



15% Interest Loan / Investment Opportunity

- \$1M USD sought for the purchase of four commercial properties in Des Moines, IA.
- Company cash flows \$25,000 monthly.
- Investors receive 15% interest on the note plus collateral against the 4 properties.
- Company has 10% for downpayment \$100,000 cash on hand.
- Company has \$250,000 - \$5000,000 in existing assets for additional security.
- Term can be short with bridge or balloon for fast refinance in less than 3 years.
- 1401 Ohio St (7,900 Sq Ft) appraised at \$750-900K with an option of \$525K.
- 4000/4010/4020 SW 9th St appraised at \$600-750K with an offering of \$485K.
- A total LTV of 55-75% after downpayment.
- Contact: Craig Bergman at craig@RMG-Properties.com or 202-213-1159

My Report



The Siedenburger Group

1350 NW 138TH Street, Suite 450, Clive, IA 50325 | 515-223-6222

21

Number of Comparables

\$829,496

Average Price

\$74.63

Average Price Per SF

11,312

Average SF




	High	Low	Average
\$ per SF	\$135.97	\$32.41	\$74.63
Sold Price	\$2,000,000	\$371,000	\$829,496

4000 SW 9th Street, Des Moines, IA 50315

Parcel ID: 120/06746-004-001

Location					
Address	4000 SW 9TH ST				
City	DES MOINES	Zip	50315	Jurisdiction	Des Moines
District/Parcel	120/06746-004-001	Geoparcels	7824-21-329-029	Status	Active
School	Des Moines	Nbhd/Pocket	DM34/B	Tax Authority Group	DEM-C-DEM-77146
Bond	Des Moines SSMD 7 SW 9th Corridor	Submarket	South Des Moines	Appraiser	Kelley Neumann 515-286-3326

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[Google Map](#) [Pictometry](#)



1401 Ohio Street, Des Moines, IA 50314
 Parcel ID: 080/00906-000-000

Location

Address	1401 OHIO ST				
City	DES MOINES	Zip	50314	Jurisdiction	Des Moines
District/Parcel	080/00906-000-000	Geoparcel	7924-35-305-004	Status	Active
School	Des Moines	Nbhd/Pocket	DM80/Z	Tax Authority Group	DEM-C-DEM-77131
TIF	4/Des Moines Central Place Industrial Park UR	Submarket	Northeast Des Moines	Appraiser	Austin Viggers 515-286-3958

Map and Current Photos - 1 Record

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