

OFFERING FLYER

1757 N US Hwy 71

1757 N US HWY 71

Carroll, IA 51401

PRESENTED BY:

COLE HORNBUCKLE

O: 319.504.0998

cole.hornbuckle@svn.com

IA #S71305000



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$700,000
BUILDING SIZE:	11,832 SF
AVAILABLE SF:	11,832 SF
LOT SIZE:	1.19 Acres
PRICE / KEY:	\$23,333
YEAR BUILT:	1978
ZONING:	Commercial
MARKET:	Central Iowa
SUBMARKET:	Carroll
APN:	06-23-226-005

PROPERTY OVERVIEW

This property presents a prime investment opportunity for an owner or investor looking to enhance operations and maximize returns. Featuring an expansive 11,832 SF building with 30 units, the asset offers substantial income potential. Constructed in 1978, the property benefits from commercial zoning, providing flexibility for a variety of uses or future redevelopment. Its strategic location along N US Hwy 71 ensures excellent visibility, accessibility, and strong positioning within the Carroll, Iowa market.

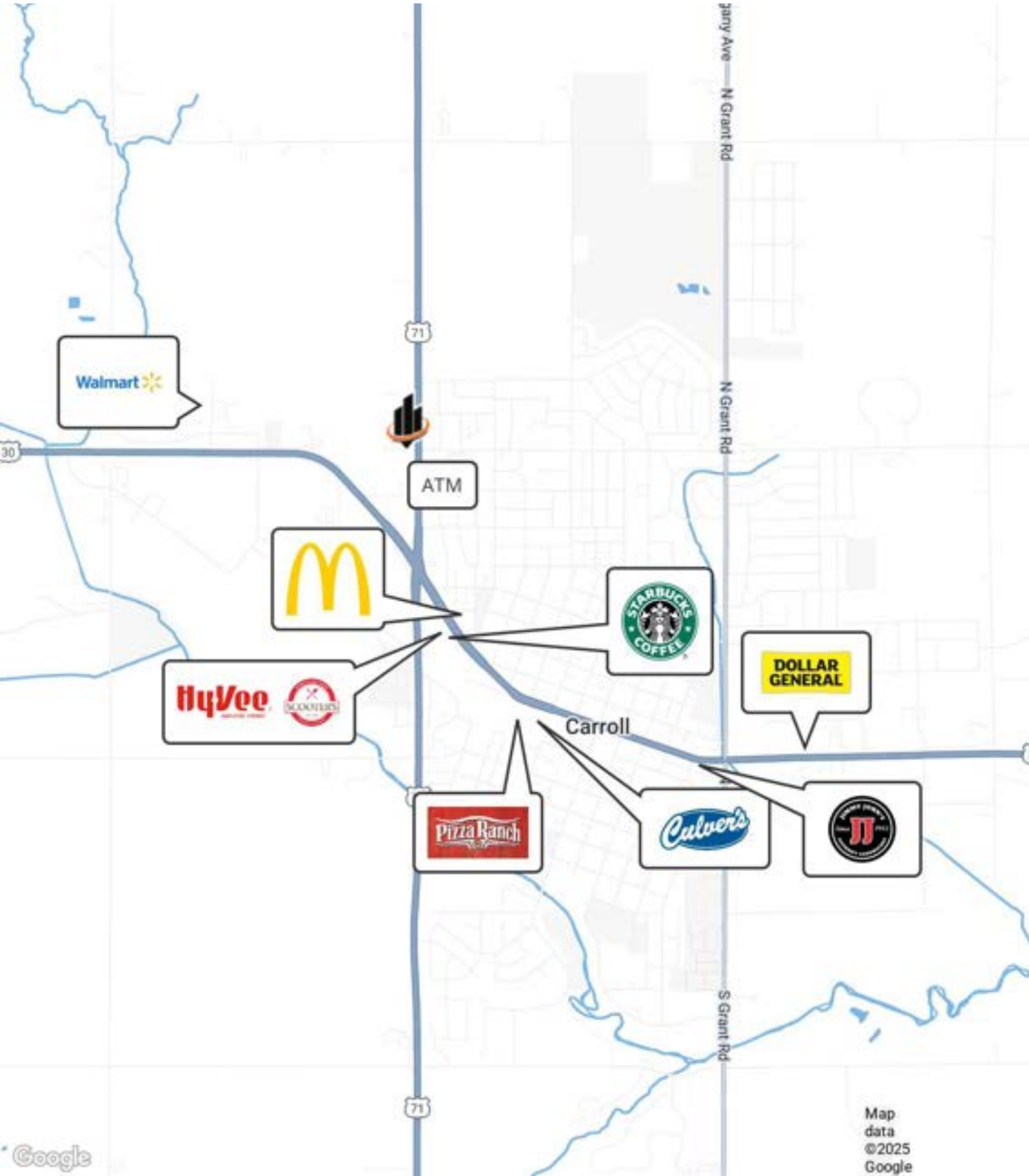
PROPERTY HIGHLIGHTS

- - .4+- acres of vacant land directly west of the hotel, that is used for overflow parking.
- - Asking price is significantly less than the assessed value
- - Great opportunity to improve operating processes and cash flow with a Wyndham Brand
- - Strategic location with access directly to Hwy 71
- - 11,832 SF building with versatile potential for hospitality and other economic ventures
- - 30 units offering ample accommodation options for guests

