



**FOR SALE**

KEOKUK, IA 52632



# TABLE OF CONTENTS

## H&R BLOCK KEOKUK

829 MAIN ST, KEOKUK, IA 52632

SECTION / PAGE 2

### CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Better Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Better Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Better Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Better Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Better Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Better Commercial in compliance with all applicable fair housing and equal opportunity laws.

### TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
LOCATION DESCRIPTION	6
ADDITIONAL PHOTOS	7
LOCATION INFORMATION	8
REGIONAL MAP	9
LOCATION MAP	10
AERIAL MAP	11
FLOOR PLANS	12
FINANCIAL ANALYSIS	13
FINANCIAL SUMMARY	14
INCOME & EXPENSES	16
RENT ROLL	17
DEMOGRAPHICS MAP & REPORT	18
ADVISOR BIO	19

Presented By:

Chase Keller, CCIM | Commercial Broker | 319.231.1160 | chase@bettercommercial.co





**PROPERTY INFORMATION**

# PROPERTY SUMMARY

## H&R BLOCK KEOKUK

829 MAIN ST, KEOKUK, IA 52632

SECTION 1 / PAGE 4



### PROPERTY HIGHLIGHTS

- Strong National Tenant: Long-term tenant H&R Block, occupying the property since 2005, ensures stability.
- Tenant-Paid Renovation: Planned full interior renovation in 2025, adding modern appeal at no cost to the owner.
- Solid Lease Terms: Current lease at \$14.35/SF NNN through April 2026, with a 5-year renewal option.
- High Visibility Location: Situated at the corner of Main and 9th Streets with excellent signage and high traffic.
- Ample Parking: 25 parking spaces provide convenience for tenants and customers.
- Attractive Investment Metrics: 9.14% cap rate at a competitive \$405,000 list price.
- Renovated Building: Completely updated in 2005, offering low-maintenance ownership.
- Great Portfolio Addition: Reliable income stream and long-term value in a prime Keokuk location.

### OFFERING SUMMARY

Sale Price:	\$405,000
Number of Units:	1
Lot Size:	0.34 Acres
Building Size:	2,580 SF
NOI:	\$37,023.00
Cap Rate:	9.14%

Presented By:  
**Chase Keller, CCIM** | Commercial Broker | 319.231.1160 | chase@bettercommercial.co



# PROPERTY DESCRIPTION

## H&R BLOCK KEOKUK

829 MAIN ST, KEOKUK, IA 52632

SECTION 1 / PAGE 5



## PROPERTY DESCRIPTION

Prime Single-Tenant Retail Opportunity – 829 Main Street, Keokuk, Iowa

This exceptional investment property is a single-tenant retail building, occupied by a long-term, nationally recognized credit tenant, H&R Block. Strategically located at the corner of Main and 9th Streets, this property offers excellent visibility, great signage, and accessibility in a high-traffic area.

H&R Block has been a reliable tenant since 2005, demonstrating the property's strong leasing history and tenant satisfaction. The building, originally constructed in 1969, underwent a complete renovation in 2005 and is set for a full interior tenant-paid renovation in summer 2025. With the current lease term ending in April 2026 and a 5-year renewal option, this property offers stability and the potential for continued cash flow.

### Key Property Details:

Building Size: 2,580 SF  
Lot Size: 0.34 acres  
Parking: 25 spaces  
Lease Terms: \$14.35/SF NNN  
Cap Rate: 9.14%  
List Price: \$405,000

This highly desirable asset is an ideal addition to any portfolio, offering strong income potential, low maintenance requirements, and a well-established tenant. With a national credit tenant in place and a competitive cap rate, this property represents an outstanding opportunity for investors seeking stability and long-term value.

Located at 829 Main Street in Keokuk, Iowa, this Single Tenant Retail building boasts a prime position along the city's busiest corridor, Main Street, which doubles as both Highway 218 and Highway 61. With approximately 12,100 vehicles passing daily, this location offers exceptional visibility and convenience for retailers, service providers, and local businesses alike. Positioned directly across the street from Walgreens, the property benefits from proximity to high-traffic neighbors that consistently attract a diverse customer base, providing an advantageous setting for foot traffic and brand exposure.

