

MERCY  
ONE™

# MERCYONE

1021 11TH ST  
DEWITT, IA 52742



**\$127/ SF | \$1,549,000 LIST PRICE | 7.75% CAP RATE | RECENT 5-YEAR LEASE EXTENSION**



INTERACTIVE  
OFFERING MEMORANDUM

**EXCLUSIVELY LISTED BY**

**BROKER OF RECORD**

*ADAM MAREK*

License No. F03991000 (IA)

**IN CONJUNCTION WITH**





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## MERCYONE

1021 11th St, DeWitt, IA 52742

Matthews Real Estate Investment Services Healthcare Division presents an opportunity to acquire a 12,118 sq. ft. medical office property in DeWitt, Iowa. The property is anchored by a 5-year lease with MercyOne, who recently exercised an option to extend their lease, showing their commitment to the site. DeWitt Iowa is a growing community with an older population who are ideally suited for the healthcare services this tenant provides. With a 7.75% cap rate and a list price of \$1,549,000, this property offers an attractive investment for those seeking a stable, income-producing asset in a prime location.

### MERCYONE



PRICE  
**\$1,549,000**



NOI  
**\$120,047**



GLA  
**±12,118 SF**



CAP RATE  
**7.75%**



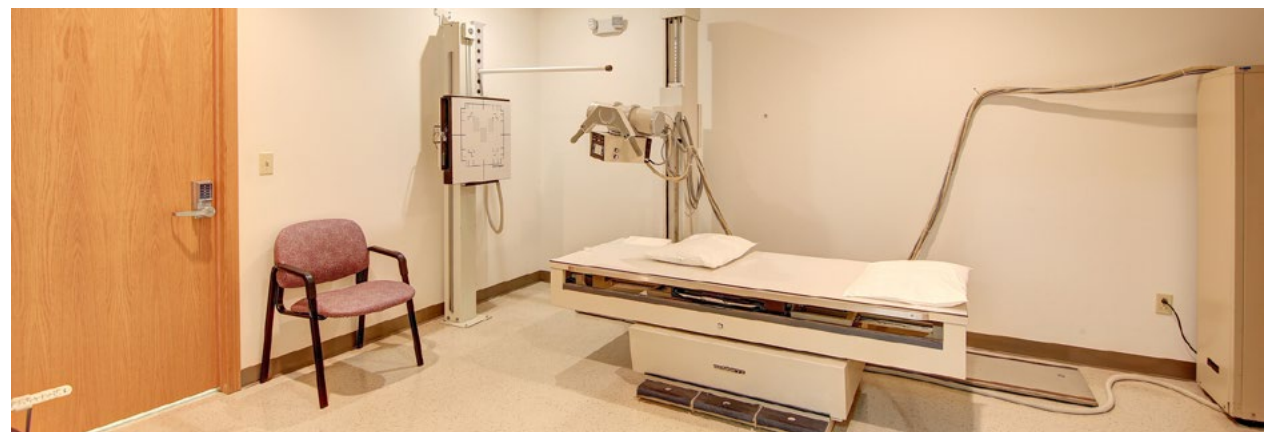
YEAR BUILT  
**1961/2003/2021**

## PROPERTY OVERVIEW

Address	1021 11th St DeWitt IA 52742
Lot Size	0.49 Acres
GLA	12,118
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level
Year Built /Renovated	1961/2003/2021
Age of Roof	2021









## INVESTMENT HIGHLIGHTS

### Prime Location

The 12,118 sq. ft. medical office is situated in a high-traffic area in DeWitt, Iowa, near key amenities, major roadways, residential areas, and synergistic medical providers.

### Competitive Pricing

The property is offered at a low price per foot of \$127.83, significantly below replacement cost.

### Resilient Investment

Healthcare and medical office properties are sought-after investments for their resilience against e-commerce competition and economic downturns.

### Nearby Medical Tenants

The property is situated in close proximity to other medical tenants, such as Genesis Medical Center, which contributes to the area's concentration of healthcare services and fosters collaboration among medical providers.

### Surrounding Retail

DeWitt features a variety of retail establishments, including restaurants, shops, and service providers, which adds to the convenience and attractiveness of the area for potential tenants and their clients.

### Educational Institutions

DeWitt is home to Central DeWitt Community School District, providing quality K-12 education to the community. The district is dedicated to offering a comprehensive educational experience that prepares students for future success.

