

Offering Memorandum

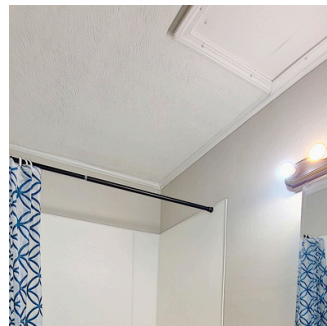
5 Units



706 18TH AVE RETAIL & APARTMENTS

706 18TH AVE MOLINE, IL 61265

Marcus & Millichap



OFFERING SUMMARY

5 UNITS | MOLINE, IL

LIST PRICE: \$360,000

CAP RATE: 10.03%

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706 18TH AVE

THE OFFERING

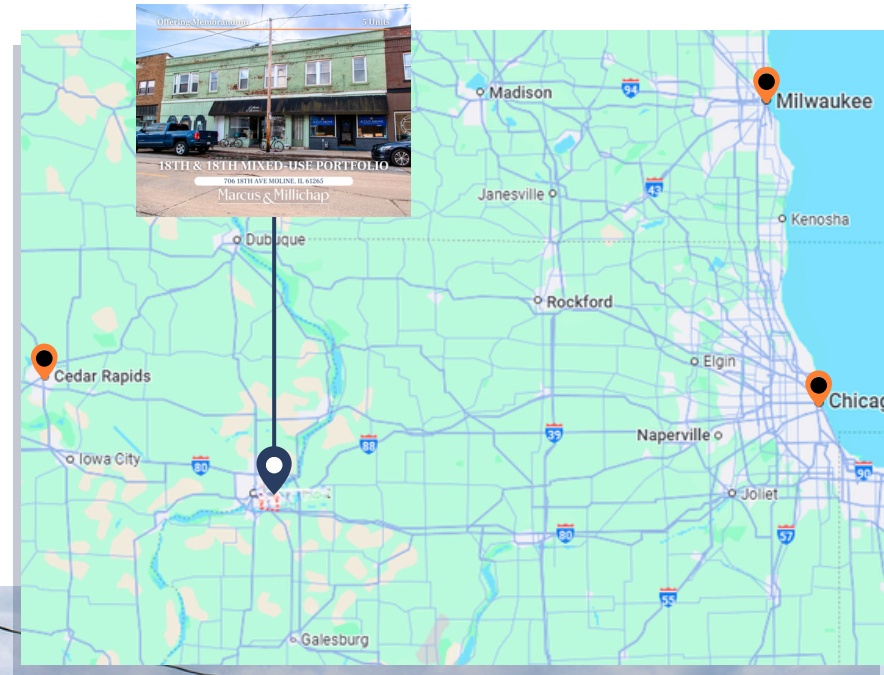
Marcus & Millichap is pleased to present 706 18th Ave, a fully leased mixed-use property located in Moline’s Olde Town District, just blocks from Lincoln-Irving Elementary School and around the corner from Olde Town Bakery. The property includes three two-bedroom residential apartments and two ground-floor commercial retail storefronts, positioned in an area with a mix of residential and commercial uses, as well as several nearby restaurants and bars. According to ownership, recent improvements include renovated residential units, select commercial interior improvements, and a newer roof.

The residential apartments have been recently updated and feature central heating and air conditioning, with one unit also offering an in-unit washer and dryer. The ground-floor commercial spaces provide street-level retail exposure, and one storefront has undergone recent interior improvements. Additional on-site amenities include a standalone 2.5-car garage, which is currently leased and generating supplemental income. All units are currently occupied, and the property has historically benefited from steady tenant demand and minimal turnover. Street parking is available for both residents and commercial patrons.

Moline is part of the Quad Cities metropolitan area, a regional economic hub with a population exceeding 400,000. The area supports a diverse economy led by manufacturing, logistics, healthcare, and education. Major employers such as John Deere, Genesis Health System, and UnityPoint Health contribute to local employment stability. Strategically located along the Mississippi River, the Quad Cities benefit from strong transportation infrastructure, including interstate highways, air travel, and rail access. These fundamentals support long-term demand for both residential and commercial space throughout the region.

