



**VA** | U.S. Department  
of Veterans Affairs

520 10TH AVE | CORALVILLE, IA 52241  
OFFERING MEMORANDUM

## EXCLUSIVELY LISTED BY

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# EXECUTIVE OVERVIEW

## TENANT HIGHLIGHTS

**Best in Class Tenant** - The VA is a government run military benefit system with Cabinet level status. It is the United States government's second largest department, after the United States Department of Defense and employs nearly 320,000 people at approximately 1,700 Veterans Affairs medical facilities, clinics, and benefits offices across the country. It is responsible for administering benefit programs for veterans, their families, and survivors. The VA is headquartered in Washington, D.C.

**Investment-Grade Tenant** - The United States Government carries an investment-grade credit rating by all major rating agencies, including an AA+ rating with a stable outlook from Standard & Poor's Financial Services LLC

## PROPERTY HIGHLIGHTS

**Recession, E-Commerce, and Pandemic Proof Investment** – Healthcare properties are extremely sought-after investments for their resistance to downturns in the economy and e-commerce trends that affect traditional retail properties. Additionally, healthcare real estate investments have fared extremely well during the 2020 pandemic

**Essential Business** – The VA stayed open and paid rent throughout 2020, providing stable income for the owner in an unstable year.

**Freestanding Outpatient Healthcare Facility** – The outpatient nature of this facility allows the VA to have the flexibility to provide care for its patients away from a hospital or in-patient setting, and the number of outpatient facilities across the country is only expected to grow in the coming years

## LOCATION HIGHLIGHTS

**Dense Veteran Population Base** - Iowa veterans make up 7.6% of state's population, according to a study from 2020. Military veterans in Iowa number 184,032, the study based on Census Bureau data found. Over 25% of the nation's population is potentially eligible for VA benefits and services because they are veterans, family members, or survivors of veterans.

**Highly Visited Location** - The property is situated just off 5th, which connects it with major industrial properties, a significant amount of surrounding retail, as well as the Iowa City VA. 5th Street and 10th Ave connect the property to 2nd St, which features traffic counts of over 28,100 vehicles per day.

**Multi-Specialty Medical Facility** – The Coralville Clinic is an outpatient facility where veterans can be treated for medical problems, routine health maintenance, and outpatient mental health. This beautiful clinic located approximately two miles west of the Iowa City VA provides more timely and accessible care to the growing number of veterans seeking healthcare at the Iowa City VA. Outpatient Mental Health services including outpatient psychiatry and psychology services are also now provided in the Coralville Clinic on the upper and lower levels. The clinic operates like a doctor's office, NOT an emergency center. Services provided by the Coralville Clinic include physician evaluations, routine laboratory testing, primary care, psychology, psychiatry, social work, preventative health, and wellness services.



V.A. OUTPATIENT CLINIC

NO PARKING  
EXCEPT  
AS SHOWN

♿

♿

CLINIC

## ESTIMATED FINANCIAL OVERVIEW



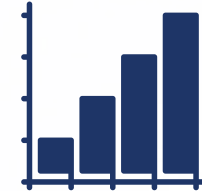
**\$4,942,495**

LIST PRICE



**\$444,726.78**

NOI



**9.00%**

CAP RATE

### BUILDING INFO

Address	520 10th Ave, Coralville, IA 52241
Year Built	1996
Square Footage	± 24,701 SF
Price PSF (\$)	\$200.09

## TENANT SUMMARY

Tenant Name	VA Center
In Place Occpancy	100%
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level
Roof And Structure	Landlord Responsible
Increases	-
Lease Guarantor	The United States of America
Lease Type	Modified Gross
Landlord Responsibilities	Building Maintenance, Snow Removal/ Lawn Care, Trash Removal, Parking Lot, roof and structure
Tenant Responsibilities	Tenant pays operating costs which include changes in costs for cleaning, supplies, materials, maintenance, trash removal, landscaping, water, sewer, heating, electricity, and certain adminlstrative expenses

## EXPENSES

Real Estate Taxes (2020 Actual)	\$122,034.00
Insurance (2020 Actual)	\$8,437.96
Common Area Maintenance (2020 Actual)	\$49,032.83
Repairs and Maintenance (2020 Actual)	\$4,230.23
General Supplies (2020 Actual)	\$1,260.83
Management Fee (Estimate, 3% of Gross Revenue )	\$19,475.96