### Recreational Opportunities

DeWitt offers a variety of recreational activities, including parks, trails, and sports facilities, providing residents and visitors with opportunities to enjoy outdoor activities and maintain a healthy lifestyle.

### New Roof

The roof was replaced in 2021 and includes a warranty, giving investors piece of mind that one of the largest capital items associated with the property has recently been taken care of.

### \$21B Revenue from Parent Company

In 2022 Trinity Health completed their acquisition of MercyOne. Trinity Health reported \$21B in revenue in for 2023 and has an investment grade credit rating of AA- from Fitch. The strength of the parent company gives investors confidence knowing that the tenant has significant financial backing and footprint.

### Growing Demand for Healthcare Services

The aging population contributes to an increasing demand for specialized healthcare services, ensuring consistent demand for medical facilities.

### Hospital System

MercyOne Clinton Medical Center is a not-for-profit, Catholic-affiliated healthcare provider that offers a range of medical services to residents in the area. As part of the larger MercyOne network, the facility provides access to advanced healthcare technology and a team of dedicated healthcare professionals.

### Growing Tenant

MercyOne recently acquired Genesis Health, one of the other largest healthcare providers in Iowa. This acquisition shows the strength of the tenant and their appetite to continue growing their business and expanding their services.

### Potential for Future Growth

The building has 2,358 Sq Ft of vacant space between the basement area and a small pharmacy space on the first floor. If the tenant decides to occupy that extra space, the additional rent would increase the property's already attractive return.



## INVESTMENT SUMMARY

List Price	\$1,549,000
Base Rent	\$120,048
CAP Rate	7.75%
Price/SF	\$127.83

## TENANT SUMMARY

Tenant	Mercy Medical Center - Clinton, Inc. d/b/a Mercy One Clinton Medical Center
Type of Ownership	Fee Simple
SF Occupied	9,760
Lease Type	NN
Property Taxes	Tenant Responsible
Utilities	Tenant Responsible
Insurance	Tenant Responsible
Interior Maintenance	Tenant Responsible
Roof and Structure	Landlord Responsible
Original Lease Term	5/30/2019 - 6/30/2024
Current Lease Term	7/1/2024-6/30/2029
Lease Expiration Date	6/30/2029
Options	None
Rental Increases	None



**SUBJECT PROPERTY**

## FINANCING OPTIONS

For financing, please contact:  
 Greg Kavoklis  
 +1 (818) 206-5835  
 gregory.kavoklis@matthews.com

## RENT ROLL

Tenant	Least Start	Lease Expiration	SF	% Of NRA	Annual Rent	Monthly Rent	Rent PSF	Rental Increases	Options Remaining
Mercy Medical Center - Clinton, Inc. d/b/a Mercy One Clinton Medical Center	5/30/2019	6/30/2029	9,760	80%	\$120,048	\$10,004	\$12.30	None	None
Vacant			2,428	20%					
<b>Totals</b>			<b>12,188</b>	<b>100.00%</b>	<b>\$120,048</b>	<b>\$10,004</b>	<b>\$9.85</b>		



# MERCYONE<sup>SM</sup>

## MERCYONE

MercyOne operates an integrated system of hospitals, clinics and other health care facilities in your communities, providing accessible care, training the next generation of care givers and working to improve the overall well-being of our communities.

With more than 18,000 colleagues strong, their health care providers and colleagues make patient's health and happiness their highest priority.



● **Website**  
mercyone.org



● **Headquarters**  
Des Moines, IA



● **Locations**  
480+



● **Number of Employees**  
18,000+



## TRINITY HEALTH

Trinity Health is one of the largest not-for-profit, faith-based health care systems in the nation. It is a family of 121,000 colleagues and nearly 36,500 physicians and clinicians caring for diverse communities across 27 states. Nationally recognized for care and experience, the Trinity Health system includes 101 hospitals, 126 continuing care locations, the second largest PACE program in the country, 136 urgent care locations and many other health and well-being services. In fiscal year 2023, the Livonia, Michigan-based health system invested \$1.5 billion in its communities in the form of charity care and other community benefit programs.