Keokuk, known as the "Gateway City to the West," sits in the southeast corner of Iowa, bordered by Illinois and Missouri across the Mississippi River. This strategic tri-state location makes it a central hub for residents and travelers from Iowa, Illinois, and Missouri alike. As the most populous city in Lee County, Keokuk is a historical and economic center with a close-knit community feel, a rich history, and a growing number of amenities that draw both locals and visitors year-round.

Main Street's connection to highways 218, 61, and nearby Highway 136 ensures easy accessibility for both local and regional customers. The city's infrastructure, supportive business climate, and vibrant small-town character make this retail strip center an attractive destination for businesses looking to establish or expand their presence in the region. The high traffic volume and prominent location provide an ideal setup for businesses seeking high visibility in Keokuk's retail landscape.

# LOCATION DESCRIPTION

## H&R BLOCK KEOKUK

829 MAIN ST, KEOKUK, IA 52632

SECTION 1 / PAGE 6



## LOCATION DESCRIPTION

Located at 829 Main Street in Keokuk, Iowa, this Single Tenant Retail building boasts a prime position along the city's busiest corridor, Main Street, which doubles as both Highway 218 and Highway 61. With approximately 12,100 vehicles passing daily, this location offers exceptional visibility and convenience for retailers, service providers, and local businesses alike. Positioned directly across the street from Walgreens, the property benefits from proximity to high-traffic neighbors that consistently attract a diverse customer base, providing an advantageous setting for foot traffic and brand exposure.

Keokuk, known as the "Gateway City to the West," sits in the southeast corner of Iowa, bordered by Illinois and Missouri across the Mississippi River. This strategic tri-state location makes it a central hub for residents and travelers from Iowa, Illinois, and Missouri alike. As the most populous city in Lee County, Keokuk is a historical and economic center with a close-knit community feel, a rich history, and a growing number of amenities that draw both locals and visitors year-round.

Main Street's connection to highways 218, 61, and nearby Highway 136 ensures easy accessibility for both local and regional customers. The city's infrastructure, supportive business climate, and vibrant small-town character make this retail strip center an attractive destination for businesses looking to establish or expand their presence in the region. The high traffic volume and prominent location provide an ideal setup for businesses seeking high visibility in Keokuk's retail landscape.