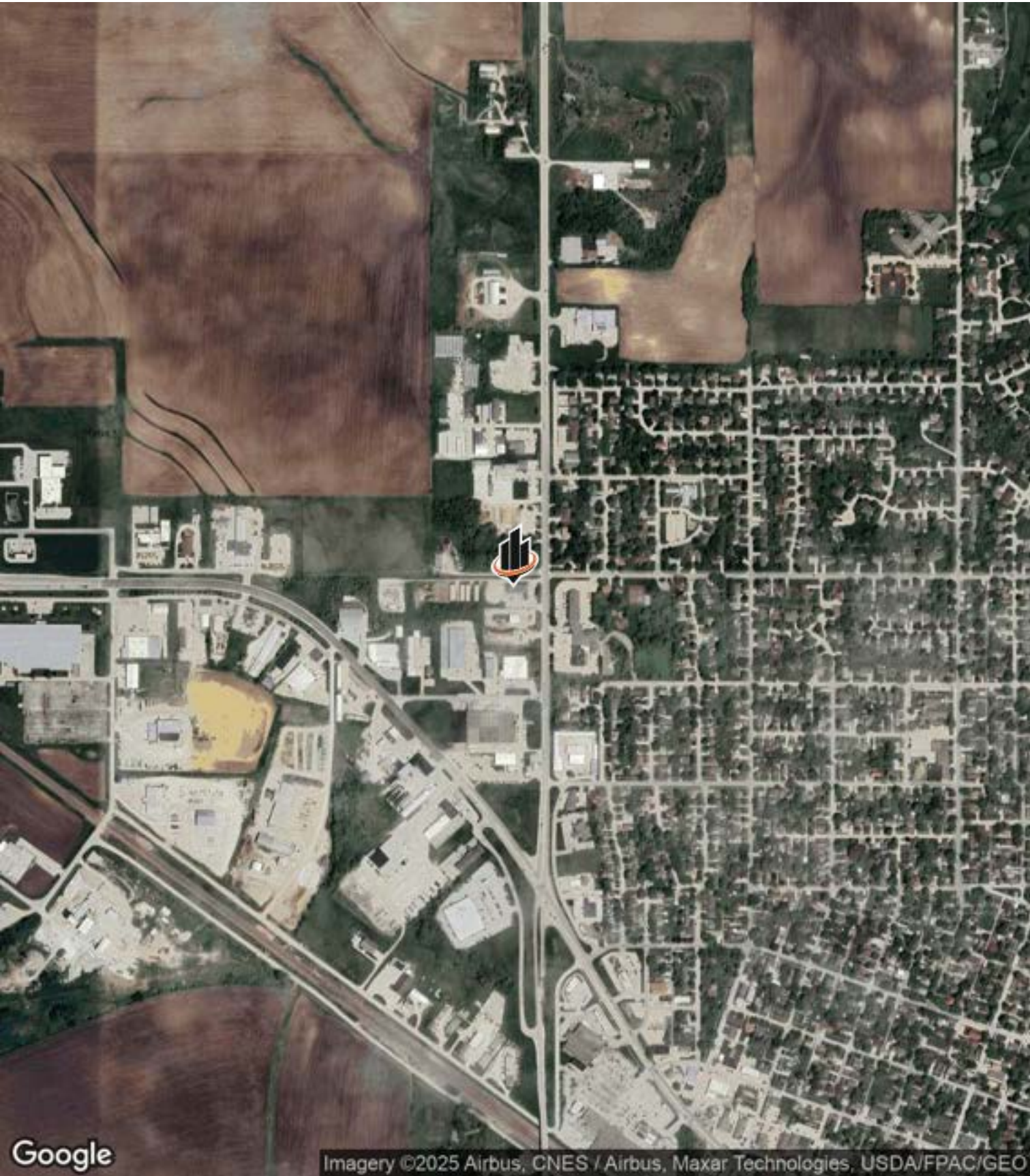
SVN / Create - West Des Moines, IA
Super 8 West Carroll, IA – Interior Pictures