**Website**  
trinity-health.org



**Headquarters**  
Livonia, MI



**Locations**  
120+



**Number of Employees**  
120,000+





**DOLLAR GENERAL**

**CENTRAL DEWITT**  
COMMUNITY SCHOOL DISTRICT



**Hall of Fame**  
PIZZA & **WINGS**

**Necker's Jewelers**  
Where the Quad Cities gets engaged!

**THEISEN'S**  
More For You!  
HOME • FARM • AUTO

**GOLDEN WOK**

**Scott Drug Pharmacy**

**usbank**

**DeWitt**  
PARKS & RECREATION

**Randy's**  
NEIGHBORHOOD MARKET



**WINSTHER MOTEL**

**11TH ST ± 7,000 VPD**

**SUBJECT PROPERTY**



WESTBROOK PARK

★★★  
**AmericInn**  
BY WYNDHAM

DEWITT WESTBROOK PARK  
BUTTERFLY GARDEN



CVS  
pharmacy  
McDonald's  
FAMILY  
DOLLAR



**Kwik Trip**

Fieldstone  
of DeWitt  
A WELLSPICE COMMUNITY

**K**  
Kamper Korner



**GENESIS**

**SUBJECT  
PROPERTY**

11TH ST  
± 7,000 VPD

## DEWITT, IA

DeWitt is a city located in eastern Iowa, United States, with a population of approximately 5,300 people. The city is located in Clinton County and is known for its welcoming community, charming atmosphere, and picturesque rural landscape. DeWitt is home to a variety of locally-owned businesses, ranging from restaurants, shops, and small manufacturing companies.

The city has a strong agricultural tradition, with corn and soybean farms dotting the surrounding countryside. Outdoor enthusiasts can enjoy various recreational activities, including hiking, biking, and fishing in the nearby parks and lakes. DeWitt is also home to excellent schools, a public library, and a community center that hosts numerous events and activities throughout the year. Overall, DeWitt is a quiet and pleasant place to live, offering a high quality of life for its residents.

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Population Projection	5,073	6,131	7,270
2023 Population	5,087	6,155	7,297
2010 Population	5,204	6,327	7,494
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Household Projection	2,099	2,508	2,936
2023 Households	2,104	2,518	2,948
2010 Households	2,143	2,579	3,019
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$77,076	\$78,403	\$84,061

# DISTANCE MAP



**SUBJECT PROPERTY**

**±26 MI**

**DAVENPORT, IA**





## DAVENPORT, IA

Located along the Mississippi River, Davenport is a vibrant and progressive city in eastern Iowa. The city has a population of over 100,000 people and is the largest of the Quad Cities, a metropolitan area with a population of approximately 400,000 people. Nicknamed “Iowa’s Front Porch,” Davenport is famous for its Midwestern charm, casinos, and rolling prairie. Boasting a thriving downtown and business-friendly environment, with a focus on development and revitalization, Davenport offers a unique character, history, entertainment, art and culture, and shopping opportunities. For recreation purposes, Davenport offers its residents access to over 50 local parks. Overall, Davenport is a highly desired place due to its affordability, employment opportunities, and ample recreation and entertainment opportunities.





## DAVENPORT ECONOMY

The Quad Cities is a region of cities in the states of Iowa and Illinois: Davenport and Bettendorf in southeastern Iowa, and Rock Island, Moline, and East Moline in northwestern Illinois. **The area is renowned for its powerhouse economy. The Quad Cities is home to Fortune 500 company Deere & Company.** There are 150 other companies on Fortune 500 and 1000 lists that have a presence in the region, as well as the Rock Island Arsenal, a major military installation. The five target industries in the Quad Cities region are advanced metals & materials, agricultural innovation, corporate operations, defense, and logistics.

**Davenport is the largest of the Quad Cities and one of the nation's fastest-growing areas.** The city has a diversified economy with manufacturing, services, and wholesale and retail sales as the major factors. It has also seen a fast-growing tech industry, which has magnified over the last few years. The service sector includes many jobs provided by the numerous gambling casinos and jobs related to tourism. John Deere is the largest employer in the Quad Cities. The city is also the headquarters for Von Maur and Lee Enterprises. Overall, Davenport boasts a thriving economy, making it a suitable place for business.

### TOP EMPLOYERS



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1021 11th st, DeWitt, IA 52742** ("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. Neither 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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Owner 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 of this Offering Memorandum.

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