# ADDITIONAL PHOTOS

## H&R BLOCK KEOKUK

829 MAIN ST, KEOKUK, IA 52632

SECTION 1 / PAGE 7





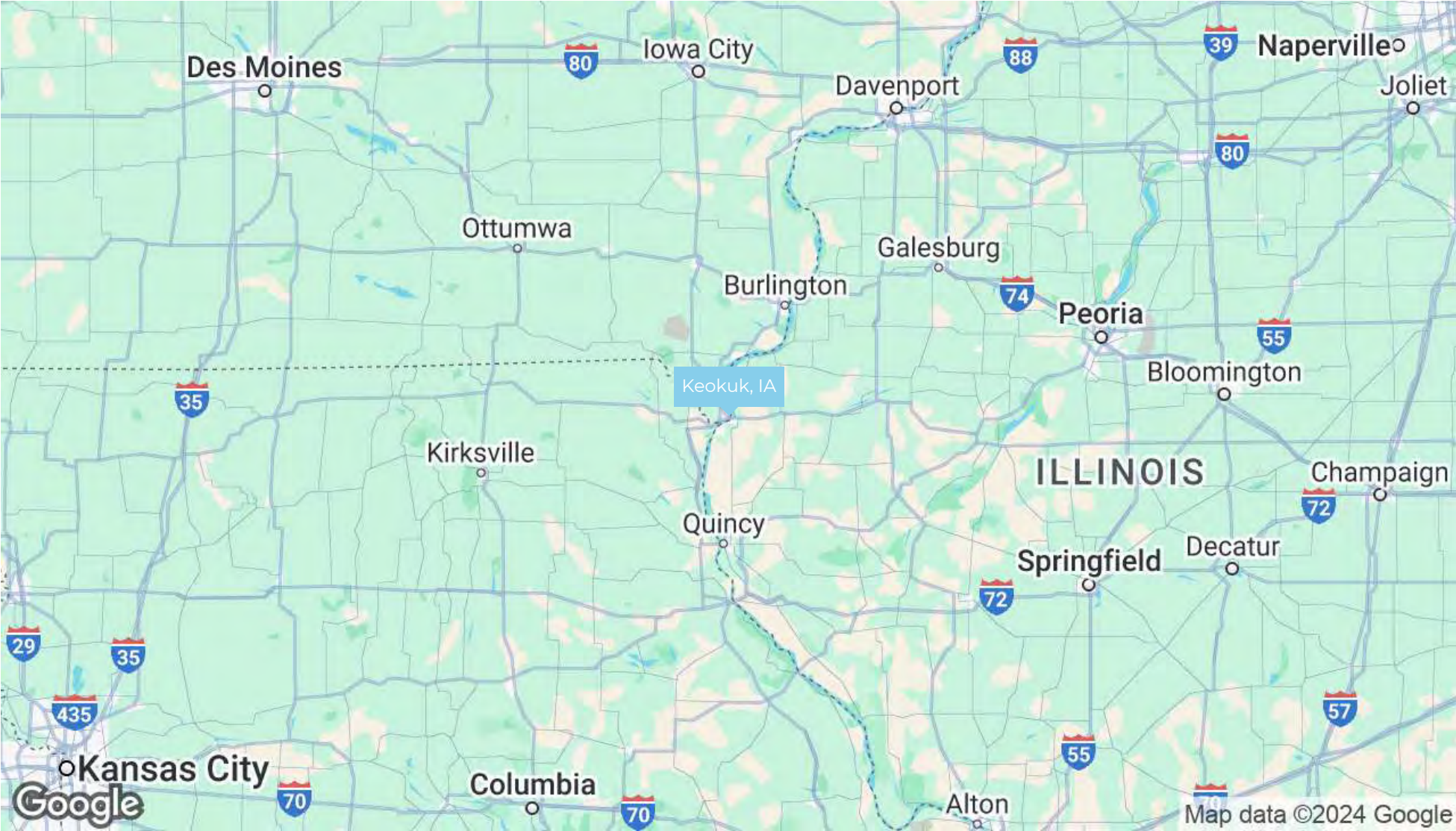
# LOCATION INFORMATION



# REGIONAL MAP

## H&R BLOCK KEOKUK

829 MAIN ST, KEOKUK, IA 52632

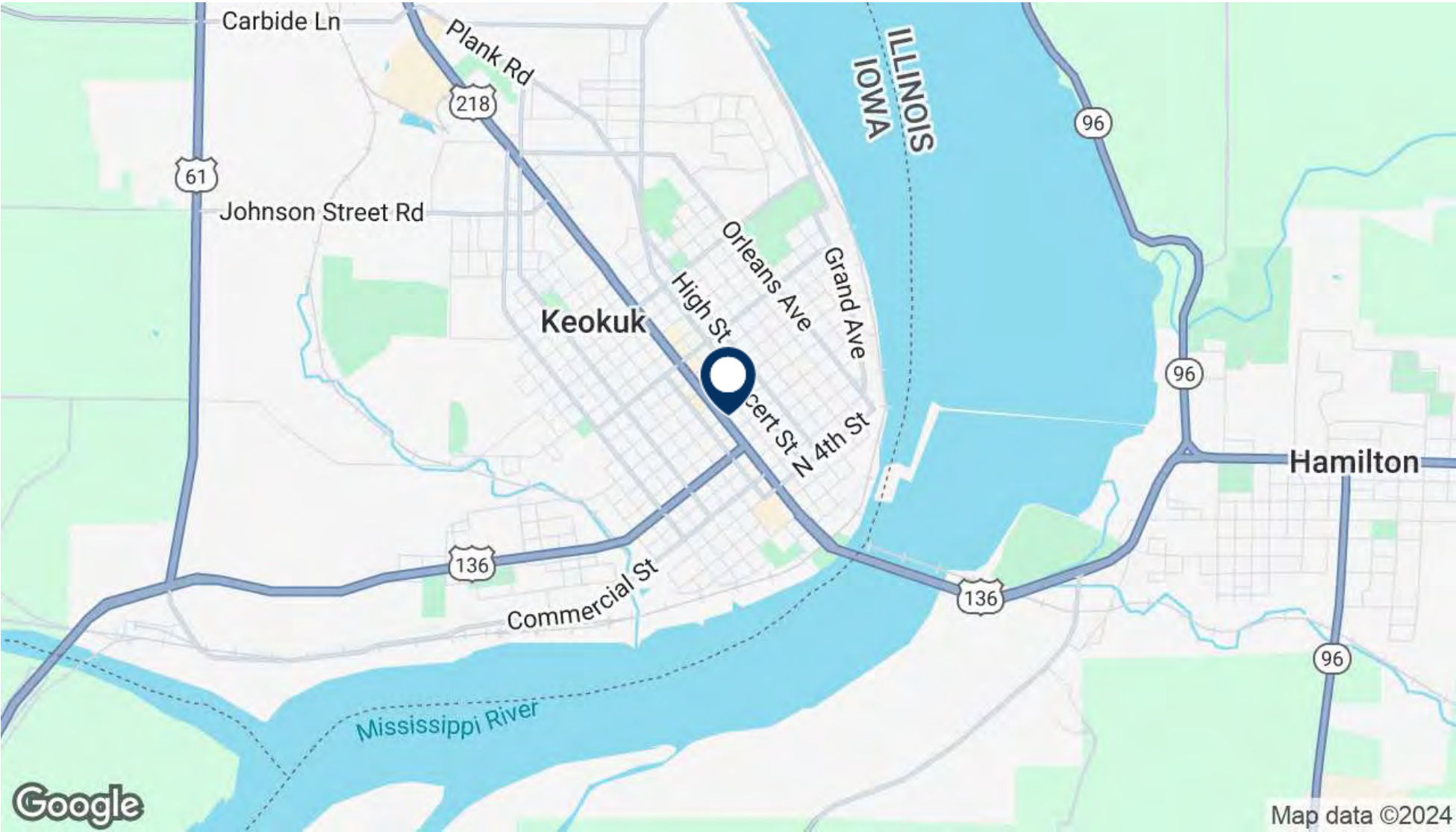


Presented By:  
**Chase Keller, CCIM** | Commercial Broker | 319.231.1160 | chase@bettercommercial.co



# LOCATION MAP

**H&R BLOCK KEOKUK**  
829 MAIN ST, KEOKUK, IA 52632



Presented By:  
**Chase Keller, CCIM** | Commercial Broker | 319.231.1160 | chase@bettercommercial.co



# AERIAL MAP

## H&R BLOCK KEOKUK

829 MAIN ST, KEOKUK, IA 52632

SECTION 2 / PAGE 11



Presented By:  
**Chase Keller, CCIM** | Commercial Broker | 319.231.1160 | chase@bettercommercial.co

