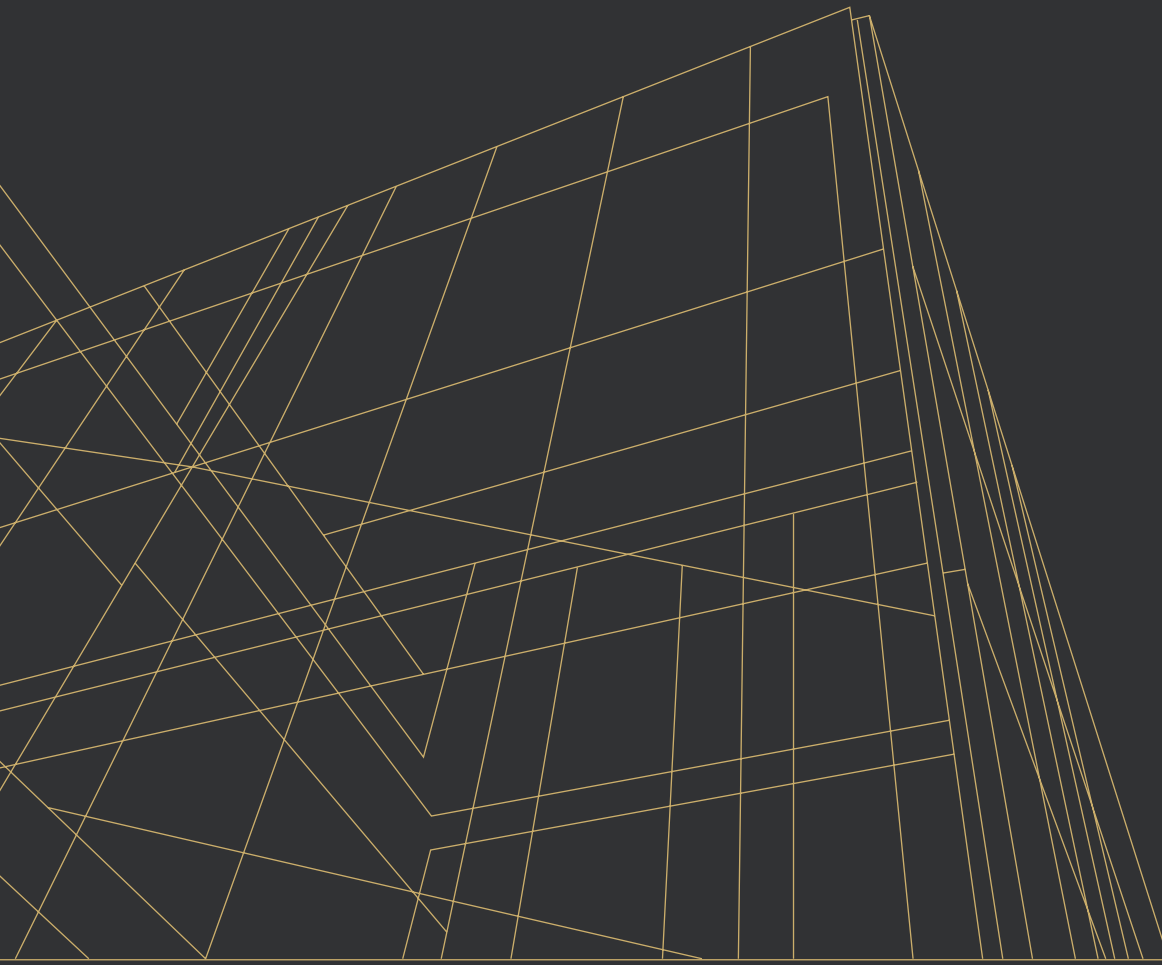
Field offices in the U.S. and its territories provide:

Interviews for all non-asylum cases (for example, getting a Green Card);

Naturalization ceremonies; and appointments for information and applicant services that supplement what we provide through our website and by phone (for example, case-specific scenarios that require in-person help).

One of 3 field offices servicing all Washington State.



An abstract graphic composed of numerous thin, light-colored lines that intersect to form a complex, three-dimensional grid or wireframe structure. The lines are arranged in a way that suggests depth and perspective, with some lines receding into the background and others coming forward. The overall shape is roughly triangular, with the lines converging towards a point on the right side of the image.

