



FOR SALE

ENDON CENTER - 3533 MAIN ST. KEOKUK, IA 52632

CHASE. COLLECTIVE
COMMERCIAL REAL ESTATE

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PROPERTY INFORMATION

PROPERTY SUMMARY

ENDON CENTER

3533 MAIN ST, KEOKUK, IA 52632



PROPERTY HIGHLIGHTS

- - 22,200 SF building with 5 units
- - Built in 1997, zoned C- Commercial
- - High Visibility with 12,100 vehicles per day on Main St
- - 100% occupancy, including 2 Credit Tenants
- - 13.69 acres
- - NOI \$62,385

OFFERING SUMMARY

Sale Price:	\$799,000
Number of Units:	5
Lot Size:	13.69 Acres
Building Size:	22,200 SF
NOI:	\$62,385.00
Cap Rate:	7.81%

PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

This exceptional 22,200 SF property at 3533 Main St, Keokuk, IA, 52632 is a compelling investment opportunity with a host of standout features. The recently resurfaced parking lot and the newer building in excellent condition showcase the property's commitment to quality and maintenance. With good mechanicals and fantastic visibility on the main corridor through town and the highway leading to Illinois and Missouri, this property is strategically positioned to attract high traffic counts, with 12,100 vehicles per day on Main Street. The property's 100% occupancy rate, with 5 great tenants, including 2 credit tenants, underscores its desirability and strong appeal to businesses and customers alike.

Moreover, the potential to increase rents over time presents a promising opportunity to significantly boost revenue and enhance the property's financial performance. With almost 14 acres of land available, there is ample space to build additional buildings, whether for retail or industrial/storage purposes, offering the potential to further diversify revenue streams and expand the property's income-generating capacity. The abundance of parking adds to the property's allure, providing convenience for tenants and customers and contributing to the property's overall value proposition.

In summary, this property offers a rare combination of stability, growth potential, and versatility, making it an ideal investment for those seeking a secure and lucrative opportunity in the retail and strip center market. Its prime location, strong tenant base, and expansive acreage make it a standout choice for investors looking to capitalize on the thriving commercial landscape of SE Iowa and unlock the property's full potential for long-term success and value creation. This investment opportunity provides a solid foundation for investors to establish or expand their presence in the region and benefit from the property's strong performance, promising outlook, and capacity for sustained growth and profitability.

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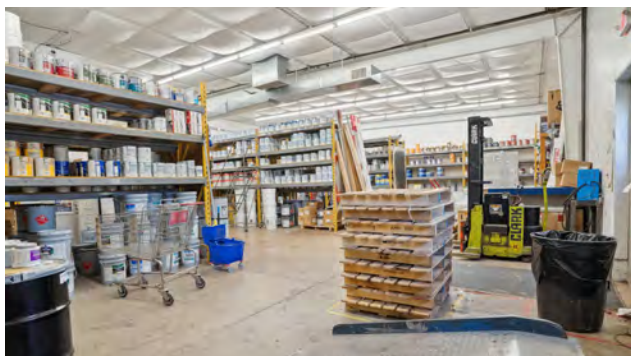
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ADDITIONAL PHOTOS

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LOCATION INFORMATION

LOCATION DESCRIPTION

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LOCATION DESCRIPTION

Located at 3533 Main Street in Keokuk, Iowa, The Endon Center is a premier retail strip center situated along the city's bustling Main Street, which serves as Highway 218 and Highway 61, generating approximately 12,100 daily vehicle passes. This strategic location offers unparalleled visibility and convenience for retailers, service providers, and local businesses.