## RENT ROLL

Tenant	Total	Sq Ft	OCC	RPF	Firm Term Expiration	Soft Term Expiration	Floor
VA (Psychiatry Clinic)	\$258,790.44	8350	33.80%	\$25.88	3/13/2022	9/13/2022	Lower
		1649	6.68%	\$25.88	3/13/2022	9/13/2022	2nd
VA (Psychology Clinic)	\$168,991.80	6139	24.85%	\$27.53	3/13/2022	9/13/2022	2nd
VA (Primary Care)	\$221,416.35	8563	34.67%	\$25.86	2/15/2022	9/14/2022	1st
Effective Gross Revenue	\$649,198.59	24701	100.00%	\$26.28			

## ANNUALIZED OPERATING DATA

Total Operating Expense	\$204,471.81
Net Operating Income	\$444,726.78
Operating Expense Ratio	31.5%

## DEBT QUOTE

Please contact a Matthews™ Capital Markets agent for financing options:

John Heitmann  
[jheitmann@matthews.com](mailto:jheitmann@matthews.com)





**±1,200**  
LOCATIONS

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**43 STATES**  
LOCATIONS IN

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**±9 M**  
VETERANS ENROLLED

## TENANT OVERVIEW

**U.S. Department of Veterans Affairs** aims to provide veterans the world-class benefits and services they have earned — and to do so by adhering to the highest standards of compassion, commitment, excellence, professionalism, integrity, accountability, and stewardship. Veterans can earn a range of benefits that help them transition back to civilian life in the country they fought to defend. Through the Veterans Benefits Administration, VA helps servicemembers transition out of military service, and assists with education, home loans, life insurance and much more



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± 21,000 VPD



10TH AVE ± 4,000 VPD

# DOWNTOWN IOWA CITY

± 2.0 MILES AWAY

UNIVERSITY OF IOWA  
HEALTH CARE

THE UNIVERSITY  
OF IOWA

Walgreens

ASPIRE  
at West Campus

ReUnion  
BREWERY

DUNKIN'

DQ

808  
ON  
FIFTH

WELLS  
FARGO

VA VA CENTER  
MEDICAL CENTER

GILBERT ST.  
FITNESS

usbank

6

HILLS BANK

± 21,000 VPD

Panera  
BREAD®

Pat  
&  
Frans  
Eat • Drink • Irish

SUBJECT  
PROPERTY

SOCIAL SECURITY  
ADMINISTRATION  
USA

Sylvan  
Learning...

10TH AVE ± 4,000 VPD

# AREA OVERVIEW



## CORALVILLE, IA

A sprawling suburb with a sense of historic charm, Coralville sits approximately four miles from Downtown Iowa City, giving residents unbeatable proximity to the University of Iowa. Coralville is the ideal town for students, faculty, and staff, along with families and commuters traveling into Iowa City or even Cedar Rapids, located about 20 miles north. Coralville is home to the Antique Car Museum of Iowa, Old Town Hall of Coralville, and the Iowa Children’s Museum. There are abundant green spaces to enjoy in the city, including North Ridge Park, Brown Deer Golf Club, S.T. Morrison Park, and more. Coralville boasts an excellent public school district and offers an array of conveniences, from supermarkets and restaurants to services and big-box stores at Coral Ridge Mall.

## DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2026 Projection	10,094	67,569	113,370
2021 Estimate	9,203	65,302	109,305
2010 Census	6,511	55,936	92,674
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2026 Projection	5,361	29,263	49,389
2021 Estimate	4,714	27,118	45,700
2010 Census	3,248	22,217	37,511
HH INCOME	1 - MILE	3 - MILE	5 - MILE
2021 Est Avg HH Income	\$64,518	\$78,367	\$81,381



