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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:	\$375,000.00 Revised Price \$265,000.00	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		

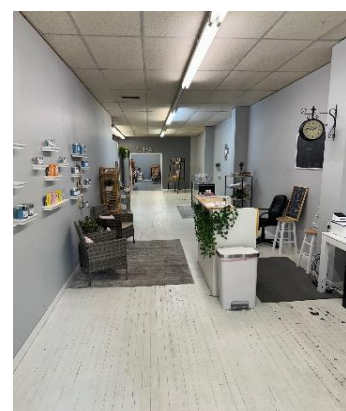
Landlord expenses: **Utilites:** 24 Mo. Ave. Gas/Elec: \$45.00
Insurance: State Farm \$2822.04/year

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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