



FOR SALE

803 E COLLEGE STREET, IOWA CITY
\$510,000

Four 1 bed 1 bath units in main house plus a carriage house with 2 beds and 1 bath. Total rents are \$4,955 for the 25-26 term. Annual income is \$57,000, expenses are 32% at \$18,405 and NOI is \$38,595 giving a 7.6% CAP rate. Great location, just one block from College Green Park. Unit 1 has been leased for the 26-27 term at \$1,275. Other units are actively being marketed. The property has an excellent rental history. Tenant rights apply.

Price:

\$510,000

Zoning:

RNS20 OHD

Total Sqft:

3,020 SQFT

Traffic Count:

2,029 cars on College St per day

Directions:

Southeast corner of the College St and Lucas St intersection.

Information deemed reliable, but not guaranteed.

Jeff Edberg, CCIM, SIOR

Jeff Edberg Team

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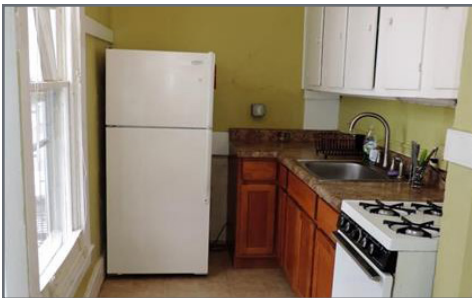
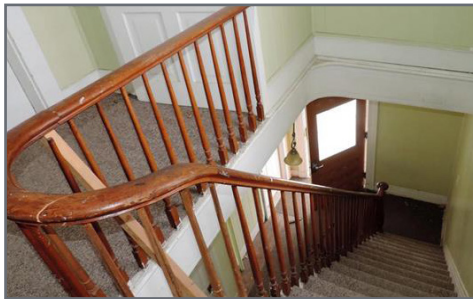
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LKR
LEPIC-KROEGER, REALTORS®

2346 Mormon Trek Blvd
Iowa City, IA 52246

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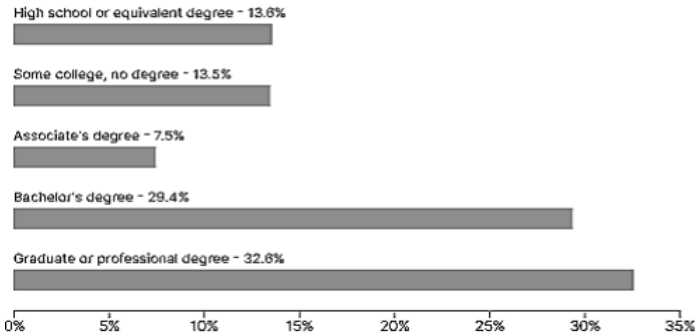
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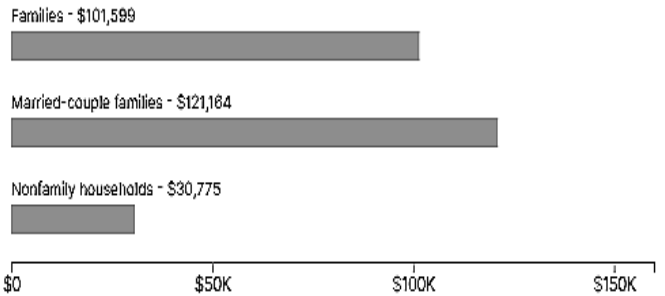
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<p>Populations and People Total Population 74,828 <i>P1 2020 Decennial Census</i></p>	<p>Income and Poverty Median Household Income \$50,135 <i>S1901 2023 American Community Survey 1-Year Estimates</i></p>
<p>Education Bachelor's Degree or Higher 62.0% <i>S1501 2023 American Community Survey 1-Year Estimates</i></p>	<p>Employment Employment Rate 65.6% <i>DP03 2023 American Community Survey 1-Year Estimates</i></p>
<p>Housing Total Housing Units 32,854 <i>H1 2020 Decennial Census</i></p>	<p>Health Without Health Care Coverage 6.1% <i>S2701 2023 American Community Survey 1-Year Estimates</i></p>
<p>Families and Living Arrangements Total Households 30,588 <i>DP02 2023 American Community Survey 1-Year Estimates</i></p>	<p>Race and Ethnicity Hispanic or Latino (of any race) 5,451 <i>P9 2020 Decennial Census</i></p>

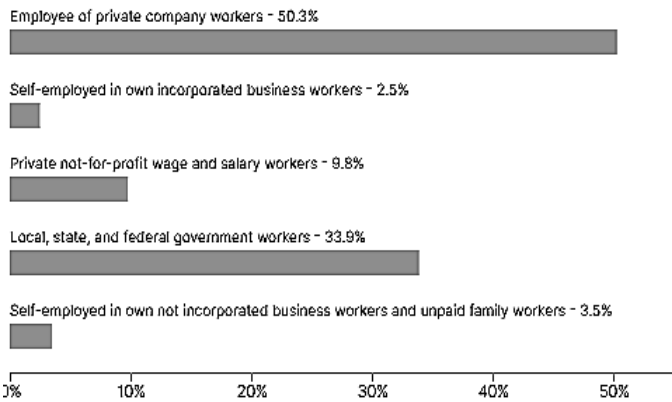
Education Attainment (Population 25 Years and Older)
 in Iowa City city, Iowa



Median Income by Types of Families
 in Iowa City city, Iowa

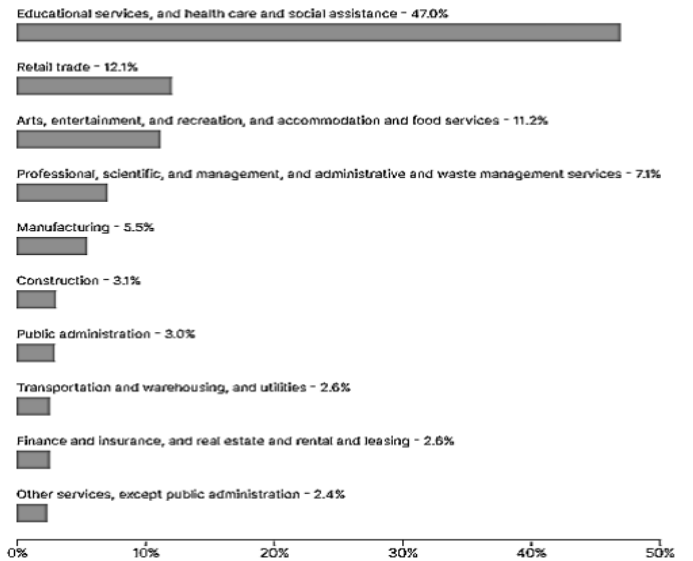


Class of Worker
 in Iowa City city, Iowa



Industry

Industry for the Civilian Employed Population 16 Years and ...
 in Iowa City city, Iowa



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