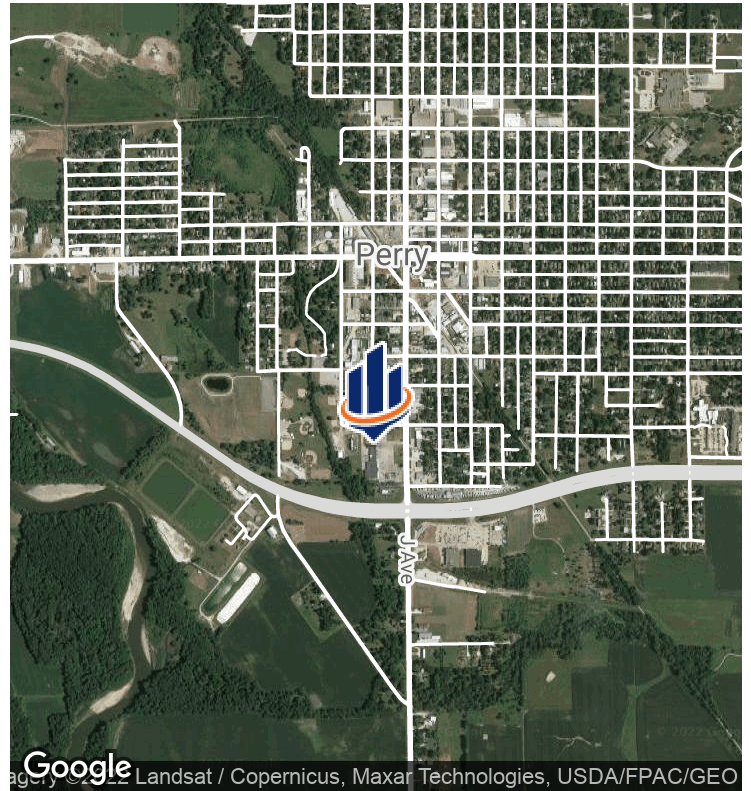


PROPERTY SUMMARY



SALE PRICE	\$2,000,000
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OFFERING SUMMARY

BUILDING SIZE:	41,455 SF
LEASE STRUCTURES:	NNN & Modified Gross
LOT SIZE:	7.00 AC
PRICE / SF:	\$48.25

PROPERTY OVERVIEW

This retail center is conveniently located in the city of Perry off of Hwy 144 & Hwy 141. This is a great location that has easy access and many retail shops including Orscheln Farm and Home store. Former outlet of this property is now a new Kwik Star location with a car wash.

PROPERTY HIGHLIGHTS

- Six Tenant Retail Mix which includes rent from a Wells Fargo Bank ATM
- Strong NOI with 100% occupancy
- 25 miles northwest of Des Moines
- Strong anchor retailer, low cost per square foot

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