

Price: \$160,000

149 S. Chestnut Ave. Earlham

149 South Chestnut Avenue | Earlham, IA 50072



Property Highlights

- Located on Main St. in Earlham, IA
- Grants available for Downtown Facade
- New Carpet, Paint, and Interior
- Historical Location

Prepared By

JARED HUSMANN, CCIM

President

(515) 639-0145

jhusmann@katalystteam.com

Iowa

DISCLAIMER

149 SOUTH CHESTNUT AVENUE



All materials and information received or derived from KW 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 KW 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. KW 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. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW 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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

THE KATALYST TEAM

4001 Westown Parkway West
Des Moines, IA 50266

Each Office Independently Owned and Operated

PRESENTED BY:

JARED HUSMANN, CCIM

President

O: (515) 639-0145

jhusmann@katalystteam.com

Iowa

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY

149 SOUTH CHESTNUT AVENUE



PROPERTY OVERVIEW

The KatalYST Team as part of KW Commercial is pleased to market for sale or for lease this historical building located on the Main St. of Earlham, IA.

Built in 1900 this suite features historical brick-face on the interior as well as ample space for an office or retail location.

Potential to qualify for or apply for a Main St. grant to complete facade and improvements to the exterior.

OFFERING SUMMARY

PRICE:	\$160,000
BUILDING SF:	2,376
PRICE / SF:	\$67.34
OCCUPANCY:	0%
PRO-FORMA NOI:	\$14,400
PRO-FORMA CAP RATE:	9.0%
RENTABLE SF:	2,376
LEASE RATE:	\$8.08 Modified Gross
LEASE TERM:	Five (5) Years
SIGNAGE:	Yes
PARKING:	Street
YEAR BUILT:	1900

THE KATALYST TEAM
4001 Westtown Parkway West
Des Moines, IA 50266

JARED HUSMANN, CCIM
President
O: (515) 639-0145
jhusmann@katalystteam.com
Iowa

Each Office Independently Owned and Operated

LOCATION & HIGHLIGHTS

149 SOUTH CHESTNUT AVENUE



LOCATION INFORMATION

Street Address: 149 South Chestnut Avenue

City, State, Zip Earlham, IA 50072

County: Madison

Market: Earlham

LOCATION OVERVIEW

Located in the business district of Earlham, IA and on the Main St, Earlham, IA consists of 1,410 people upon the last census and falls within Madison County.