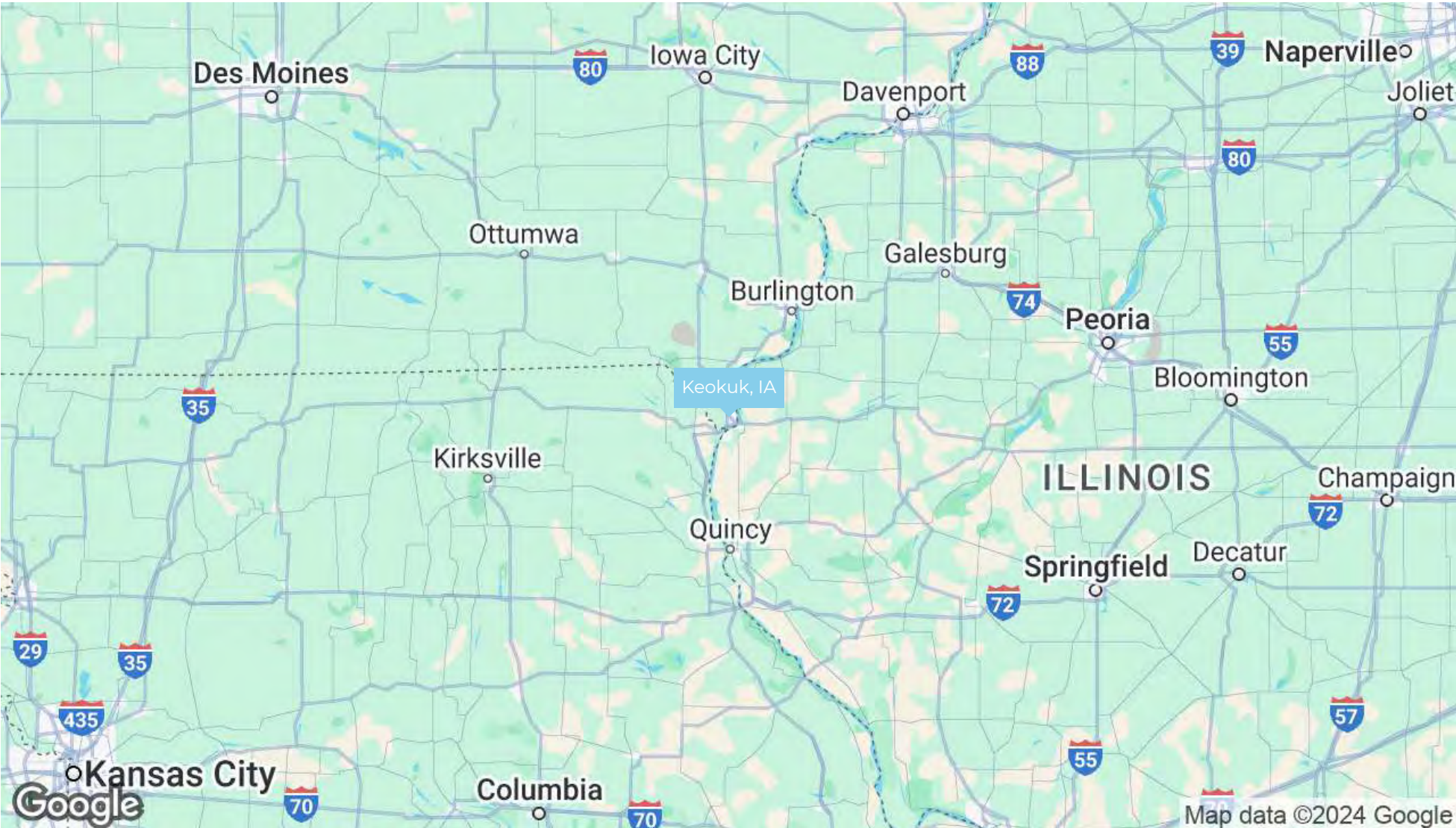
Endon Center benefits from its proximity to high-traffic neighbors, ensuring a steady flow of diverse customers and exceptional brand exposure. Keokuk, known as the "Gateway City to the West," is strategically positioned at the intersection of Iowa, Illinois, and Missouri, making it a vital hub for residents and travelers. As the most populous city in Lee County, Keokuk boasts a rich history, a close-knit community, and a growing array of amenities that attract both locals and visitors year-round. The connectivity of Main Street to highways 218, 61, and nearby Highway 136 guarantees easy access for both local and regional customers. With a supportive business climate, robust infrastructure, and a vibrant small-town character, Endon Center presents an appealing opportunity for businesses seeking high visibility in Keokuk's thriving retail landscape.

The high traffic volume and prominent location provide an ideal setup for businesses seeking to establish or expand their presence in the region, with the potential to capitalize on the diverse customer base drawn to the area's historical significance, community feel, and growing amenities.

