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| | | | | | |
|---------------------------|---|--|----------------|----------------|----------------|
| Property Location: | 704-706 Central Ave. Fort Dodge, IA 50501 | Yearly Income: \$60,000 | | | |
| Legal Description: | FTD ORIGINAL TOWN E 48' LOT 3 BLK 12 | NOI: \$47,141.96 | | | |
| Price: | \$375,000 | Cap Rate: 12.6 | | | |
| Approximate Age: | 1880 | Style: 2 story office building | | | |
| Siding: | Brick | Roof Age: New 2020 Asphalt Shingles | | | |
| Lot Size: | 48'X140' | BuildingSq Ft: 5,969 sq. ft. | | | |
| | Upstairs Tenant | Salon/Spa | Barber | Storage | |
| | 5 yrs/Variable rent | exp 3/31/2025 | 2 yr | 2 yr | Total |
| Rent | \$1,750.00 | \$1,000.00 | \$2,000.00 | \$250.00 | \$5,000.00/mor |
| Utilites | Tenant Pays | Landlord Pays | Tenant Pays | Landlord Pays | |
| Tenant owned: | Gas & Electric | Electric | Gas & Electric | | |
| | Garbage | | Garbage | | |

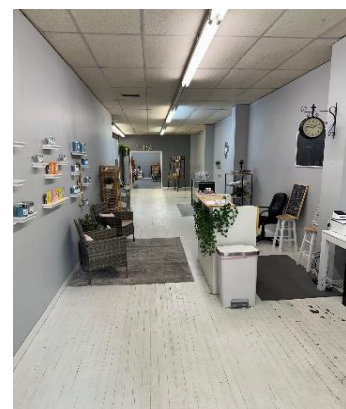
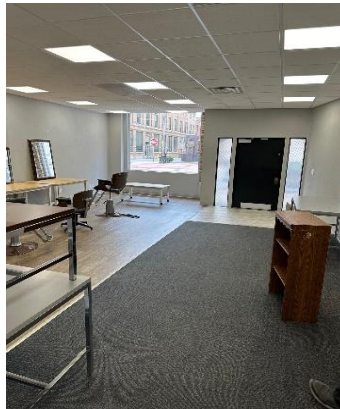
Landlord expenses: **Utilites:** 24 Mo. Ave. Gas/Elec: \$45.00
Insurance: State Farm \$2822.04/year

Net Taxes: 23-24 \$8,296.00
Water: \$100/month

Landlord owned:
Bathrooms: 4 2 on main 2 up
Basement: Full. Stone
Furnace: 11 furnaces
Central Air: 2 central A/C units and window A/C

Flooring: Carpet/vinyl
Windows: Aluminum
Water Heater: New Jan 24
Elec. Panel: breakers

Ask to see copies of leases.



The following information, although believed to be accurate, is not guaranteed to be so.

Buyer should do his own inspections to be sure, we assume no liability The measurements are estimates only

This info is subject to change without notice. The seller does not warrant appliances past day of listing.

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