



PROPERTY OVERVIEW

The KataLYST Team at KW Commercial is proud to present this value-driven, multi-tenant office investment located in the thriving community of Ankeny, Iowa. Currently, over 70% of the net rentable square footage is leased to the USDA under a gross lease—providing investors with the stability of government-backed income. With strong in-place cash flow and the opportunity to lease up the remaining space or renegotiate terms, this property offers a path to double-digit cash-on-cash returns for those who know how to unlock value. It's a rare blend of secure tenancy and strategic upside in one of Central Iowa's most dynamic submarkets.

For Sale

INVESTMENT SUMMARY

Building SF	10,822
CAP Rate	6.44%
Lease Rate	\$15.00
Lot Size	1.40 Acres
NOI	\$57,717
Occupancy	Multiple
Price / SF	\$82.70
Price	\$895,000
Rentable SF	10,153
Year Built	1996
Zoning	C-2

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ANNUAL PROPERTY OPERATING DATA

Description Year Ending	Year 1 07/2026	Year 2 07/2027	Year 3 07/2028	Year 4 07/2029	Year 5 07/2030
Income					
Rental Income	\$157,732	\$157,732	\$157,732	\$157,732	\$157,732
Gross Scheduled Income	\$157,732	\$157,732	\$157,732	\$157,732	\$157,732
Gross Operating Income	\$157,732	\$157,732	\$157,732	\$157,732	\$157,732
Expenses					
Building Insurance	-\$3,091	-\$3,091	-\$3,091	-\$3,091	-\$3,091
Lawncare/Snow Removal	-\$10,420	-\$10,420	-\$10,420	-\$10,420	-\$10,420
Janitorial	-\$8,400	-\$8,400	-\$8,400	-\$8,400	-\$8,400
Maintenance	-\$6,490	-\$6,490	-\$6,490	-\$6,490	-\$6,490
Misc	-\$5,015	-\$5,015	-\$5,015	-\$5,015	-\$5,015
Taxes – Real Estate	-\$53,448	-\$53,448	-\$53,448	-\$53,448	-\$53,448
Trash Removal	-\$1,641	-\$1,641	-\$1,641	-\$1,641	-\$1,641
Utilities – Water/Sewer	-\$2,657	-\$2,657	-\$2,657	-\$2,657	-\$2,657
Utilities – Electricity	-\$8,854	-\$8,854	-\$8,854	-\$8,854	-\$8,854
Total Operating Expenses	-\$100,015	-\$100,015	-\$100,015	-\$100,015	-\$100,015
Operating Expense Ratio	63.41%	63.41%	63.41%	63.41%	63.41%
Net Operating Income	\$57,717	\$57,717	\$57,717	\$57,717	\$57,717



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LOCATION MAP



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
MALE	3,485	21,558	29,041
FEMALE	3,608	22,906	30,231
TOTAL POPULATION	7,098	44,464	59,272

AGE	1 MILE	3 MILES	5 MILES
Ages 0-14	1,484	9,649	13,109
Ages 15-24	989	6,265	8,614
Ages 25-54	2,913	17,870	23,063
Ages 55-64	856	4,879	6,633
Ages 65+	851	5,801	7,853

RACE	1 MILE	3 MILES	5 MILES
White	6,923	43,412	57,936
Black	20	167	240
Am In/AK Nat	N/A	4	4
Hawaiian	N/A	N/A	N/A
Hispanic	114	651	802
Multi-Racial	192	1,044	1,276

INCOME	1 MILE	3 MILES	5 MILES
Median	\$82,441	\$71,606	\$72,011
< \$15,000	130	877	999
\$15,000-\$24,999	217	1,205	1,420
\$25,000-\$34,999	230	1,365	1,677
\$35,000-\$49,999	271	1,836	2,373
\$50,000-\$74,999	450	3,674	5,080
\$75,000-\$99,999	604	3,092	4,109
\$100,000-\$149,999	694	3,559	4,769
\$150,000-\$199,999	130	1,108	1,403
> \$200,000	59	562	737

HOUSING	1 MILE	3 MILES	5 MILES
Total Units	2,881	17,733	23,620
Occupied	2,758	16,871	22,503
Owner Occupied	1,815	12,963	17,894
Renter Occupied	943	3,908	4,609
Vacant	123	862	1,117

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