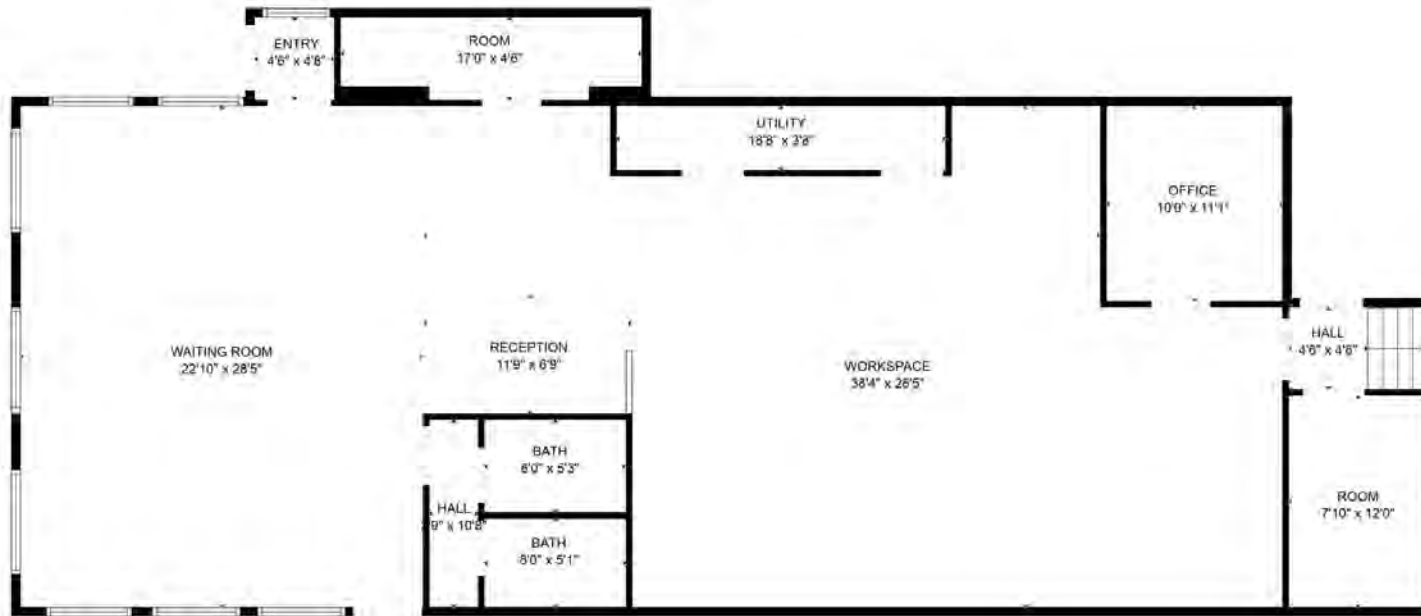


# FLOOR PLANS

## H&R BLOCK KEOKUK

829 MAIN ST, KEOKUK, IA 52632

SECTION 2 / PAGE 12



**TOTAL: 2278 sq. ft**  
FLOOR 1: 2278 sq. ft



# FINANCIAL ANALYSIS

# FINANCIAL SUMMARY

## H&R BLOCK KEOKUK

829 MAIN ST, KEOKUK, IA 52632

SECTION 3 / PAGE 14

### INVESTMENT OVERVIEW

### H&R BLOCK KEOKUK

Price	\$405,000
Price per SF	\$157
Price per Unit	\$405,000
GRM	10.94
CAP Rate	9.14%
Cash-on-Cash Return (yr 1)	13.22%
Total Return (yr 1)	\$16,619
Debt Coverage Ratio	1.57

### OPERATING DATA

### H&R BLOCK KEOKUK

Gross Scheduled Income	\$37,023
Other Income	\$6,788
Total Scheduled Income	\$43,811
Gross Income	\$43,811
Operating Expenses	\$6,788
Net Operating Income	\$37,023
Pre-Tax Cash Flow	\$13,382

### FINANCING DATA

### H&R BLOCK KEOKUK

Down Payment	\$101,250
Loan Amount	\$303,750
Debt Service	\$23,641
Debt Service Monthly	\$1,970
Principal Reduction (yr 1)	\$3,237

Presented By:

**Chase Keller, CCIM** | Commercial Broker | 319.231.1160 | chase@bettercommercial.co



# INCOME & EXPENSES

## H&R BLOCK KEOKUK

829 MAIN ST, KEOKUK, IA 52632

SECTION 3 / PAGE 16

### INCOME SUMMARY

### H&R BLOCK KEOKUK

Base Rent	\$37,023
CAM Income	\$525
Property Taxes	\$4,952
Property Insurance	\$1,311
Vacancy Cost	\$0
<b>GROSS INCOME</b>	<b>\$43,811</b>

