

Great Western Bank - Ground Lease

1707 Madison Avenue
Council Bluffs, IA 51503

SUMMARY

Price: \$1,240,000
In-Place NOI: \$74,164
Lease Exp: Mar. 2017
Cap Rate: 6%
Occupancy: 100%
GLA: 3,780 SF
Lot Size: n/a
Year Built: 2002
Parking Spaces: n/a

ESTIMATED OPERATING INCOME

Total Gross Income: \$74,164
Total Expense: \$0
NOI: \$74,164



DEMOGRAPHICS

	1- mi.	3- mi.	5- mi.
2013 Total Population:	3,319	47,246	75,013
2013 Per Capita:	\$25,842	\$23,528	\$23,509
2013 Average HH Income:	\$62,424	\$58,437	\$58,671

HIGHLIGHTS

- Outparcel to the Mall of the Bluffs.
- \$36 million in Deposits at this location.
- Great Western Bancorp, Inc. (NYSE: GWB) is a regional bank with full-service banking centers across seven states: South Dakota, Iowa, Nebraska, Colorado, Arizona, Kansas and Missouri.
- The daily shoppers that visit the Mall and the Shopping Center (Anchored by Hy-Vee - \$570 psf in sales) for their daily needs provide a constant customer flow within the Single Tenant Corridor.
- Near Iowa Western Community College with over 4,600 students and over 1,100 on-campus residents .
- Conveniently located on I-80, with 60,000 vehicles passing per day.
- Learn more about Branford Hall Career Institute by visiting their website at www.greatwesternbank.com

