

FOR SALE



STATE STREET APARTMENTS

Bender
COMMERCIAL



**534 - 540 EAST STATE STREET
MASON CITY, IA**



**13 UNITS
2 BUILDINGS**



**\$598,000
(\$46,000/UNIT)**

- 13 Units in two buildings located in central Mason City, IA.
- Sits on 1.01 acres along Willow Creek.
- Tenant mix: Three (3) 1 bed/1 bath units
Nine (9) 2 bed/1 bath units
One (1) 3 bed/1 bath unit
- Scenic views of the Willow Creek River.
- Contact broker for financials.

ALEX SOUNDY, SIOR | alex@benderco.com | 605-376-3700



Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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PROPERTY FEATURES

ASKING PRICE	\$598,000 (\$46,000/unit)
BUILDING SIZE	13 Units 2 Property - 10,038 SF
LAND SIZE	1.01 acres
YEAR BUILT	534 E. State Street - 1930 with addition in 1960 540 E. State Street - 1977
CONSTRUCTION FEATURES	534 E. State Street - 5 units with vinyl exterior and flat roof. 549 E. State Street - 8 units with brick exterior and asphalt shingles.
MECHANICAL FEATURES	Forced Air Heat Central AC
TRAILING 12 GROSS INCOME	\$100,374

RENT ROLL

ACTUALS			
534-538 E. State Street			
Apt #	Unit Mix	Square Feet	Current Rent
534	1 bed, 1 bath	675	\$730.00
534 1/2	2 bed, 1 bath	500	\$600.00
536	2 bed, 1 bath	805	\$740.00
538	3 bed, 1 bath	810	\$745.00
538 1/2	1 bed, 1 bath	660	\$600.00
	Monthly Income		\$3,415.00
Total Monthly Income			\$8,520.00

ACTUALS			
540 E. State Street			
Apt #			Current Rent
540-1	1 bed, 1 bath	750	\$595.00
540-2	2 bed, 1 bath	875	\$636.00
540-3	2 bed, 1 bath	875	\$635.00
540-4	2 bed, 1 bath	875	\$668.00
540-5	2 bed, 1 bath	875	\$621.00
504-6	2 bed, 1 bath	875	\$695.00
504-7	2 bed, 1 bath	875	\$610.00
504-8	2 bed, 1 bath	875	\$645.00
	Monthly Income		\$5,105.00

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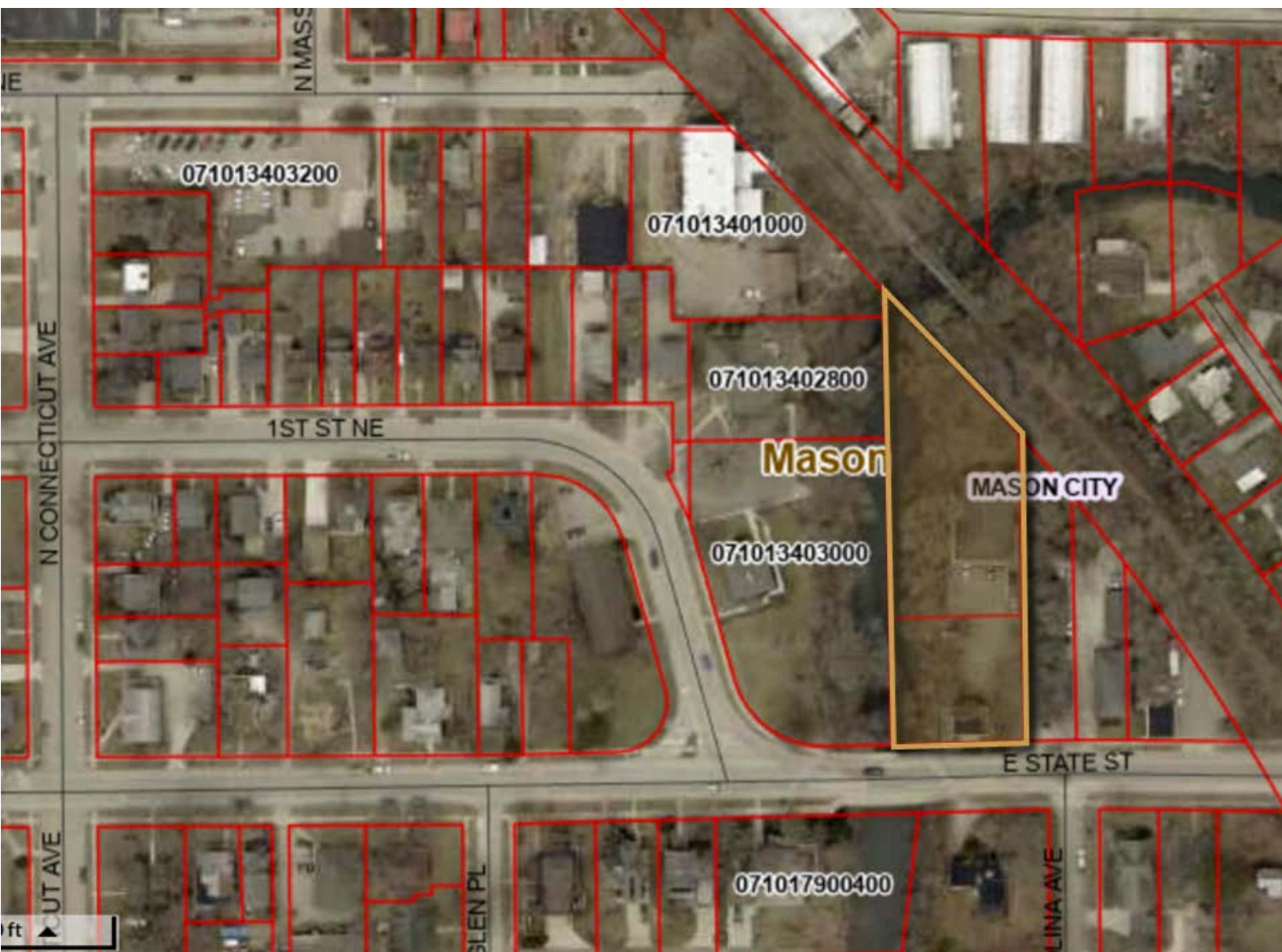
INVESTMENT OPPORTUNITY



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