



EXCLUSIVE NEW OFFERING

SHAMROCK HEIGHTS

Performance Real Estate Advisors is pleased to present the exclusive listing of Shamrock Heights (The "Property"), located in Centerville, Iowa. The Property is 51 total units and 100% covered by an Option 2 Project-Based Section 8 HAP Contract. Shamrock Heights is comprised of all one-bedroom units designated for the elderly and is the only HAP property in town, keeping units in high demand. There is a spacious community room for all residents to enjoy that is fully equipped with a kitchen, private restrooms, and ample seating space.

Centerville is located in southern Iowa, just north of the Iowa-Missouri state border. It is approximately 90 miles south of Des Moines, easily connected via IA-5.

QUICK FACTS

- Located in Centerville, IA
- 51 Units
- Senior
- 100% PBS8
- 95c* REAC
- Pro forma NOI: \$209K
- Pro forma GPR: \$489K