



**5-Property Investment**  
40 Units Included  
*100% Occupancy*  
Davenport, Iowa

**FOR SALE**

**\$1,250,000**

WITH AN **8%**  
AVG. CAP RATE

For more information,  
please contact:



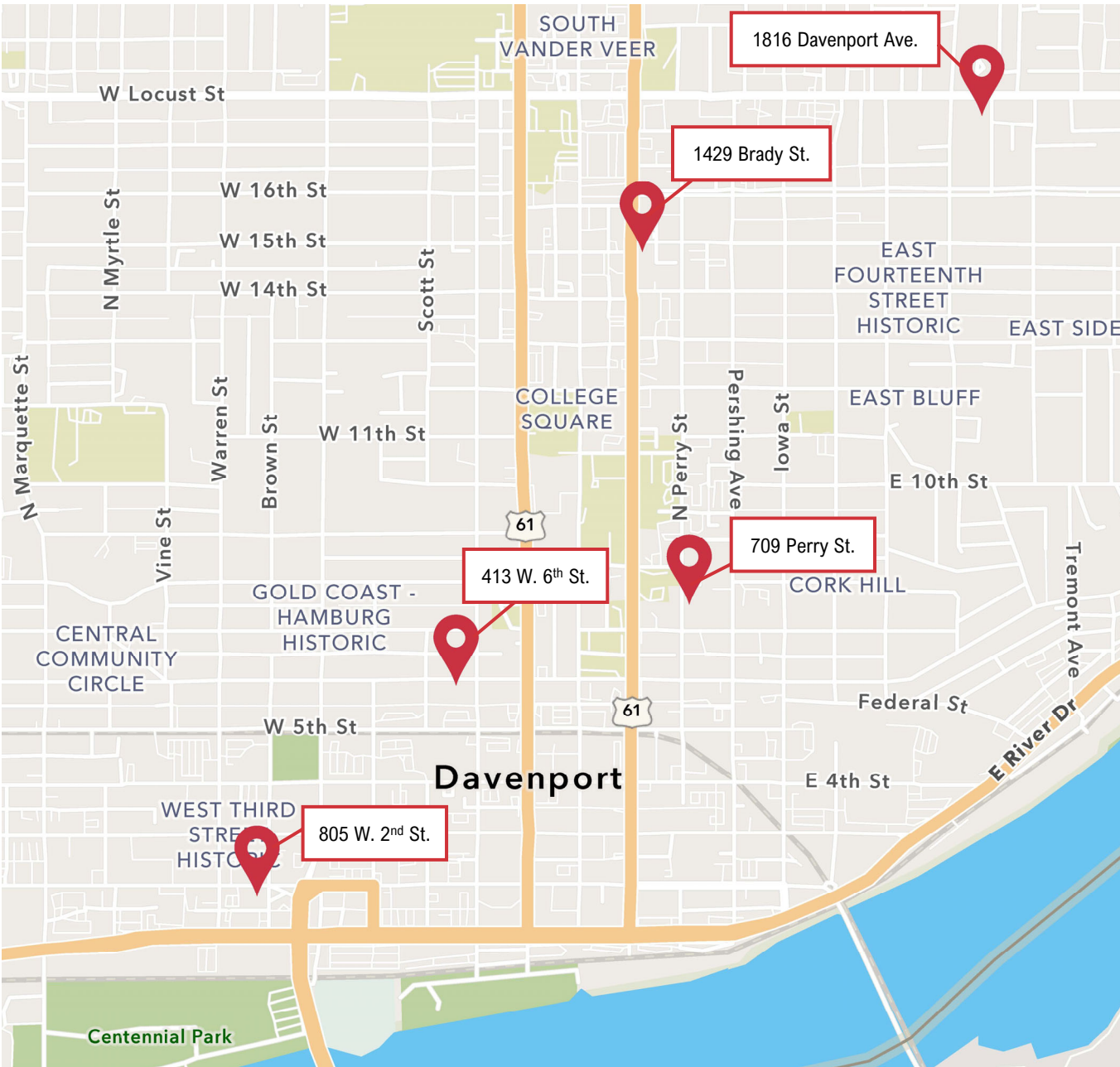
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## Highlights of the Properties

- **Five-Property Investment Offering** – A diversified portfolio totaling 40 units across five fully occupied properties in central Davenport, Iowa
- **Proven Financial Performance** – Combined Net Operating Income exceeding \$100,000, representing a blended cap rate near 8% based on current operating analysis
- **All 100% Occupied** – Each asset maintains consistent tenancy, dependable income, and minimal management complexity
- **Strategic Locations** – Concentrated in Davenport's core residential and commercial districts, near Palmer College of Chiropractic, downtown amenities, and major commuter routes such as Brady Street (U.S. 61) and E. Locust Street
- **Attractive Pricing** – Portfolio offered collectively for \$1,250,000, representing approximately a 5% savings compared with individual property pricing
- **Investment Outlook** – Ideal for private investors or portfolio expansion, offering stabilized returns, strong occupancy, and long-term appreciation potential within the Quad Cities market

## Summary of Sites

Address	Parcel ID	Units	NOI	Cap Rate	Separate List Price	Zoning
413 W. 6th Street Davenport, IA 52803	G0054-22	11	\$19,925	7.69%	\$259,000	R-MF
1429 Brady Street Davenport, IA 52803	G0024-15	7	\$21,676	7.77%	\$279,000	C-T
1816 Davenport Avenue Davenport, IA 52803	F0004-31	4	\$8,725	7.93%	\$110,000	R-MF
805 W. 2nd Street Davenport, IA 52802	L0014-11	13	\$37,681	8.03%	\$469,000	I-MU
709 Perry Street Davenport, IA 52803	G0041-14	5	\$16,846	8.47%	\$199,000	R-MF

**TOTAL = \$1,250,000**

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## Listed Sites

1



413 W. 6th Street  
Davenport, IA 52803  
MLS #QC4268838 [Website](#)

2



1429 Brady Street  
Davenport, IA 52803  
MLS #QC4268836 [Website](#)

3



1816 Davenport Avenue  
Davenport, IA 52803  
MLS #QC4268837 [Website](#)

4



805 W. 2nd Street  
Davenport, IA 52802  
MLS #QC4268833 [Website](#)

5



709 Perry Street  
Davenport, IA 52803  
MLS #QC4268831 [Website](#)

## Market Overview

The Quad Cities is a dynamic family of communities on the Mississippi River where the river bends to run directly from east to west. This bi-state (IA/IL), multi-city region is the largest metropolitan area between St. Louis and Minneapolis on the upper Mississippi River.

The region lies within a 300-mile radius of 37 million people with close access to major markets like Chicago, Minneapolis/St. Paul, Des Moines, Omaha, St. Louis, Kansas City, and Indianapolis.

The QC ranks at the top of the list for quality of life, cost of living and best place for business. For young families and professionals of all ages, the Quad Cities provide a change of pace that's just right with a low cost-of-living and a balanced lifestyle.



### QUAD CITIES REGION POPULATION DATA

**474,000**  
POPULATION (2024)

**41**  
MEDIAN AGE (2023)

**63%**  
LABOR FORCE PARTICIPATION (2024)

**87%**  
HIGH SCHOOL DIPLOMA OR HIGHER

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