DRIVE TIMES

-  60 Miles | 1 Hour to Iowa City
-  70 Miles | 1.5 Hours to Dubuque
-  70 Miles | 1.5 Hours to Cedar Rapids
-  170 Miles | 2.5 Hours to Chicago
-  170 Miles | 2.5 Hours to Des Moines
-  210 Miles | 3 Hours to Milwaukee

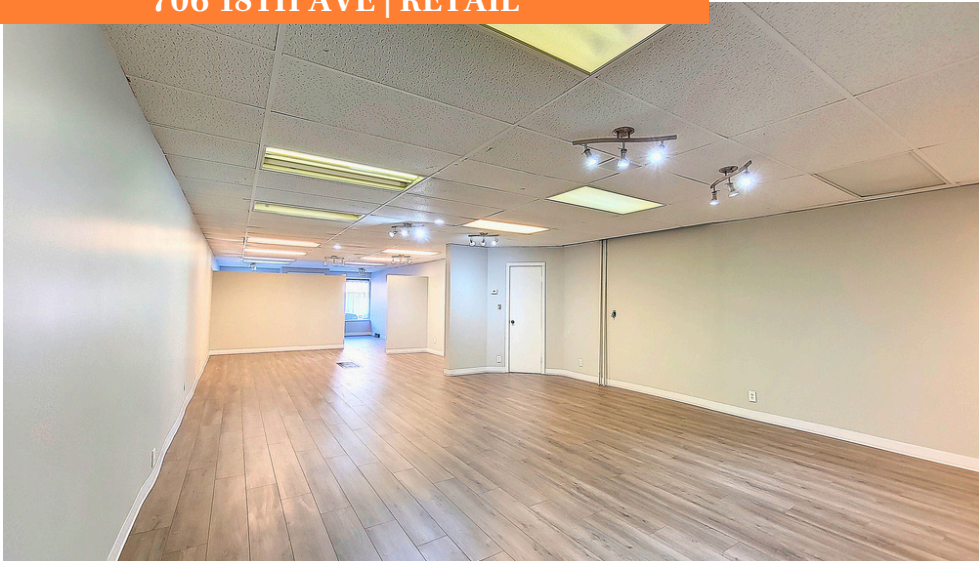




OFFERING SUMMARY

SALE PRICE:	\$360,000
NUMBER OF APARTMENTS:	3
NUMBER OF COMMERCIAL UNITS:	2
TOTAL UNITS:	5
PRICE PER UNIT:	\$72,000
GRM:	6.00
CAP RATE:	10.03%





706 18th Ave

OPERATING STATEMENT

	June '26	Stabilized	Per Unit	Notes
RESIDENTIAL INCOME	Rent Roll			
Gross Potential Rent	\$60,600	\$60,600	\$12,120	[1]
Loss to Lease	(\$1,740)	(\$1,684)	1.00%	
Vacancy	-	(\$3,000)	5.00%	[2]
Net Apartment Income	\$ 57,240	\$56,994	\$11,399	
Other Income	\$5,163	\$5,163	\$1,033	[3]
Total Net Revenue	\$62,403	\$62,157	\$12,431	
RESIDENTIAL EXPENSES	May '26 T12	Stabilized	Per Unit	Notes
Real Estate Taxes	\$6,545	\$6,545	\$1,309	[4]
Insurance	\$4,638	\$4,638	\$928	[5]
Management	-	\$3,108	\$622	[6]
Reserves	-	\$ 1,250	\$250	[7]
Total Utilities	\$4,740	\$4,740	\$948	[8]
Total Repairs & Maintenance	\$6,846	\$2,750	\$550	[9]
Total Cleaning & Decorating	\$117	\$1,000	\$200	[10]
Total Contract Services	\$629	\$629	\$126	[11]
Total Office & Admin	-	\$625	\$125	[12]
Total Advertising	-	\$375	\$75	[13]
Total Supplies	-	\$375	\$75	[14]
Total Expenses	\$23,514	\$26,034	\$5,207	
Net Operating Income	\$38,889	\$36,123	\$7,225	



NOTES TO OPERATING STATEMENT

- [1] Weighted average of \$1,002/unit
- [2] Broker Estimate of 5% Market Vacancy
- [3] Please see Broker for details
- [4] Per Broker Estimate
- [5] Per Broker Estimate
- [6] Per Broker Estimate
- [7] Broker Estimate of \$250 / unit
- [8] Per Owner May '26 T12
- [9] Broker Estimate of \$550 / unit
- [10] Broker Estimate of \$200 / unit
- [11] Per Owner May '26 T12
- [12] Broker Estimate of \$125 / unit
- [13] Broker Estimate of \$75 / unit
- [14] Broker Estimate of \$75 / unit



706 18th Ave

Pricing

706 18th Ave

Price	\$350,000
Number of Units	5
Price Per Unit	\$72,000
Cap Rate	10.03%

Market Loan

Interest Rate	7.00%
Amortization Period	25 Years
Loan to Value	70.00%
Loan Amount	\$245,000
Down Payment	\$105,000

Returns

Cap Rate	10.03%
GRM	5.57
Cash-on-Cash	13.28%
DSCR	1.67

Built on Industry. Powered by Logistics. Growing Through Innovation.