PROPERTY HIGHLIGHTS



THE KATALYST TEAM
4001 Westown Parkway West
Des Moines, IA 50266

JARED HUSMANN, CCIM
President
O: (515) 639-0145
jhusmann@katalystteam.com
Iowa

Each Office Independently Owned and Operated

PROPERTY PHOTOS
149 SOUTH CHESTNUT AVENUE



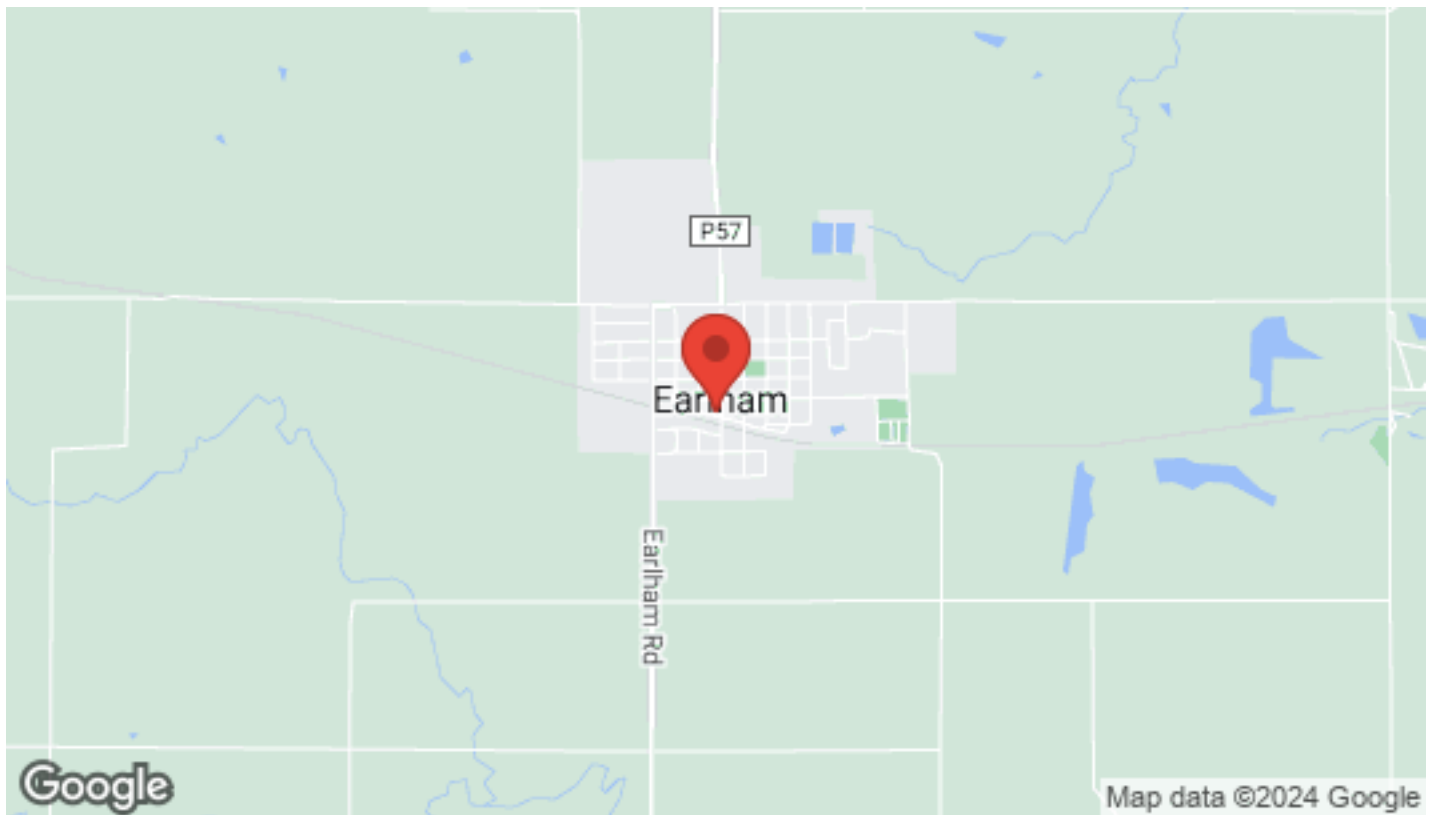
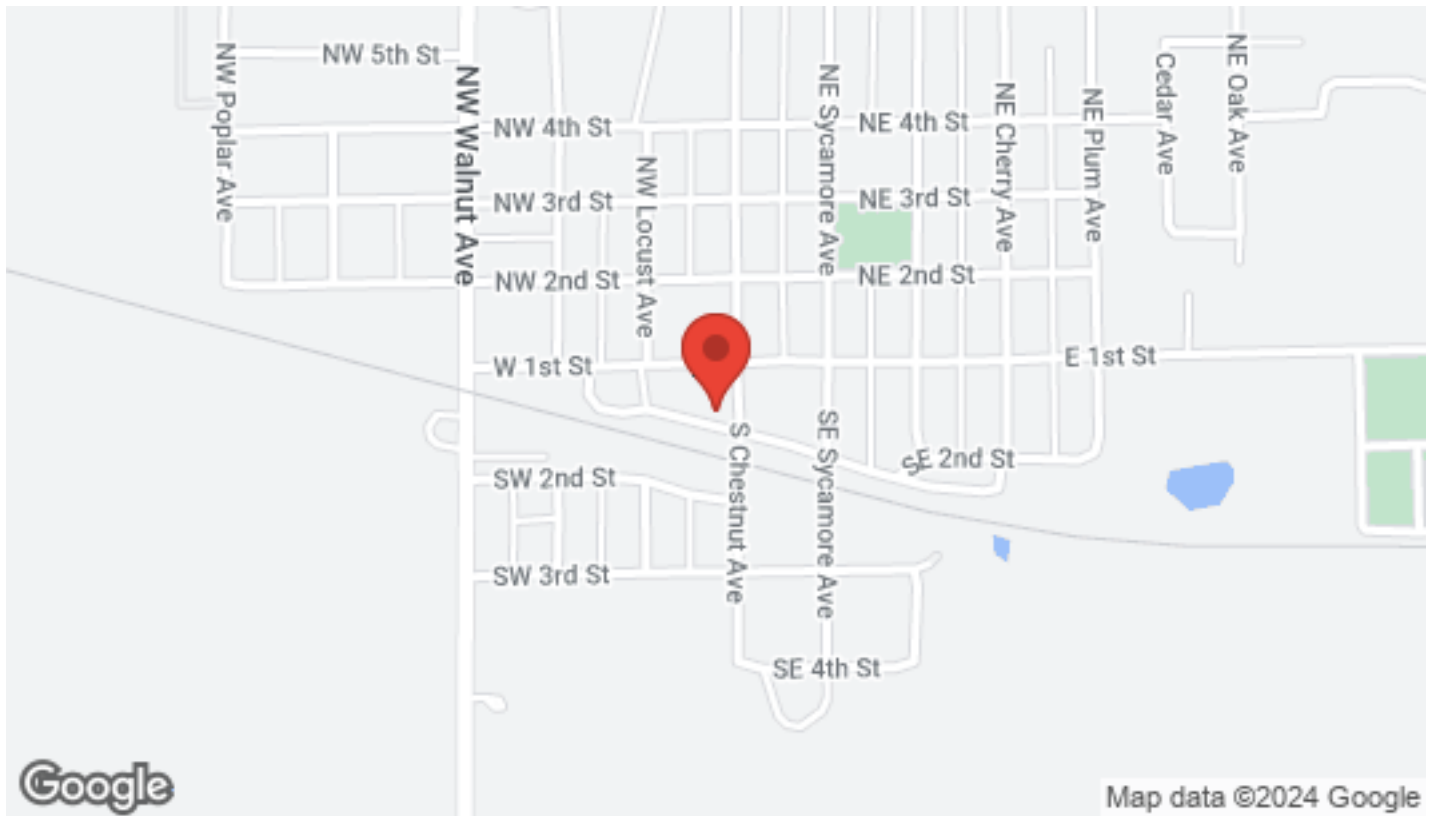
THE KATALYST TEAM
4001 Westown Parkway West
Des Moines, IA 50266

