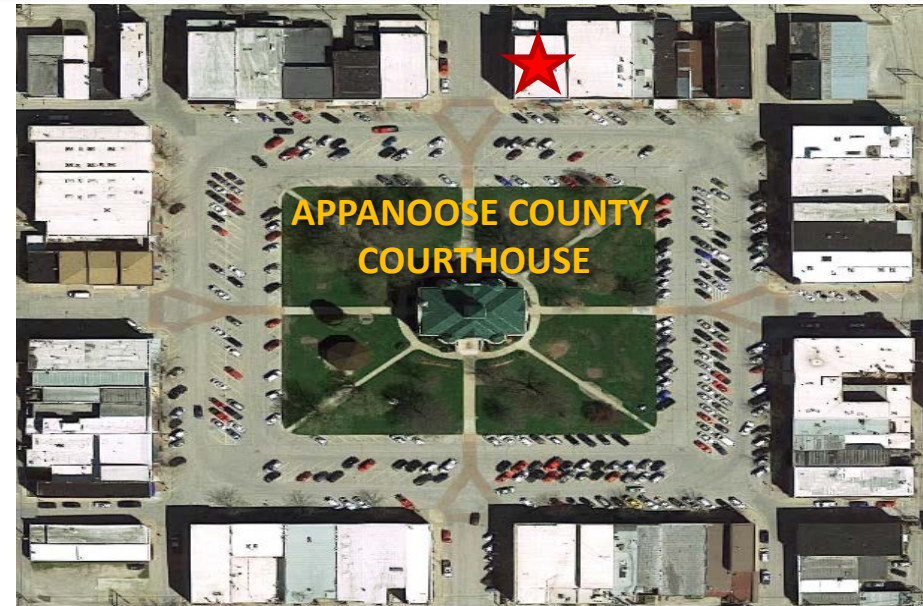


MIXED-USE INCOME PROPERTY FOR SALE

CENTERVILLE, IA



103 East Van Buren, Centerville, IA

- Sales Price: \$225,000
- Bldg. Size: Ground Floor – 2,000 SF
- Second Floor – 2,000 SF
- Lot Size: 2,500 SF
- NOI: \$22,587.14
- Cap Rate: 10.0%
- 3-story commercial building in exceptional condition.
- Two (2) 2nd story short-term rental apartments.
- Long-term healthcare tenant on ground floor.
- Located on the north side of the picturesque town square

Tom Hudson 515-453-5480

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John Arnold 641-895-2532

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MIXED USE PROPERTY FOR SALE

103 East Van Buren, Centerville, IA

NOI Calculation

Income:

Suite Rent	18,700.00
<u>Commercial Rent</u>	<u>17,821.75</u>
Total Rent	36,521.75

Expense:

Contractor	1,504.00
Garbage	300.00
General Labor	1,000.00
Insurance	2,214.47
Pest Control	76.02
Professional Fees	813.50
Repairs	1,025.74
Supplies	391.97
Property Taxes	1,074.00
<u>Utilities</u>	<u>5,534.91</u>
Total Expenses	13,934.61

Net Operating Income (NOI) \$22,587.14

Cap Rate: 10.0%



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