



# EXCLUSIVE NEW OFFERING



## DIAMOND SENIOR APARTMENTS

Diamond Senior Apartments is a well-maintained, 61-unit senior LIHTC community in a desirable residential area of Dubuque, Iowa. All units are restricted at 60% AMI with a mix of one- and two-bedroom floorplans, and the property maintains near-full occupancy with minimal turnover.

The asset offers a robust amenity package including a library, business center, banquet and TV/billiards room, fitness center, wellness suite, dedicated tenant storage, and a large outdoor patio with grills and gazebo. Underground parking provides a space for every tenant. Units feature in-unit washer/dryers, dishwashers, microwaves, electric ranges, refrigerators, individual furnaces for heat/AC, and full sprinkler coverage. Life safety is strong with hard-wired alarms to FD. The property also has a geothermal system. This is a rare opportunity to acquire a stabilized, purpose-built senior LIHTC community in a strong submarket with institutional-quality amenities and infrastructure.

### QUICK FACTS

- Strong occupancy
- Extensive amenities
- 61 Units
- 100% Senior LIHTC
- Pro Forma GPR: \$683k
- Pro Forma NOI: \$230k