JARED HUSMANN, CCIM
President
O: (515) 639-0145
jhusmann@katalystteam.com
Iowa

Each Office Independently Owned and Operated

LOCATION MAPS

149 SOUTH CHESTNUT AVENUE



THE KATALYST TEAM
4001 Westown Parkway West
Des Moines, IA 50266

JARED HUSMANN, CCIM
President
O: (515) 639-0145
jhusmann@katalystteam.com
Iowa

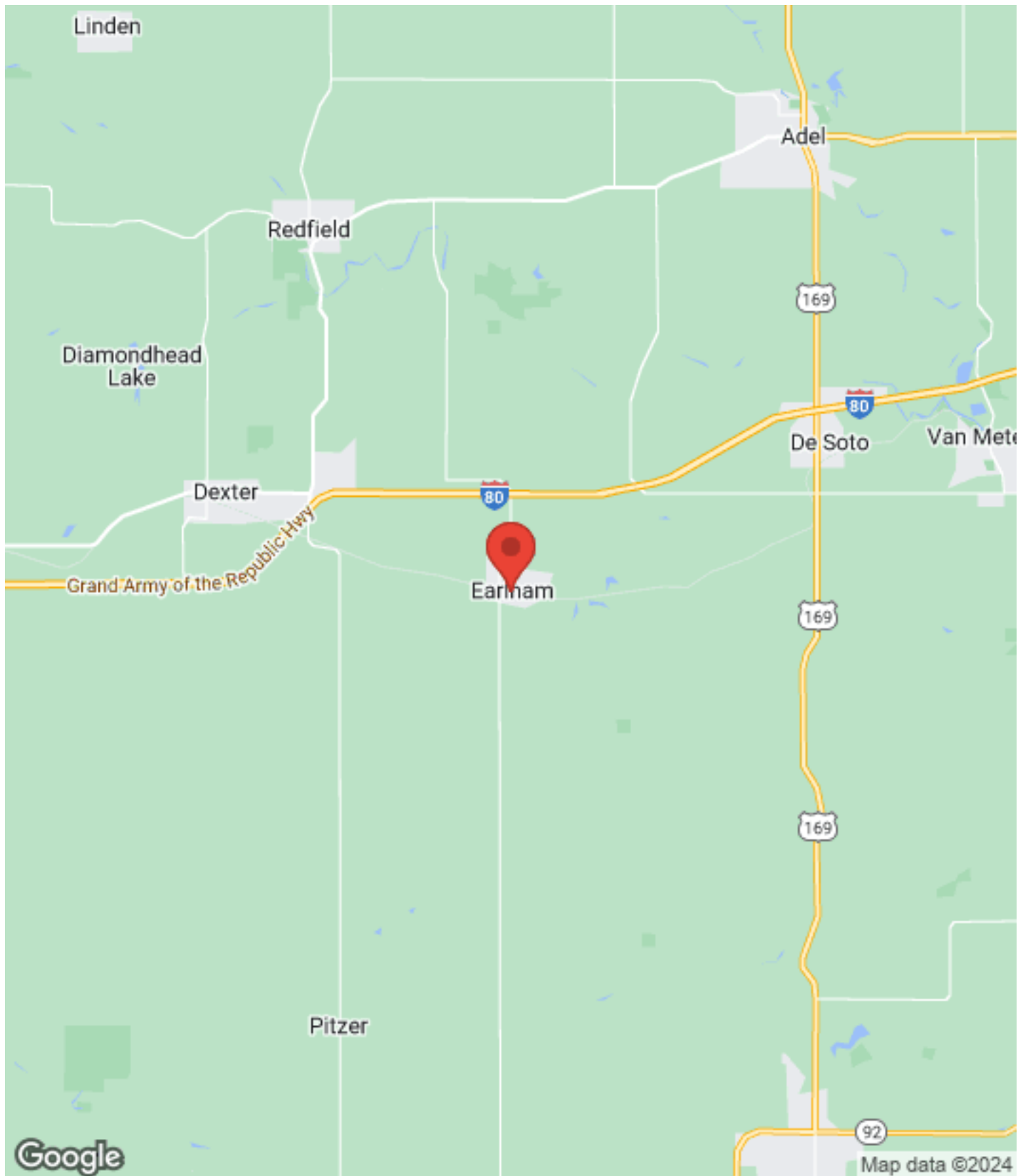
BUSINESS MAP

149 SOUTH CHESTNUT AVENUE



REGIONAL MAP

149 SOUTH CHESTNUT AVENUE



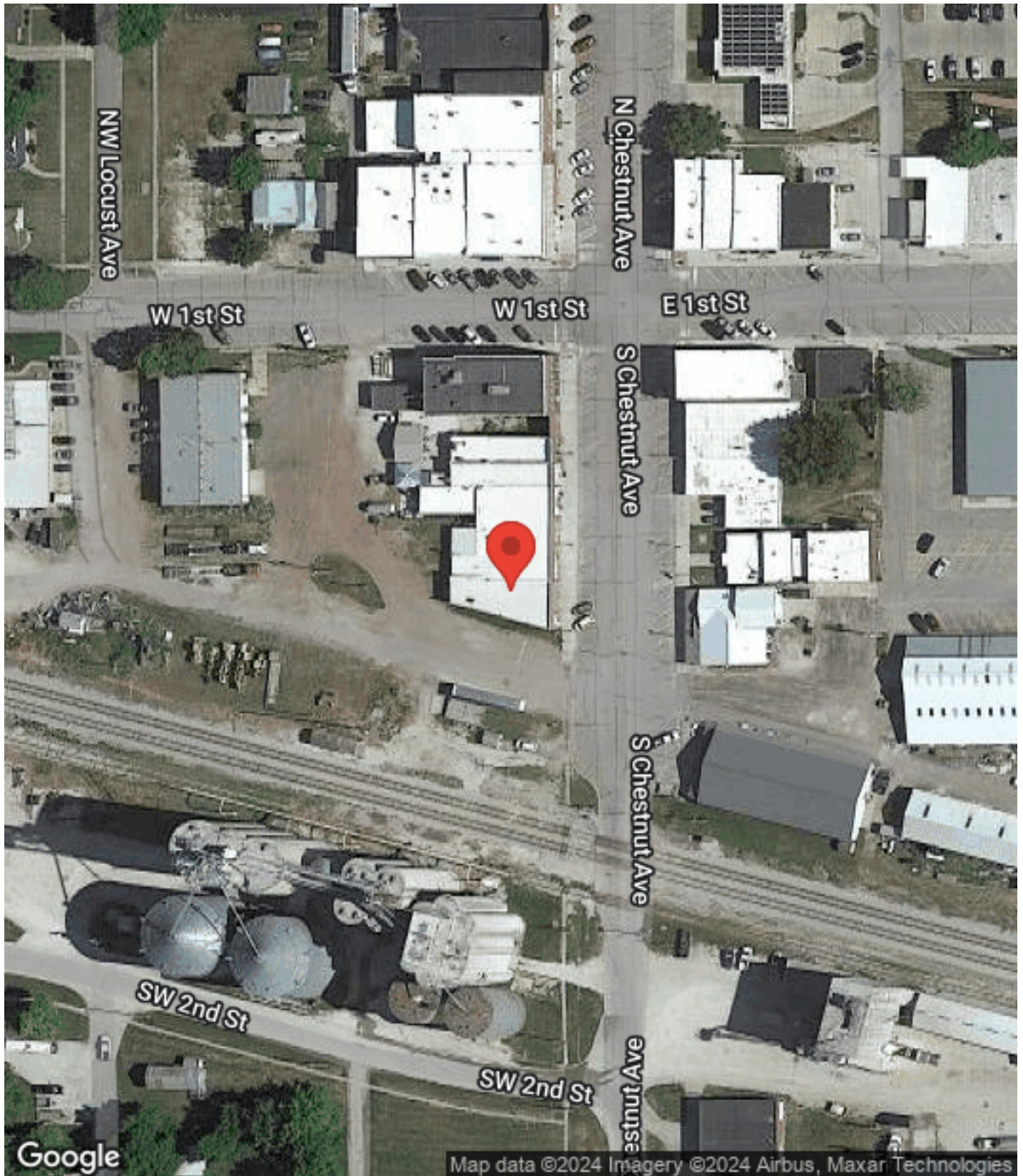
THE KATALYST TEAM
4001 Westown Parkway West
Des Moines, IA 50266