REGIONAL MAP

ENDON CENTER

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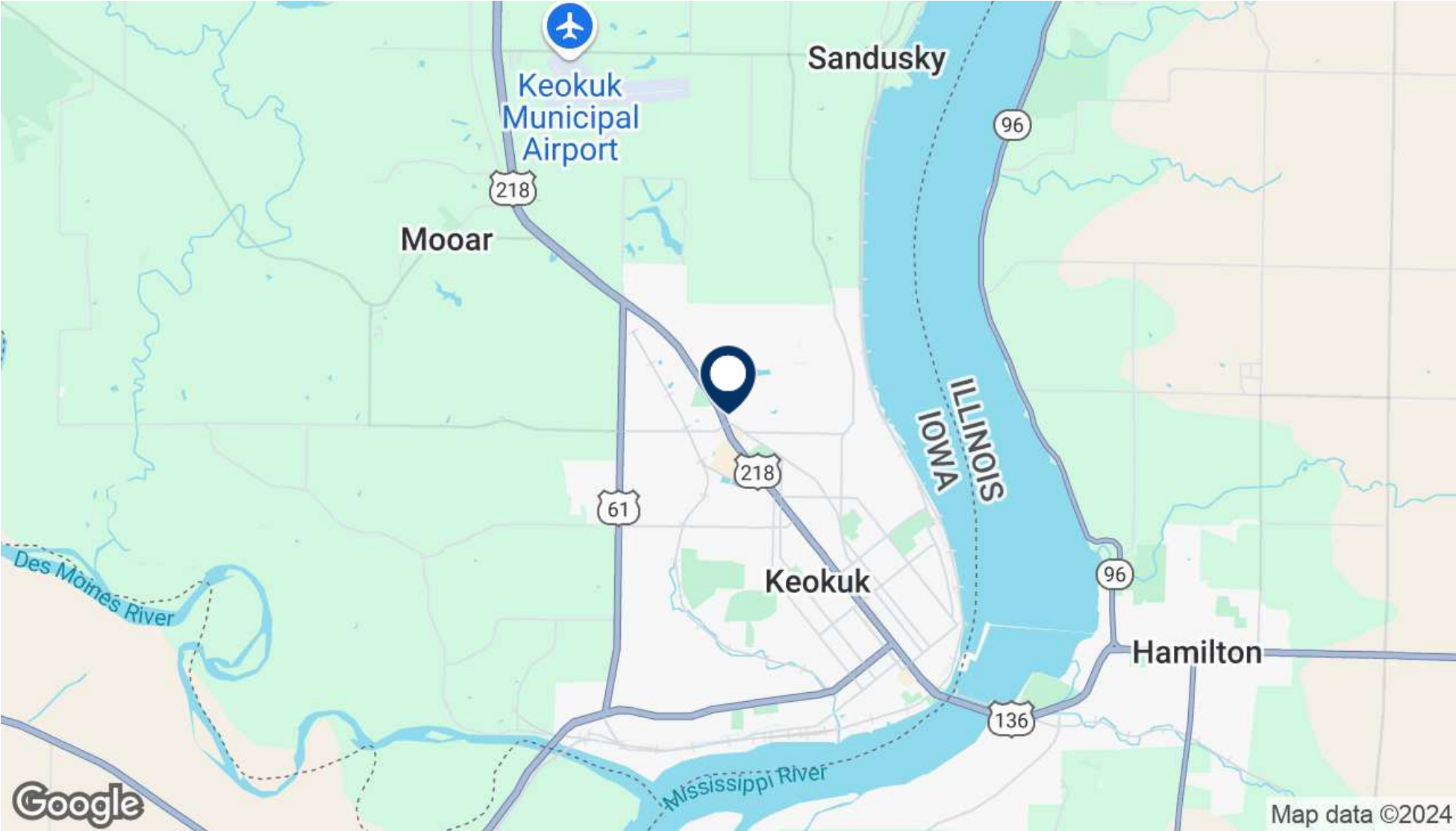
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LOCATION MAP