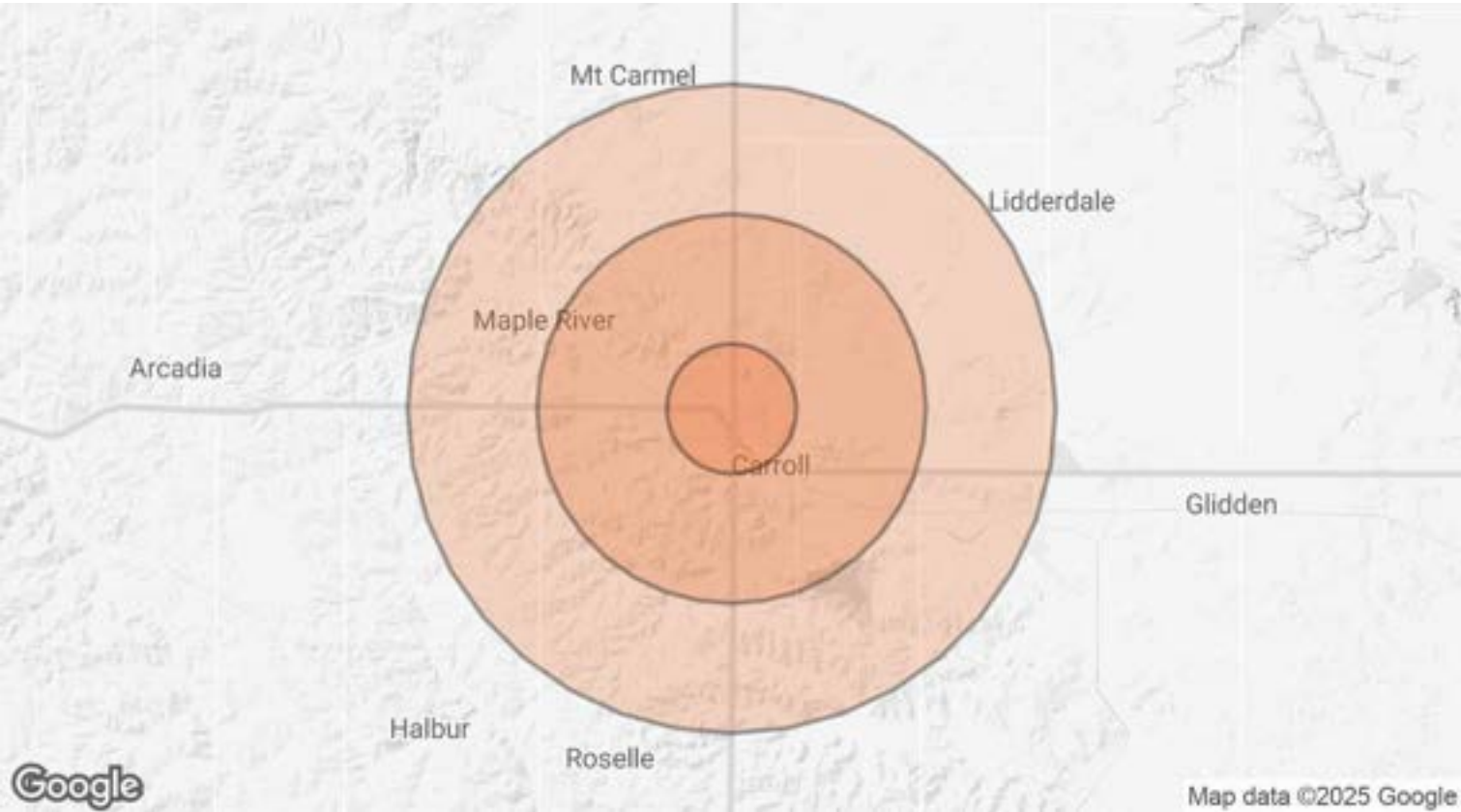
RETAIL MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,920	9,942	10,746
AVERAGE AGE	44.1	44.2	44.0
AVERAGE AGE (MALE)	34.4	37.1	37.4
AVERAGE AGE (FEMALE)	48.0	47.6	47.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,884	4,796	5,181
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$64,669	\$66,295	\$65,969
AVERAGE HOUSE VALUE	\$131,526	\$152,476	\$153,022

2020 American Community Survey (ACS)

ADVISOR BIO



COLE HORNBUCKLE

Advisor

cole.hornbuckle@svn.com

Direct: **319.504.0998** | Cell: **319.504.0998**

PROFESSIONAL BACKGROUND

As a dedicated Commercial Real Estate Advisor with SVN Create, based in West Des Moines, Iowa, I provide full-service commercial real estate solutions to clients across the United States. My expertise spans a broad range of services, including:

- Investment and return property analysis
- Lease and sublease negotiations
- Acquisitions, exchanges, and dispositions
- Comprehensive market research and property valuation opinions
- Development strategy consulting
- Commercial banking and financing solutions

What sets me apart is not just my commitment to excellence, but also the depth of my qualifications and experience:

- I'm a proud graduate of the University of Northern Iowa, where I earned a double major in Finance and Real Estate—a foundation that has been instrumental in shaping my approach to real estate advisory.
- With over 15 years of experience in both Commercial Real Estate and Banking, I bring a well-rounded and strategic perspective to every client engagement.
- Having lived in Central Iowa for more than 30 years, I offer deep local market knowledge and insights that others may overlook.

My professional approach is built on flexibility, responsiveness, and a client-first mindset. I take the time to understand each client's unique goals and deliver tailored solutions that consistently exceed expectations.

If you're looking for a trusted advisor with a strong track record and a deep commitment to your success, I welcome the opportunity to connect. Together, we can unlock the full potential of your commercial real estate investments.

EDUCATION

Bachelor's Degree in Finance & Real Estate, University of Northern Iowa

SVN | CREATE Commercial Real Estate Advisors

2700 Westown Parkway Suite 200
West Des Moines, IA 50266