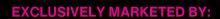


SKYVIEW APARTMENTS

Waterloo, Iowa, 50702



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EXECUTIVE SUMMARY

Skyview Apartments

• 3719 West 9th Steet

• Waterloo, lowa, 50702

• Type: Multi-Family

24 Units

Year Built: 1978

• \$1,795,000

• \$74,791 / Unit

 Projected CAP Rate: 8.13%

• Projected NOI: \$146,008

Lot Size: 0.567 Acres

EXCLUSIVELY MARKETED BY:

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PROPERTY DESCRIPTION

Introducing 3719 W 9th Street. This investment property in Waterloo, IA, includes 24 units, on 0.567 acres with a 30+ space parking lot included. Built in 1978, this multifamily property offers a prime location adjacent to MercyOne Waterloo Medical Center, various employers, as well as many shopping and retail centers. With a unit mix of 19 one bedroom units and 5 two bedroom units this property creates the opportunity for major value add potential.



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LOCATION OVERVIEW

The location is highly accessible, with shopping centers such as Tower Park, Crossing Point Plaza, and Ridgeway Plaza all within one mile, providing residents with a variety of retail and dining options. Healthcare access is a key strength of the site, as MercyOne Waterloo Medical Center is less than a five-minute walk away, with Allen Hospital and Sartori Memorial Hospital also nearby. Educational opportunities are abundant, with Lou Henry Elementary, Hoover Middle, and West High School all within a mile, and higher education options such as Hawkeye Community College, the University of Northern lowa, and Wartburg College within a short drive.



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The information contained herein is not a substitute for a thorough due diligence investigation. AW Commercial & Development has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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