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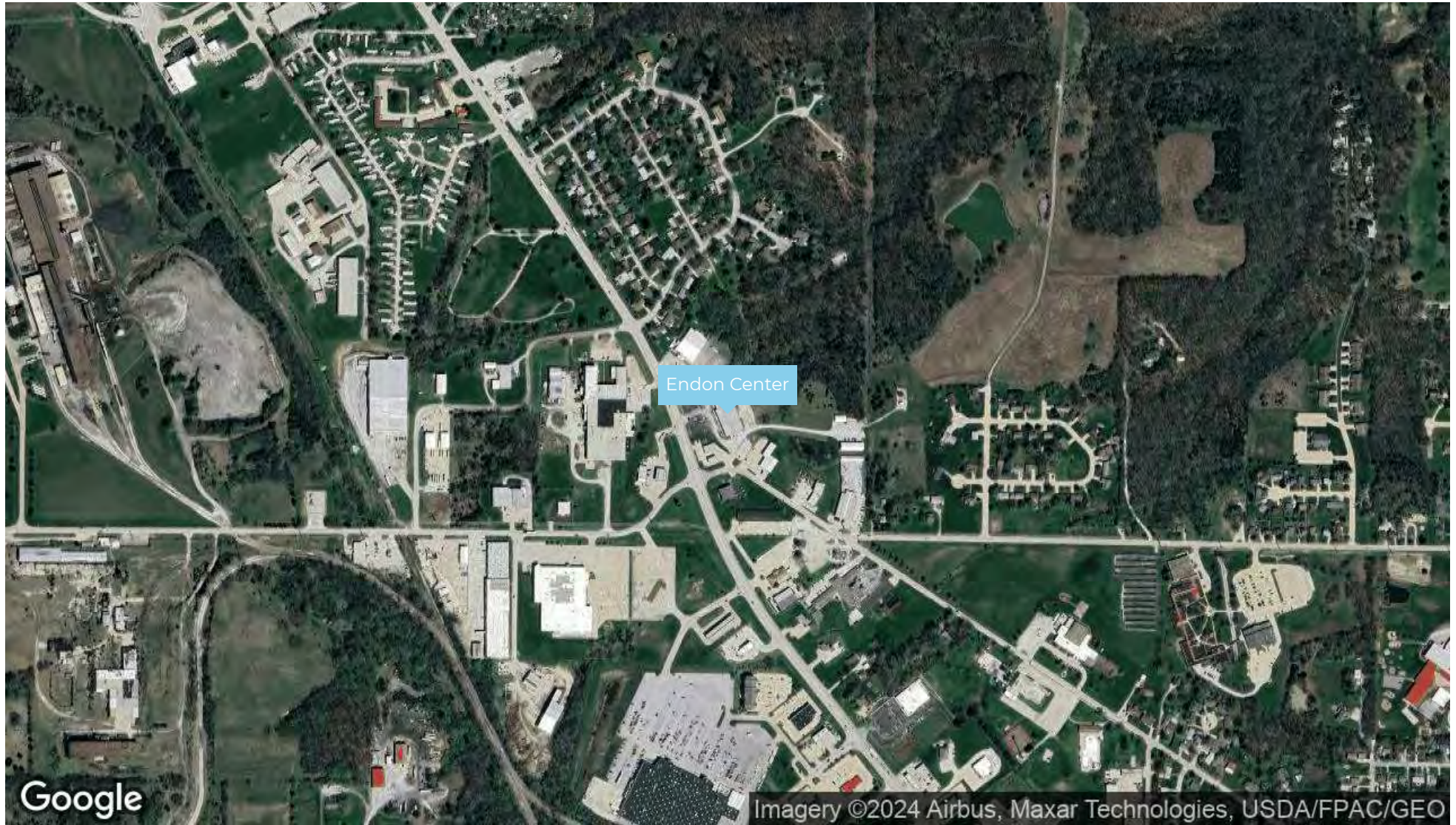
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AERIAL MAP

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FINANCIAL ANALYSIS

FINANCIAL SUMMARY

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INVESTMENT OVERVIEW	CURRENT PERFORMANCE	POTENTIAL PERFORMANCE
Price	\$799,000	\$799,000
Price per SF	\$35	\$35
Price per Unit	\$160,000	\$160,000
GRM	6.37	5.09
CAP Rate	7.81%	11.10%
Cash-on-Cash Return	6.81%	21.57%