LOCATION OVERVIEW

Section 05

YAKIMA'S MARKET IS GROWING

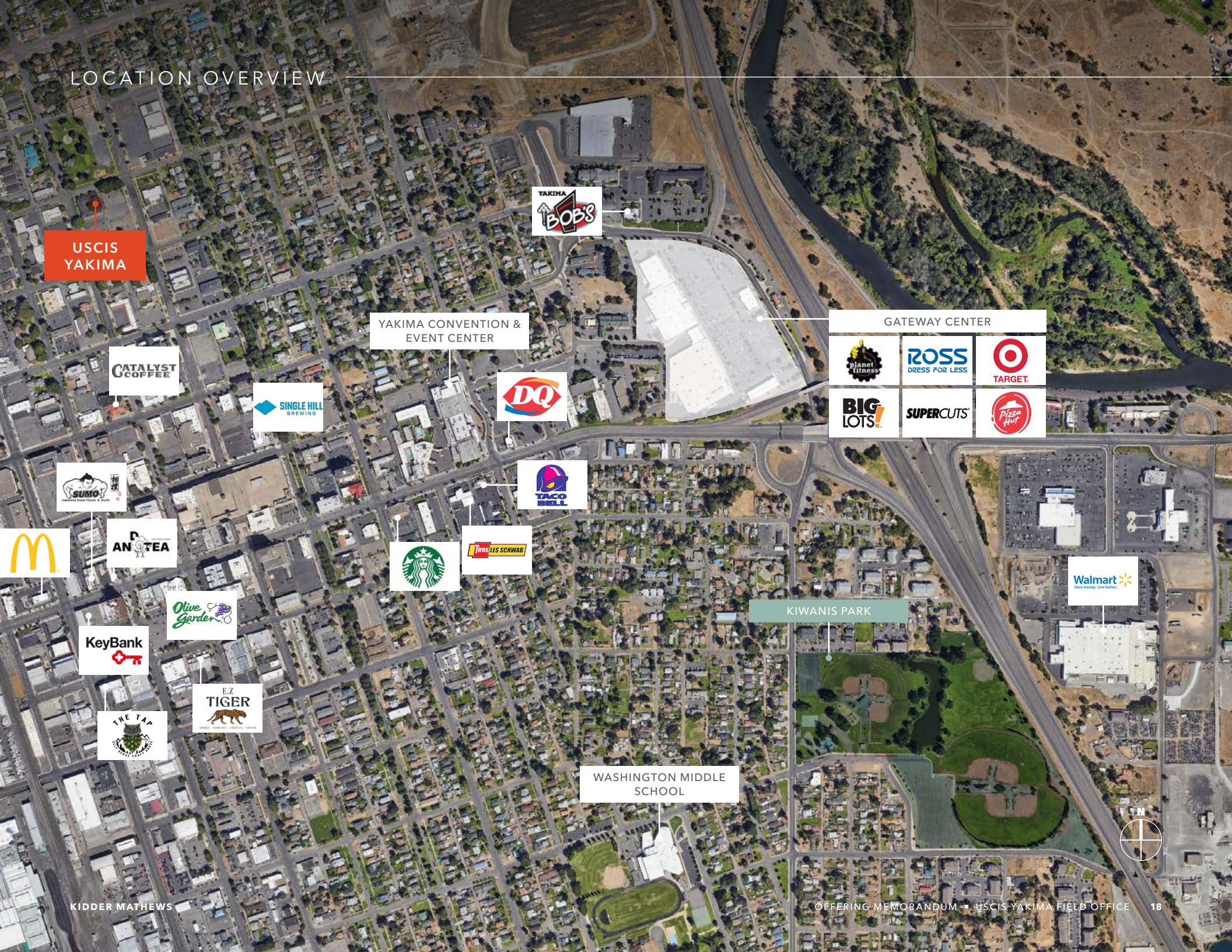
Yakima is the largest city in Yakima County with a population of about 98,000. That makes it the 11th largest city in Washington State.

Yakima's economy has always revolved around agriculture. A wide variety of crops are grown in the Yakima Valley. In fact, Yakima County is Washington State's leader in terms of the value of the fruits, vegetables, grains, and other agricultural products produced by the county's farmers. Further economic development. The city of Yakima is forecasting for 127,000 additional residents and 97,000 jobs by 2040.

While Yakima still relies on agriculture to drive its economy, over 250 manufacturing firms are also located here producing a variety of products including aircraft parts, wood products, plastic products, recreational vehicles, and communications technology.

Tourism is the fastest growing segment of the Yakima economy. The Yakima Valley is fortunate to be home to multiple craft beverage makers (breweries, distilleries, and wineries) that regularly draw visitors here to sample and buy their unique and renowned products.

LOCATION OVERVIEW



USCIS
YAKIMA

CATALYST
COFFEE

SINGLE HILL
BREWING

YAKIMA CONVENTION &
EVENT CENTER

DQ

YAKIMA
BOB'S

GATEWAY CENTER

planet fitness	ROSS DRESS FOR LESS	TARGET
BIG LOTS	SUPERCUTS	Pizza Hut

SUMO
Japanese Steak House & Sushi

McDonald's

AN TEA

TACO
BELL

Starbucks

Firehouse
SUBS

KeyBank

Olive
Garden

E.Z.
TIGER

THE TAP
ESTABLISHED 1997

KIWANIS PARK

Walmart
Save money. Live better.