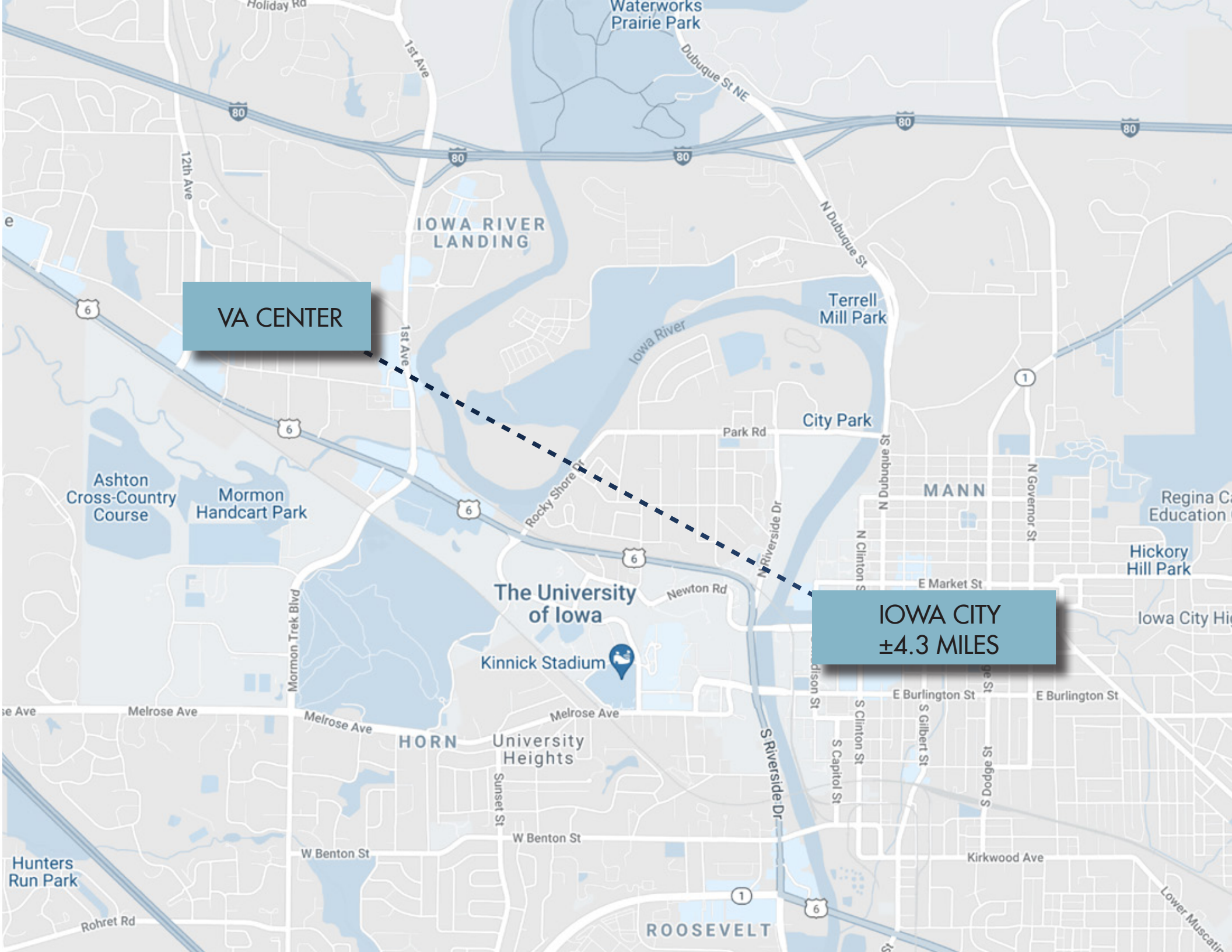
## IOWA CITY ATTRACTIONS

She sprawling University of Iowa spills across the Iowa River and into Downtown Iowa City: the Main Library, the Engineering Library, the English-Philosophy Building, the College of Education, and the University of Iowa Museum of Natural History are all in the Downtown neighborhood. As a result, Downtown Iowa City is filled with students in backpacks walking to class. This is most definitely Hawkeye country, and the neighborhood is covered in black and gold. During college football season, you'll find many residents heading across the river to Kinnick Stadium to cheer on the Iowa Hawkeyes.

With its wide sidewalks, outdoor cafes, and numerous bicycles parked in bike racks, Downtown Iowa City is a great place to live, often topping "best" lists for livability and as one of the nation's best college towns. Shops and restaurants fill the historic architecture, and cobblestone streets add an old-world elegance to the district. The Pedestrian Mall's outdoor planters, brightly-painted benches, public artwork, and fountains add to the charm. Residents of this fun-loving college town "dress" the trees -- you'll find colorful sweaters adorning the trunks in winter months, giving the neighborhood a fanciful, artistic appearance.

VA CENTER

IOWA CITY  
±4.3 MILES



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **VA Center** located at **520 10th Ave | Coralville, IA 52241** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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