OPERATING DATA	CURRENT PERFORMANCE	POTENTIAL PERFORMANCE
Gross Scheduled Income	\$125,370	\$156,850
Other Income	\$7,765	\$7,765
Total Scheduled Income	\$133,135	\$164,615
Vacancy Cost	-	\$7,843
Gross Income	\$130,435	\$156,773
Operating Expenses	\$68,050	\$68,050
Net Operating Income	\$62,385	\$88,723

FINANCING DATA	CURRENT PERFORMANCE	POTENTIAL PERFORMANCE
Down Payment	\$160,000	\$160,000

INCOME & EXPENSES

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INCOME SUMMARY	CURRENT PERFORMANCE	POTENTIAL PERFORMANCE
Pure & Simple Systems	\$11,100	\$13,769
Fastenal	\$31,050	\$37,800
Motley Fitness	\$38,400	\$61,100
Sherwin Williams	\$42,120	\$44,181
CAM Income	\$7,765	\$7,765
Vacancy Cost	\$0	(\$7,843)
GROSS INCOME	\$130,435	\$156,773
EXPENSES SUMMARY	CURRENT PERFORMANCE	POTENTIAL PERFORMANCE
Property Taxes	\$44,000	\$44,000
Property Insurance	\$5,800	\$5,800
Owner Paid Utilities	\$5,050	\$5,050
Lot Maintenance	\$4,200	\$4,200
Repairs & Maintenance	\$9,000	\$9,000
OPERATING EXPENSES	\$68,050	\$68,050
NET OPERATING INCOME	\$62,385	\$88,723

RENT ROLL

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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
Suite 1	Pure & Simple Systems	1,967 SF	8.86%	\$5.64	\$13,769	\$7.00	\$11,100	6/23	7/26
Suite 2	Fastenal	5,400 SF	24.32%	\$5.75	\$37,800	\$7.00	\$31,050	05/17	10/27
Suite 3	Motley Fitness	7,500 SF	33.78%	\$4.00	\$45,000	\$6.00	\$30,000	07/23	07/27
Suite 4	Motley Fitness	2,300 SF	10.36%	\$3.65	\$16,100	\$7.00	\$8,400	02/22	07/27
Suite 5	Sherwin Williams	4,909 SF	22.11%	\$8.58	\$44,181	\$9.00	\$42,120	12/17	11/27
TOTALS		22,076 SF	99.43%	\$28.80	\$156,850	\$36.00	\$122,670		