WASHINGTON MIDDLE
SCHOOL

KIDDER MATHEWS

DEMOGRAPHICS



Population

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED	15,344	74,858	118,627
2031 PROJECTED	15,068	73,035	117,067
2020 CENSUS	16,887	72,584	110,527



Households

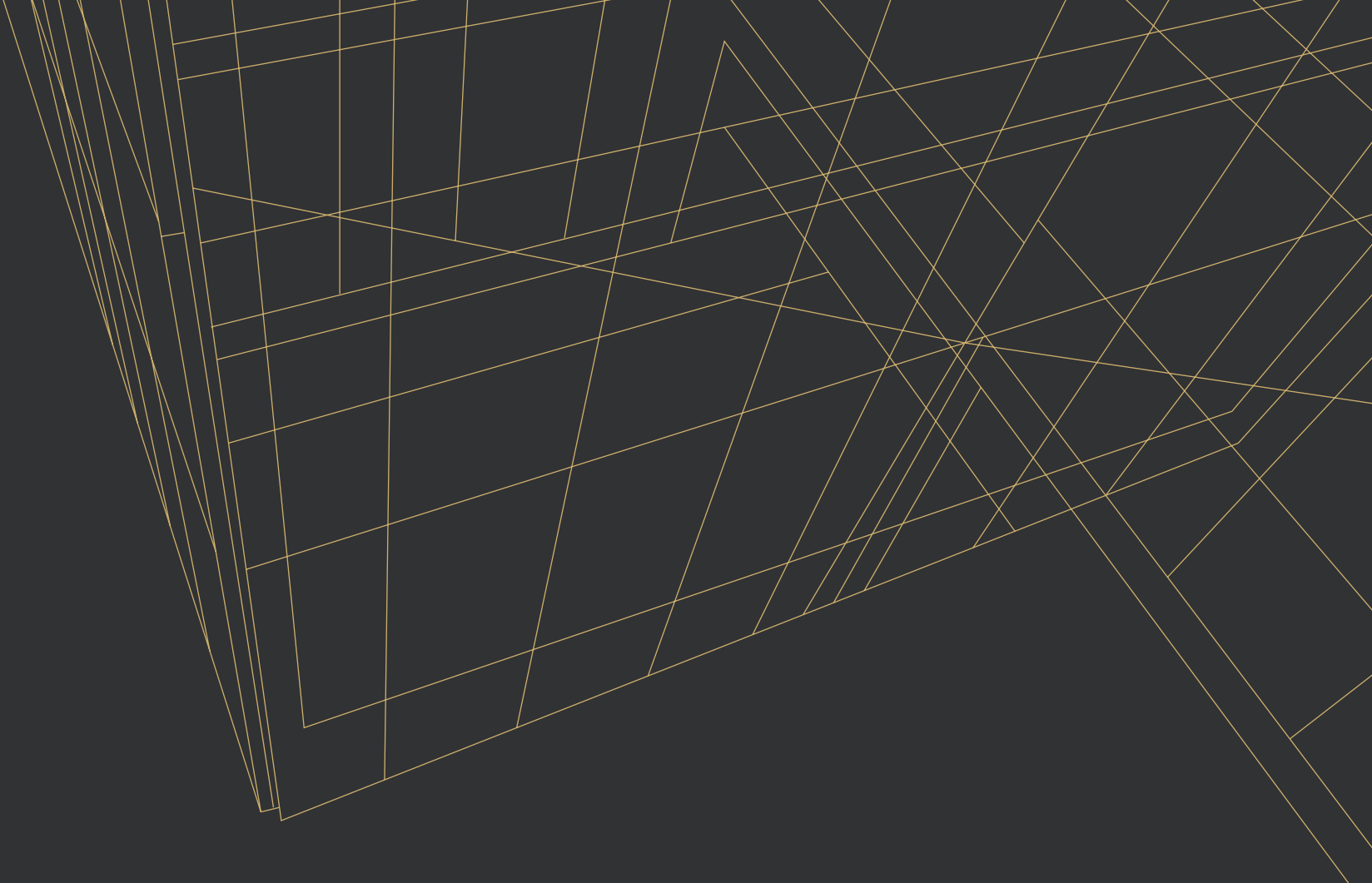
	1 Mile	3 Miles	5 Miles
2026 ESTIMATE	5,081	26,774	43,560
2031 PROJECTION	5,022	26,400	43,451
2020 CENSUS	5,064	26,929	42,876



2026 Employment & Income

	1 Mile	3 Miles	5 Miles
AVG HH INCOME	\$55,382	\$83,945	\$95,211
MEDIAN HH INCOME	\$39,891	\$64,378	\$73,540
PER CAPITA INCOME	\$18,704	\$30,306	\$35,181
TOTAL BUSINESSES	1,053	3,452	4,893





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