

# VALUE-ADD CEDAR RAPIDS INDUSTRIAL

INDUSTRIAL INVESTMENT IN **EXCELLENT CONDITION**  
**LONG TERM LEASES** WITH ESTABLISHED TENANTS

5265 ROCKWELL DRIVE NORTHEAST, CEDAR RAPIDS, IA 52402





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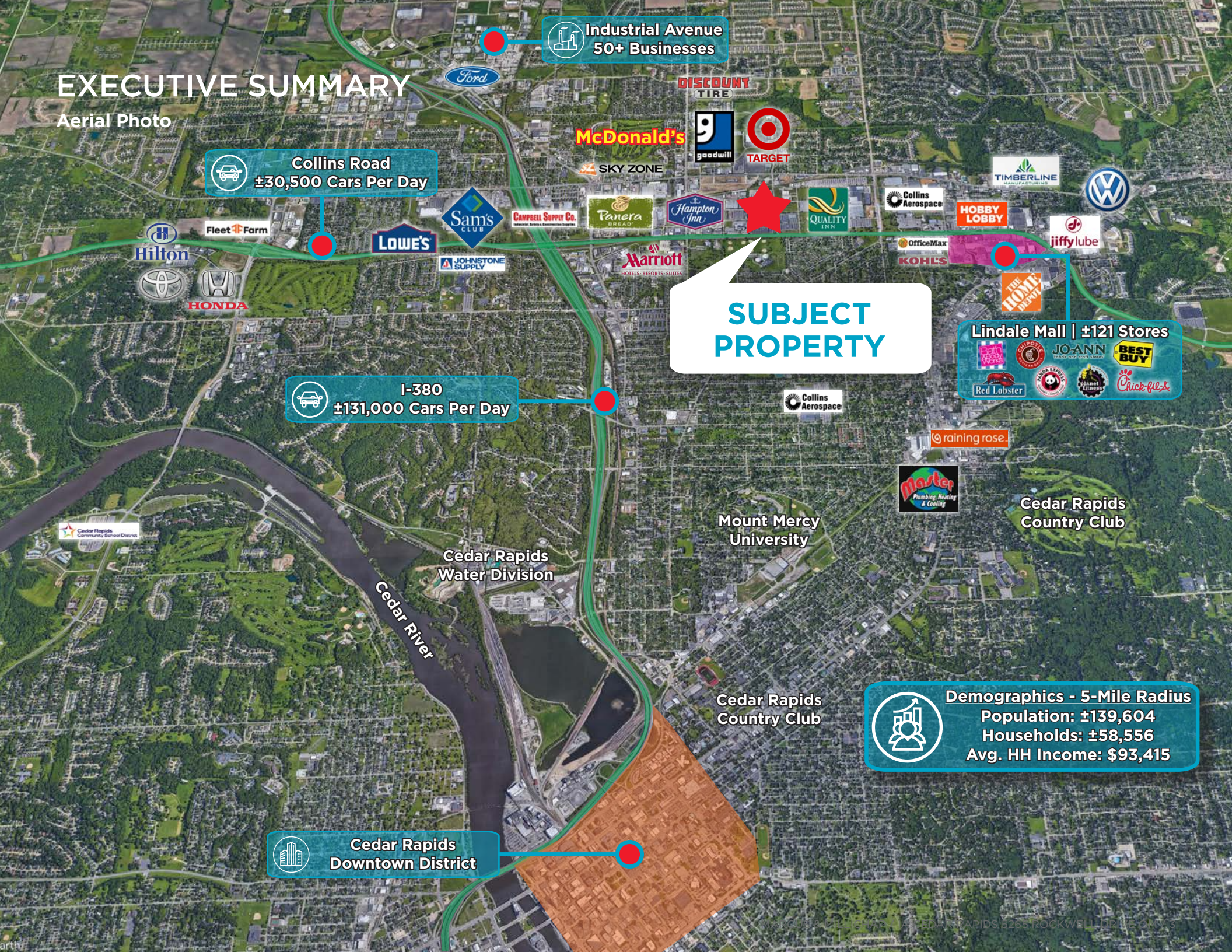
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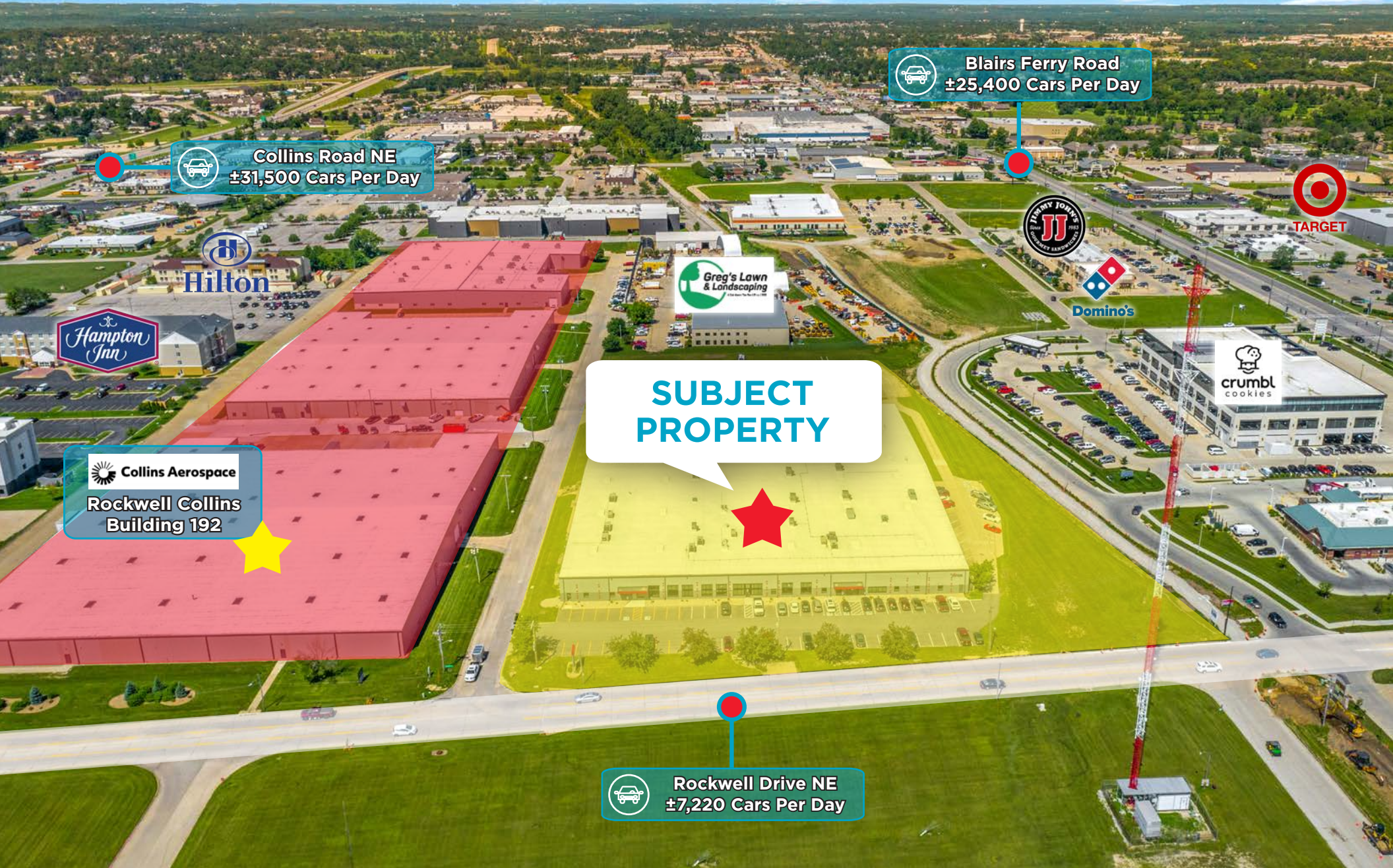
## Aerial Photo