DEMOGRAPHICS MAP & REPORT

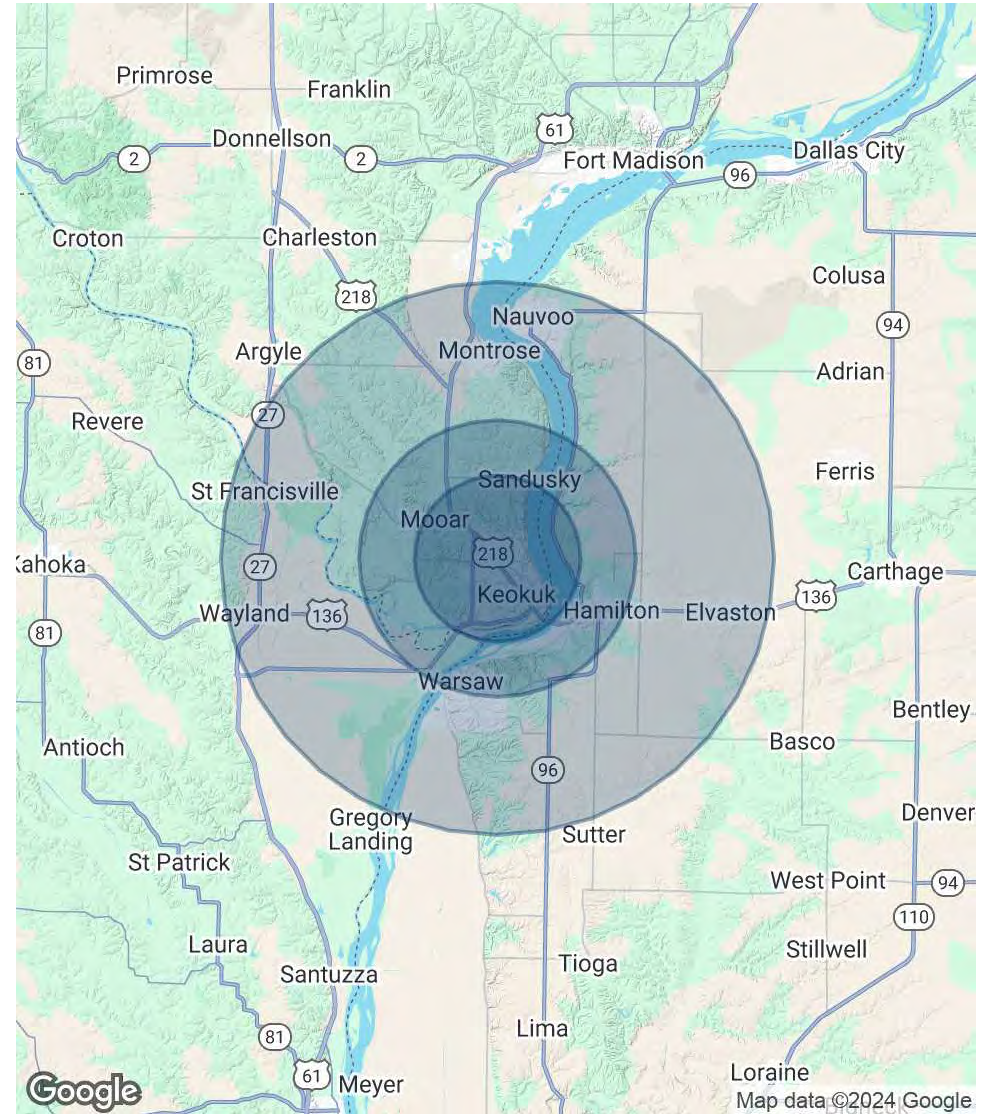
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	10,769	14,481	20,888
Average Age	43	43	44
Average Age (Male)	41	42	43
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,519	6,112	8,849
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$71,842	\$76,182	\$77,569
Average House Value	\$132,621	\$140,603	\$153,804

Demographics data derived from AlphaMap



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CHASE KELLER, CCIM

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IA #B63136000

PROFESSIONAL BACKGROUND

Chase Keller

A highly motivated Real Estate Advisor, Chase Keller greatly values and recognizes the trust that investors, developers, entrepreneurs, real estate buyers, and business owners have placed in him to help them locate and secure viable commercial real estate properties in a stress-free process. With over 16 years of experience in the real estate industry, Chase stands out for his strong passion and determination to make his clients' real estate experience a positive, rewarding, and financially satisfying one.

With an extensive knowledge of different facets of real estate and financial analysis, Chase leverages his in-depth knowledge of the local market to guide, advise, and educate his clients, effectively empowering them to make well-informed financial decisions on investing and building generational wealth. He prides himself on his great understanding of the inner working of the real estate industry, which has enabled him to grow his portfolio significantly and boost the profitability of his clients' investments.

As an avid investor with a keen emphasis on helping his clients succeed in real estate, Chase has perfected various strategies such as the BRRRR (Buy, Rehab, Rent, Refinance, and Repeat), Seller Financing, Fix and flip properties, Construction, Rentals, Wholesaling, and Syndicating. This aspect allows him to create long-term savings and a constant flow of monthly residual income for his clients and investors. Chase attributes his success to the partnerships he has formed with commercial lenders, investors, and other like-minded associates with whom he exchanges ideas and insights that have been vital to informing his decision-making.

As a CCIM trained professional, Chase displays his extraordinary professionalism by putting the clients' needs first and ensuring their goals align with his methods to guarantee success. His thorough and meticulous approach to handling transactions gives his clients confidence, peace of mind, and a comforting feeling of care. He is reputable for his strong work ethic, enthusiasm, attention to detail, hard work, and willingness to go above and beyond to exceed his clients' expectations. These attributes have allowed him to earn his clients' trust, build strong and lasting professional relationships and give him the joy of working with repeat and referral clients. Contact Chase today for the best experience as you turn your real estate dreams into a reality.

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