The Quad Cities

Why the Quad Cities?

Strategically positioned in the heart of the Midwest, the Quad Cities offer unmatched access, affordability, and economic depth. With direct connections to Interstates 74, 80, and 88, Class I rail, and the Quad Cities International Airport, the region enables seamless mobility for commerce and residents. The metro is home to over 470,000 people and major employers like John Deere (Global HQ), Rock Island Arsenal, Genesis Health System, and Amazon. Key surrounding markets—including Iowa City and Muscatine—fall within a 60-mile radius, reinforcing regional labor strength. Continued investment in infrastructure, healthcare, and downtown corridors fuels long-term growth. For investors, the Quad Cities offer stable cash flow, low volatility, and long-term upside in one of the Midwest's most balanced markets. The region's diverse economic base spans manufacturing, healthcare, logistics, defense, and education. This depth has positioned the Quad Cities as a durable, income-producing market across all cycles.

Economic Base & Major Employers

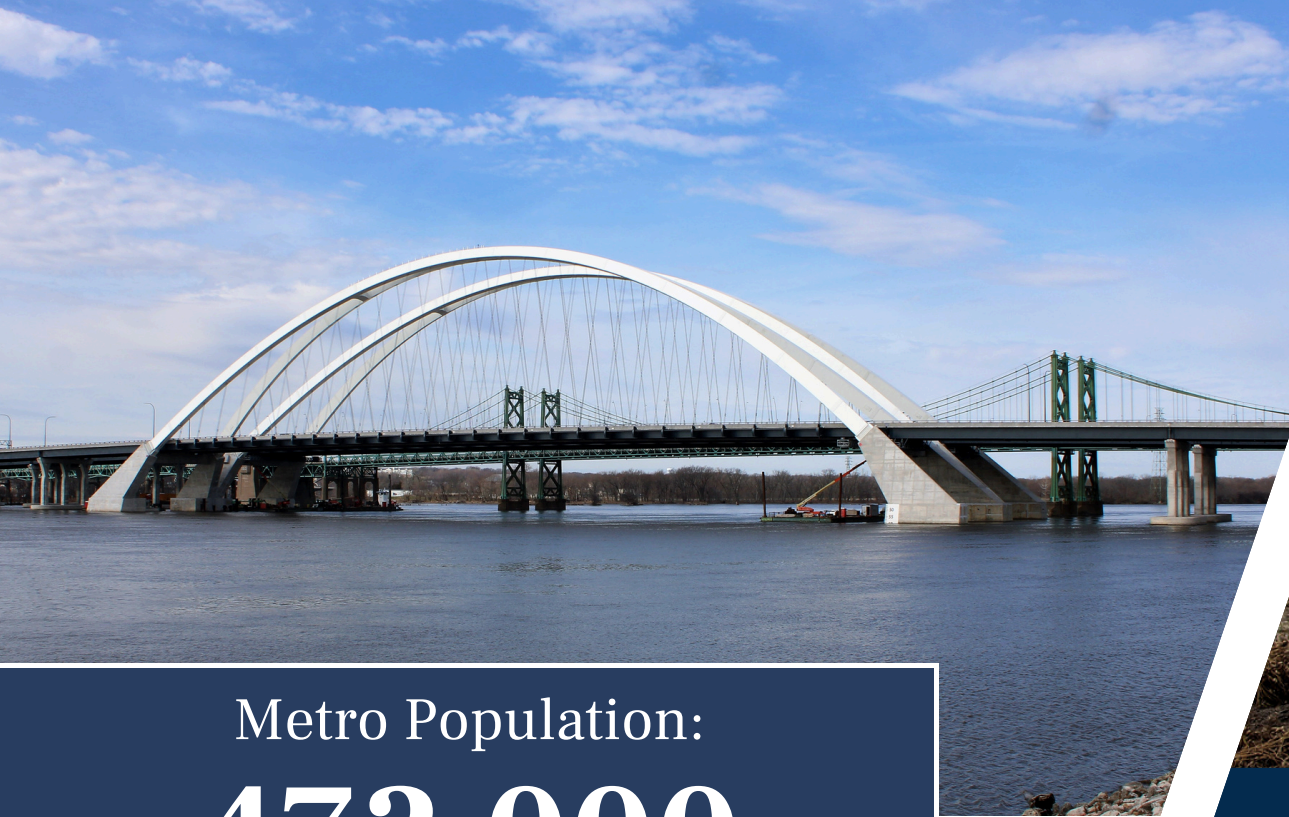
The Quad Cities economy is diverse and resilient, anchored by global manufacturers, healthcare systems, defense operations, logistics hubs, and higher education institutions. Major employers include:

- John Deere (Global HQ, 6,700+ employees) – Agricultural and construction equipment
- Rock Island Arsenal (6,300+) – U.S. Army logistics and manufacturing
- UnityPoint Health (4,700+) – Trinity & Genesis Health System – Regional healthcare providers
- Hy-Vee & Walmart (Combined 7,800+) – Regional retail anchors
- Tyson Foods, Kraft Heinz, ADM, Nestlé Purina (Combined 5,250+) – Food and agribusiness
- Arconic & HNI Corporation (Combined 5,650+) – Aerospace and industrial manufacturing
- Amazon & Group O (Combined 1,910+) – Distribution and logistics

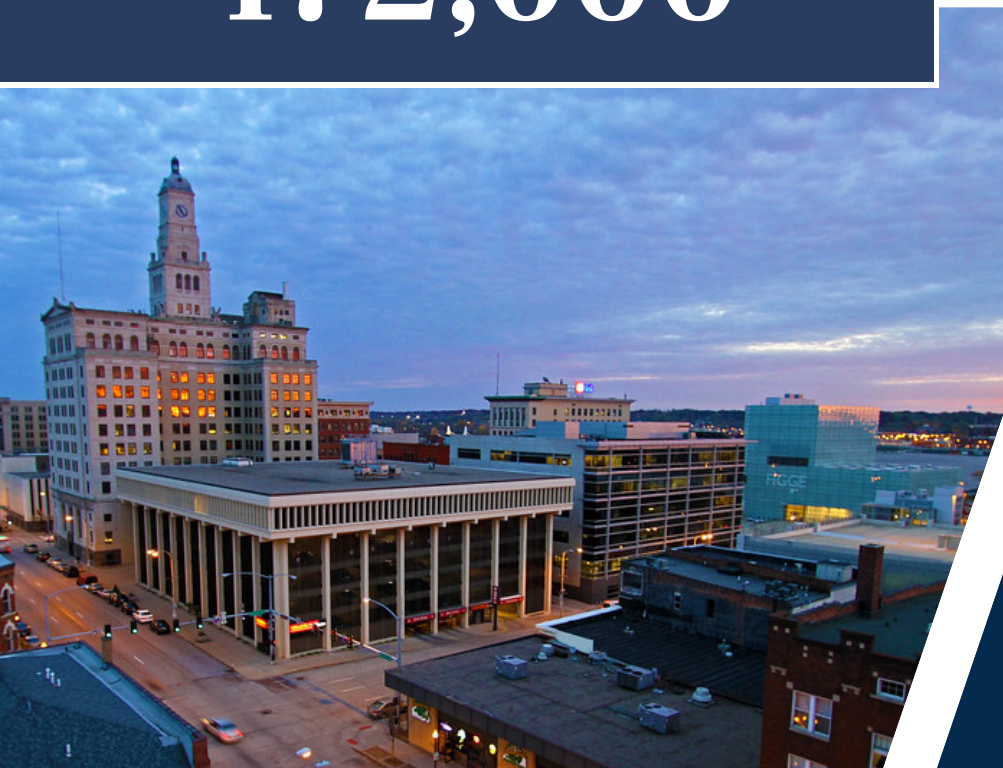
Location & Accessibility

The Quad Cities benefit from exceptional connectivity, with direct access to Interstates 74, 80, and 88, Class I rail lines, the Mississippi River, and Quad Cities International Airport (MLI). Located within a few hours of Chicago (165 mi), Des Moines (175 mi), St. Louis (230 mi), and Minneapolis (320 mi), the region serves as a central hub for logistics, commerce, and workforce mobility. A well-integrated transportation network supports daily commuter traffic across the metro. Nearby cities such as Muscatine, Iowa City, Clinton, Dubuque, and Galesburg fall within a 60-mile radius, expanding both labor access and economic influence. This infrastructure advantage has helped position the Quad Cities as a strategic center for industrial and distribution activity throughout the Midwest.





Metro Population:
472,000



MAJOR EMPLOYERS
 John Deere • Rock Island Arsenal • UnityPoint Health • MercyOne Genesis • Hy-Vee • Walmart • Arconic • Tyson • Amazon • Kraft Heinz

DIVERSE ECONOMY
 Manufacturing, Healthcare, Logistics, Education, Defense & Government

EDUCATION
 St. Ambrose University, Augustana College, Palmer College of Chiropractic

LIVABILITY & ACCESS
 Quad Cities International Airport, Vibrant Arena at The MARK, TaxSlayer Center, John Deere Pavilion, Sylvan Island Park & Rock Island Trail System

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Activity ID #ZAH0370348

Marcus & Millichap

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