### EXPENSES SUMMARY

### H&R BLOCK KEOKUK

Property Taxes	\$4,952
Property Insurance	\$1,311
CAM Expenses	\$525
<b>OPERATING EXPENSES</b>	<b>\$6,788</b>

### NET OPERATING INCOME

**\$37,023**

# RENT ROLL

**H&R BLOCK KEOKUK**  
829 MAIN ST, KEOKUK, IA 52632

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE END
829 Main St	H&R BLOCK	2,580 SF	100%	\$14.35	\$38,000	\$14.73	\$37,023	04/2026
<b>TOTALS</b>		<b>2,580 SF</b>	<b>100%</b>	<b>\$14.35</b>	<b>\$38,000</b>	<b>\$14.73</b>	<b>\$37,023</b>	
<b>AVERAGES</b>		<b>2,580 SF</b>	<b>100%</b>	<b>\$14.35</b>	<b>\$38,000</b>	<b>\$14.73</b>	<b>\$37,023</b>	





# DEMOGRAPHICS MAP & REPORT

## H&R BLOCK KEOKUK

829 MAIN ST, KEOKUK, IA 52632

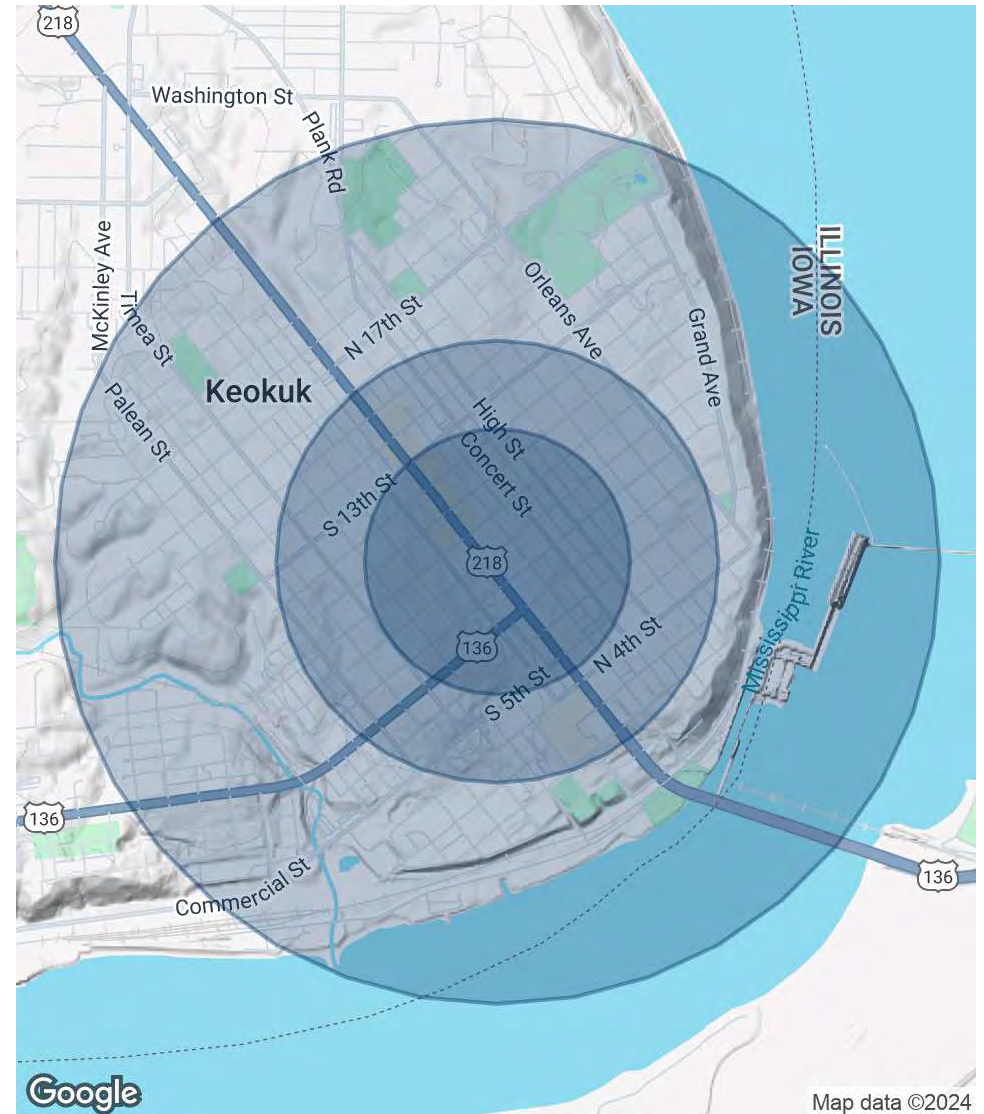
SECTION 3 / PAGE 18

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	675	2,601	5,764
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	274	1,089	2,434
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$57,767	\$59,273	\$63,779
Average House Value	\$99,582	\$103,487	\$108,425

Demographics data derived from AlphaMap



## H&R BLOCK KEOKUK

829 MAIN ST, KEOKUK, IA 52632

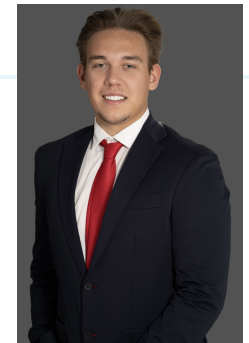


**CHASE KELLER, CCIM**

Commercial Broker

chase@bettercommercial.co

Direct: **319.231.1160** |



**JOSH KIRBY**

Commercial Agent

josh@bettercommercial.co

Direct: **515.402.7941**

IA #B63136000

## PROFESSIONAL BACKGROUND

Chase Keller

A highly motivated Real Estate Investor, Chase Keller greatly values and recognizes the trust that investors, developers, entrepreneurs, real estate buyers, and business owners have placed in him to help them locate and secure viable commercial real estate properties in a stress-free process. With over 16 years of experience in the real estate industry, Chase stands out for his strong passion and determination to make his clients' real estate experience a positive, rewarding, and financially satisfying one.