JARED HUSMANN, CCIM
President
O: (515) 639-0145
jhusmann@katalystteam.com
Iowa

Each Office Independently Owned and Operated

AERIAL MAP

149 SOUTH CHESTNUT AVENUE



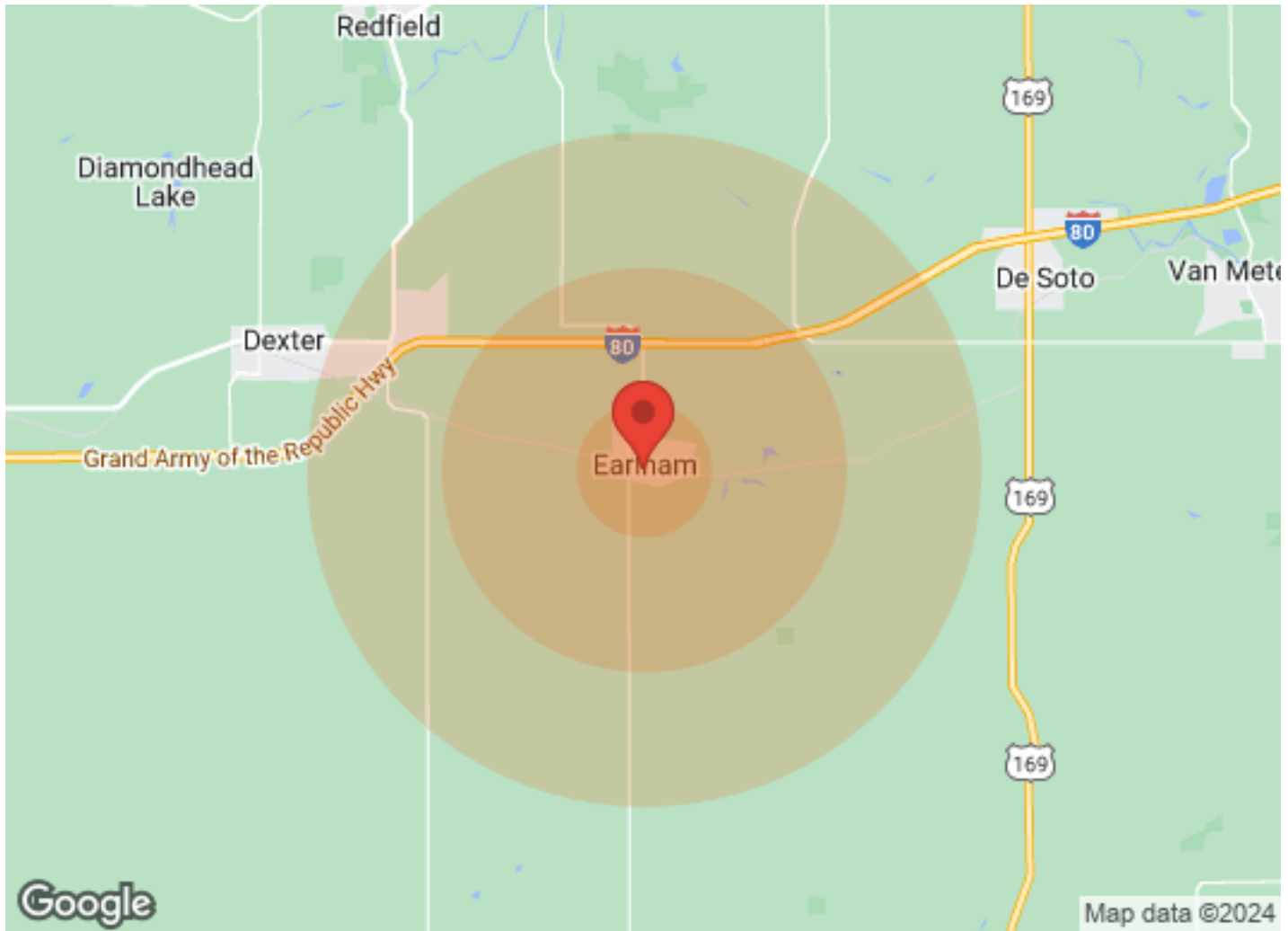
THE KATALYST TEAM
4001 Westown Parkway West
Des Moines, IA 50266

