



## Property Highlights

- **Seven-Unit Commercial Investment** – Fully occupied asset providing immediate and stable income supported by long-term tenants
- **Prime Corridor Exposure** – Located on U.S. Route 61 (Brady Street), Davenport’s main north–south artery with strong visibility and traffic volume
- **Proven Performance** – Current NOI of \$21,676 and 7.77% cap rate demonstrate solid in-place income with potential for rent growth
- **Quality Construction** – Durable brick exterior with efficient floor plans and consistent occupancy
- **Investment Profile** – Ideal stabilized asset for investors seeking predictable returns and long-term market stability in the Quad Cities

**Portfolio Opportunity – Available individually or as part of a five-property Davenport investment portfolio offered collectively for \$1,250,000, representing approximately a 5% savings compared with individual pricing**

# 7-Unit Building Investment

1429 Brady Street, Davenport, IA

<b>FOR SALE</b>	<b>\$279,000</b>
<b>BUILDING SIZE</b>	<b>±5,394 SF</b>

## Details

<b>Occupancy</b>	<b>100%</b>
<b>Net Operating Income</b>	<b>\$21,676 (currently)</b>
<b>Cap Rate</b>	<b>7.77% (at list price)</b>
<b>Taxes</b>	<b>\$3,650 (2025)</b>
<b>Lot Size</b>	<b>±0.24 Acres</b>
<b>Zoning / Parcel</b>	<b>C-T / #G0025-15</b>
<b>Year Built</b>	<b>1930</b>



**Central Location in Hilltop Campus Village –** Minutes from downtown Davenport with convenient access to River Drive, Locust Street, and other major commercial corridors.



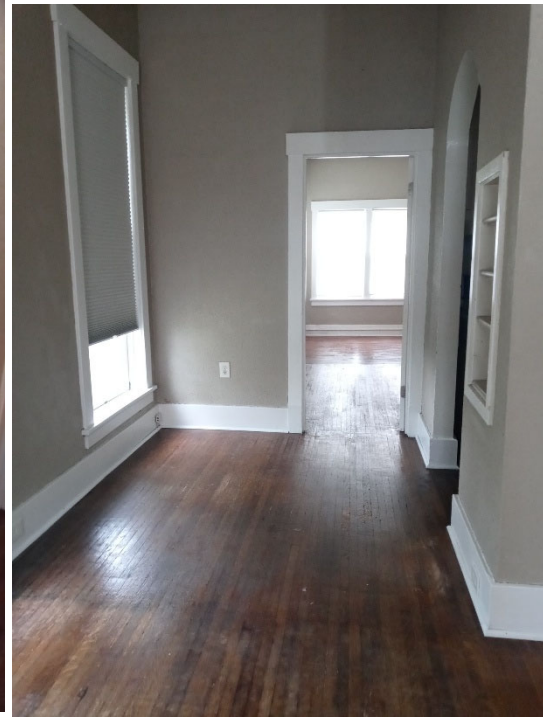
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