



### Property Highlights

- **Four-Unit Multi-Family Investment** – Fully occupied property providing stabilized income with manageable expenses
- **Strong Financial Performance** – NOI of \$8,725 and 7.93% cap rate based on current income and operating history
- **Proven Rental History** – Consistent tenancy supported by efficient unit layouts and steady neighborhood demand
- **Investment Profile** – Affordable, turn-key opportunity suitable for first-time investors or portfolio expansion in the Quad Cities market
- **Zoning Advantage** – Located within the R-MF (Residential Multi-Family) district, supporting ongoing rental use and flexible long-term potential

**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**

# Multi-Family Investment

1816 Davenport Ave., Davenport, IA

<b>FOR SALE</b>	<b>\$110,000</b>
<b>BUILDING SIZE</b>	<b>±2,568 SF</b>

### Details

<b>Occupancy</b>	<b>100% - 4 Units</b>
<b>Net Operating Income</b>	<b>\$8,725 (currently)</b>
<b>Cap Rate</b>	<b>7.93% (at list price)</b>
<b>Taxes</b>	<b>\$1,546 (2025)</b>
<b>Lot Size</b>	<b>±0.17 Acres</b>
<b>Zoning / Parcel</b>	<b>R-MF / F0004-31</b>
<b>Year Built</b>	<b>1889</b>



**Strategic Location** – Conveniently located just off E. Locust Street, offering quick access to major shopping corridors, public amenities, and downtown Davenport



**SHAWN LANGAN**  
Vice President/Director  
o: 563-823-5113  
c: 563-343-6597  
e: slangan@ruhlcommercial.com



**PETE HADJIS**  
Sales Manager/Vice President  
o: 563-355-4000  
c: 319-640-0527  
e: phadjis@ruhlcommercial.com



**CARRIE LAMB**  
Commercial Sales Associate  
o: 563-823-5133  
c: 815-716-0264  
e: clamb@ruhlcommercial.com



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