With an extensive knowledge of different facets of real estate and financial analysis, Chase leverages his in-depth knowledge of the local market to guide, advise, and educate his clients, effectively empowering them to make well-informed financial decisions on investing and building generational wealth. He prides himself on his great understanding of the inner working of the real estate industry, which has enabled him to grow his portfolio significantly and boost the profitability of his clients' investments.

As an avid investor with a keen emphasis on helping his clients succeed in real estate, Chase has perfected various strategies such as the BRRRR (Buy, Rehab, Rent, Refinance, and Repeat), Seller Financing, Fix and flip properties, Construction, Rentals, Wholesaling, and Syndicating. This aspect allows him to create long-term savings and a constant flow of monthly residual income for his clients and investors. Chase attributes his success to the partnerships he has formed with commercial lenders, investors, and other like-minded associates with whom he exchanges ideas and insights that have been vital to informing his decision-making.

As a CCIM trained professional, Chase displays his extraordinary professionalism by putting the clients' needs first and ensuring their goals align with his methods to guarantee success. His thorough and meticulous approach to handling transactions gives his clients confidence, peace of mind, and a comforting feeling of care. He is reputable for his strong work ethic, enthusiasm, attention to detail, hard work, and willingness to go above and beyond to exceed his clients' expectations. These attributes have allowed him to earn his clients' trust, build strong and lasting professional relationships and give him the joy of working with repeat and referral clients.

Contact Chase today for the best experience as you turn your real estate dreams into a reality.

## MEMBERSHIPS

CCIM - Certified Commercial Investment Member

**Better Commercial  
Keller Real Estate Services**  
6606 Brook Ridge Ct  
Johnston, IA 50131  
319.231.1160

Presented By:

**Chase Keller, CCIM** | Commercial Broker | 319.231.1160 | chase@bettercommercial.co