JARED HUSMANN, CCIM
President
O: (515) 639-0145
jhusmann@katalystteam.com
Iowa

Each Office Independently Owned and Operated

DEMOGRAPHICS

149 SOUTH CHESTNUT AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	N/A	812	1,653
Female	N/A	827	1,654
Total Population	N/A	1,639	3,307

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	418	741
Ages 15-24	N/A	313	566
Ages 25-54	N/A	610	1,132
Ages 55-64	N/A	142	410
Ages 65+	N/A	156	458

Race	1 Mile	3 Miles	5 Miles
White	N/A	1,639	3,295
Black	N/A	N/A	N/A
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	2	10
Multi-Racial	N/A	N/A	24

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$64,467	\$68,962
< \$15,000	N/A	54	54
\$15,000-\$24,999	N/A	44	76
\$25,000-\$34,999	N/A	52	123
\$35,000-\$49,999	N/A	96	176
\$50,000-\$74,999	N/A	144	263
\$75,000-\$99,999	N/A	137	257
\$100,000-\$149,999	N/A	58	182
\$150,000-\$199,999	N/A	11	64
> \$200,000	N/A	18	50

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	646	1,374
Occupied	N/A	612	1,290
Owner Occupied	N/A	477	1,100
Renter Occupied	N/A	135	190
Vacant	N/A	34	84

THE KATALYST TEAM
 4001 Westtown Parkway West
 Des Moines, IA 50266

JARED HUSMANN, CCIM
 President
 O: (515) 639-0145
 jhusmann@katalystteam.com
 Iowa

PROFESSIONAL BIO

149 SOUTH CHESTNUT AVENUE



JARED HUSMANN, CCIM PROFESSIONAL BACKGROUND

President



Jared's Mother and Father who each respectively participated in Residential and Commercial investment, ownership, and development. At the age of 18 Jared began his own individual investment career by purchasing his first investment property. Within 6 years he built an investment portfolio of over 72 doors spread around Central Iowa over 30+ properties. Frustrated with Residential properties Jared began his career as a commercial real estate agent and made a commitment to help other owners and investors like himself by providing better services, data, communication, and life-experience than traditional agents who marketed themselves as "Investor-Agents."

The KataLYST Team
4001 Westown Parkway West
Des Moines, IA 50266
O: (515) 639-0145
jhusmann@katalystteam.com
Iowa

EDUCATION

Bachelor's degree, Business Administration and Management - AIB College of Business

MEMBERSHIPS

CCIM - Certified Commercial Investment Member
National Single Tenant Net Lease Property Group
People Analytics - CISHRM