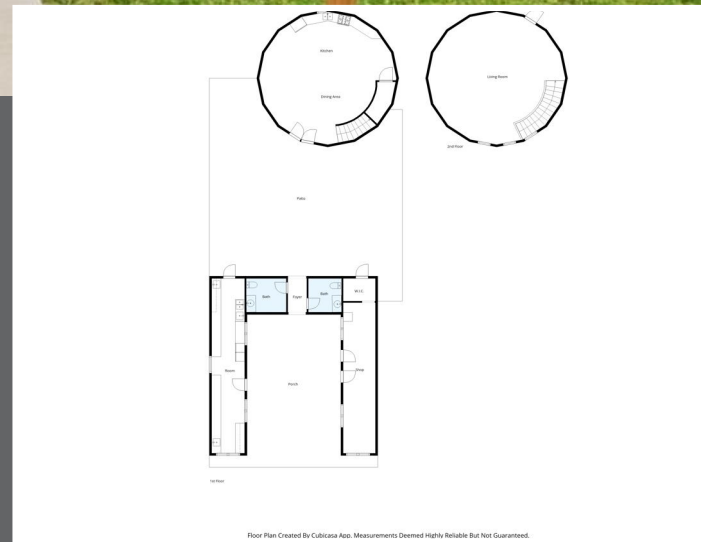




Boutique Mixed-Use Investment

131 3rd St.
Underwood Ave IA 51576



HIGHLIGHTS:

- » Unique Multi-Tenant Grain Bin & Container-Style Commercial Investment
- » Fully Leased with 3 tenants- Coffee Shop, Retail Shop, Event Space
- » Convenient access to Interstate 80 exit 17
- » Distance to Eppley Airfield, Omaha Nebraska 24 miles.
- » 2 Common ADA Compliant Restrooms
- » Common Outside Patio Space

Exclusively Marketed by:

Lisa Marie Pringle

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 **BHGRE**
COMMERCIALSM

PROPERTY SUMMARY

| | |
|-------------------|--------------|
| Number of Tenants | 3 |
| Building SF | 2,140 |
| Land SF | 7,000 |
| Land Acres | .16 |
| Year Built | 2022 |
| # of parcels | 1 |
| Zoning Type | DC |

INVESTMENT SUMMARY

| | |
|--------------------|------------------|
| Price | \$365,000 |
| Price PSF | \$170.56 |
| Occupancy | 100% |
| NOI (CURRENT) | \$29,168 |
| CAP RATE (CURRENT) | 7.99% |

| INCOME | CURRENT | STABILIZED |
|-------------------------------|-----------------|-----------------|
| Gross Scheduled Rent | \$34,656 | \$34,656 |
| Effective Gross Income | \$34,656 | \$34,656 |
| Less Expenses | \$5,488 15.83% | |
| Net Operating Income | \$29,168 | |

| EXPENSES | CURRENT | STABILIZED |
|--------------------------------|----------------|------------|
| Real Estate Taxes | \$1,640 | |
| Insurance | \$3,348 | |
| Snow/Lawn | \$500 | |
| Total Operating Expense | \$5,488 | |
| Expense / SF | \$2.56 | |
| % of EGI | 15.83% | |



MULTI-TENANT GRAIN BIN & CONTAINER-STYLE COMMERCIAL INVESTMENT

The property provides multiple income streams with flexibility for a variety of tenants, including retail, office, or service-based users.

Grain bin is currently being utilized as an event space with 700 SF on each level.

2 Common ADA Compliant Restrooms

Outdoor patio space

Ability to demise Unit B into 2 small 160 SF spaces with separate access.

