460 CAMERON WAY, NORTH LIBERTY, IA **20 UNIT OFFERING**

MULTIFAMILY PROPERTY FOR SALE

OFFERING PRICE: $3,900,000

2012 CONSTRUCTION | 20 UNITS | GARAGE PARKING INCLUDED | IN-UNIT LAUNDRY

STABILIZED 20-UNIT INVESTMENT OPPORTUNITY

460 Cameron Way offers investors the opportunity to acquire a 20-unit condo building constructed in 2012 and located in one of the fastest-growing submarkets in Eastern Iowa. The property features in-unit laundry, individual HVAC systems, private garage parking for every unit, and a desirable mix of 1, 2, and 3-bedroom apartments. Strong historical occupancy and proximity to Interstate 80, shopping, dining, and major employment centers provide stable cash flow and long-term appreciation potential.

WHY THIS PROPERTY?

✓ Built in 2012 – no deferred maintenance
✓ Garage parking included with every unit
✓ In-unit laundry throughout
✓ Individual HVAC systems
✓ Large average unit sizes
✓ Very low historical vacancy rates
✓ Strong local population growth
✓ Proven upside through continued rental growth

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Rent Roll

Unit	Total Sq Ft	BR	BA	Rent
#101	1,177	2	2	$1,350
#102	1,177	2	2	$1,350
#103	933	1	1	$1,175
#104	933	1	1	$1,175
#105	933	1	1	$1,225
#106	933	1	1	$1,175
#107	1,177	2	2	$1,350
#108	1,177	2	2	$1,350
#201	1,177	2	2	$1,350
#202	1,177	2	2	$1,350
#203	1,590	3	2	$1,750
#204	1,590	3	2	$1,725
#205	1,177	2	2	$1,350
#206	1,177	2	2	$1,350
#301	1,177	2	2	$1,350
#302	1,177	2	2	$1,350
#303	1,590	3	2	$1,750
#304	1,590	3	2	$1,700
#305	1,177	2	2	$1,350
#306	1,177	2	2	$1,350

Gross Rents: $27,875

Financial Summary

Gross Scheduled Income:	$334,500
Estimated Vacancy Loss:	$3,345
Effective Gross Income:	$331,155
Est. Operating Expenses:	$137,500
Est. Net Operating Income:	$193,655
Cap Rate:	5%

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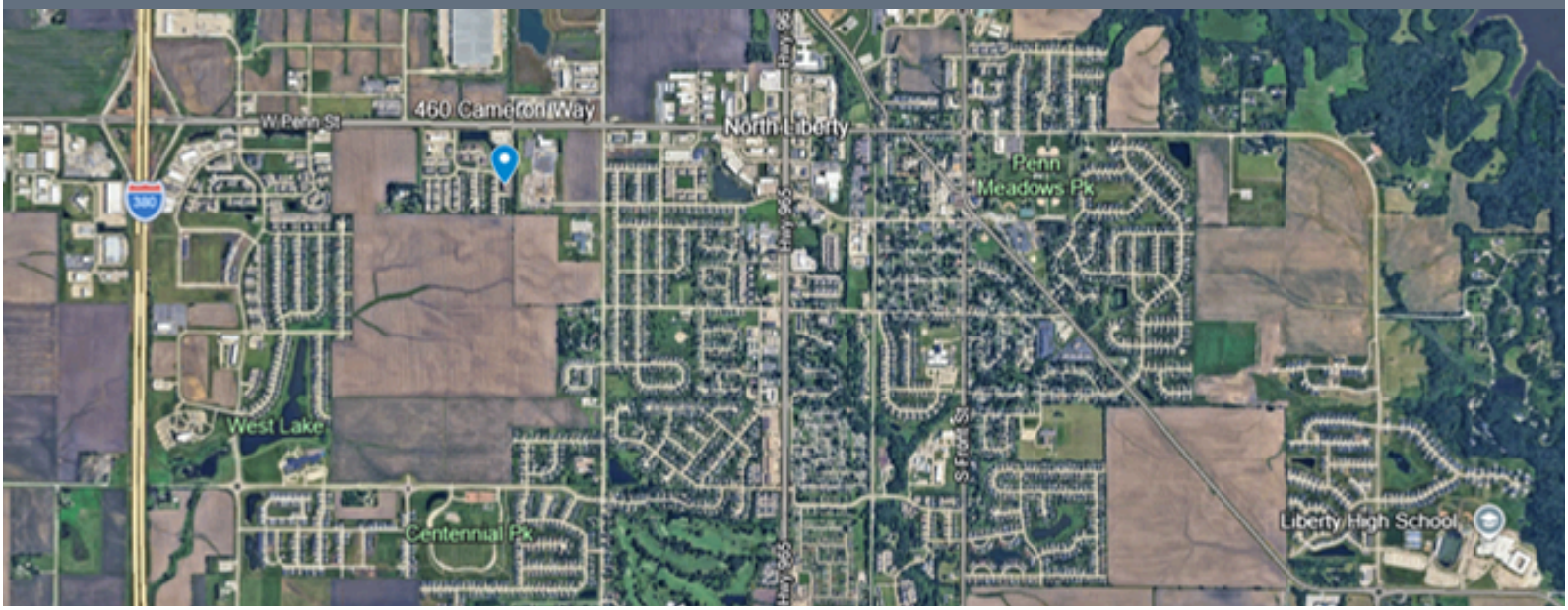

Nearby Attractions

- Copper Boar American Pub: 0.2 miles
- Tin Roost: 1.1 miles
- Field Day Brewing Co.: 1 mile
- Red's Alehouse: 1.7 miles
- Liberty High School: 3.9 miles
- Quail Creek Golf Course: 2.7 miles
- Centennial Park: 2 miles
- Bluebird Cafe: 1.4 miles

Offering Summary

Offering Price:	$3,900,000
Price Per Unit:	$195,000
Parcel Number:	0611436001 - 0611436020
Year Built:	2012
Rentable Bedrooms:	40
Gross Rentable Area:	24,216 sq. ft.
Building Makeup:	3 stories; 4-1BR / 12-2BR / 4-3BR
Mechanicals:	Individual Unit HVAC

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