# EXECUTIVE SUMMARY

Close-Up Aerial Photo



Collins Road NE  
±31,500 Cars Per Day

Blairs Ferry Road  
±25,400 Cars Per Day

Collins Aerospace  
Rockwell Collins  
Building 192

SUBJECT  
PROPERTY

Rockwell Drive NE  
±7,220 Cars Per Day



# EXECUTIVE SUMMARY



**Long Term Leases in Place with Established Tenants**



**Recent Roof Replacement Completed in 2020**



**Value Add Potential with Leasing Up of the Vacant Space**

## Industrial Property In Excellent Condition

- ▶ ±100,000 Square Foot Building Situated on 6 Acres of Land
- ▶ 7 Dock-High Doors and 2 Roll-Up Doors
- ▶ **261 Parking Spaces** Provides for Ample Parking Needs
- ▶ All Units have the Flexibility to be Used for **Warehouse or Office** Space Depending on Tenant's Requirements
- ▶ Trapeze Software Group is Owned by Constellation Software Which does **Over \$3 Billion in Revenue**

## Pride Of Ownership Property In Cedar Rapids, IA

- ▶ Dense, Infill Area with Over 132,000 Residents Within 5 Miles
- ▶ **Cedar Rapids is the 2nd Largest City in The State of Iowa with a Population Exceeding 133,000 Residents | The City Has Experienced A 9% Growth in Population Over the Last Decade Alone**
- ▶ Located In the Rapidly Growing City Of Cedar Rapids, IA – 6.84% Projected Population Growth From 2021-2026 Within A 1-Mile Radius of the Subject Property
- ▶ Strong Average Household Income Of **\$94,625 Within a 5-Mile Radius**
- ▶ Cedar Rapids Is Undergoing New Major Developments Including a \$64 Million Mixed-Use Project that will Include Four Commercial Buildings and Nearly 400 Residential Units. This Project Is Expected to Be Completed In December 2024 And Is Expected To Bring “More Housing To A City Where Demand For It Exceeds Supply And More Jobs To A Growing Part Of Town”
- ▶ Construction Also Began In 2020 On A Bae System **\$139 Million Classified Aerospace Defense Facility Located in Cedar Rapids, Iowa**
- ▶ Local Developers Currently Have a Proposed \$71 Million Mixed-Use Development That Will Include Residential Units, Mixed-Use Retail Space, And A Boutique Hotel
- ▶ **The Cedar Rapids-Iowa City “Technology Corridor” is One of The Leading Centers in the Country for the Defense Electronics Industry, the Fastest-Growing Segment of the Metropolitan Area Economy**



# TENANT OVERVIEW

## Constellation Software (Parent Company)

Constellation Software is a leading provider of software and services to a select group of public and private sector markets. Acquiring, managing and building industry specific software businesses which provide specialized, mission-critical software solutions that address the particular needs of their customers.



With over 125,000 customers in over 100 countries and a proven track record of solid growth, the Canada headquartered company is establishing a broad portfolio of software businesses to provide their customers and shareholders with exceptional returns.

Website	<a href="http://www.csisoftware.com">www.csisoftware.com</a> (CNSWF)
Founded	1995
Market Cap (As of July 2022)	\$33.62 Billion
Revenue	\$3.1 Billion USD

Market cap history of Constellation Software from 2006 to 2022



## Trapeze Group

Trapeze Software Inc. is an operating company of Volaris Group, which is an operating group of Constellation Software that is engaged in the development, installation and customization of intelligent transportation systems. Its product offerings include scheduling, route optimization, staffing asset management, and communication systems. The division is headquartered in Mississauga, Ontario, and has offices across Canada and the United States, with operating subsidiaries across North America, Northern Europe, Australia and the United Kingdom.



Website	<a href="http://www.trapezegrup.com">www.trapezegrup.com</a>
Founded	1990
# of Offices # of Employees	40+ Facilities Across 4 Countries 916+ Employees
Square Feet	66,000 SF



Innovation



Customer Success



Social Responsibility



Integrity



People



Excellence

# FINANCIAL ANALYSIS

## Offering Summary

Property Name	Value-Add Cedar Rapids Industrial
Property Address	5265 Rockwell Drive Northeast Cedar Rapids, IA 52402
Assessor's Parcel Number	14-03-2-05-001-0-000
Current Occupancy	88%
Year Built	1979
Gross Leasable Area (GLA)	±100,240 Square Feet
Lot Size	±6.00 Acres (±261,360 Square Feet)

## Pricing

Price	\$8,250,000
Cap Rate	9.36% Current   11.12% Pro Forma
Price Per Square Foot	\$82.30

## Proposed Financing Information

Down Payment	35% / \$2,887,500
LTV/Loan Amount	65% / \$5,362,500
Interest Rate	5.25%
Amortization	30 Years
Term	10 Years
Program	Fixed for 5 Years

\*Proposed financing terms are time sensitive and subject to change. Please contact Agents for more details.

## Annualized Operating Data

	Current	Pro Forma
Gross Potential Rent	\$797,384	\$917,016
Expense Reimbursements	\$187,832	\$227,007
Gross Potential Income	\$985,215	\$1,144,023
Effective Gross Income	\$985,215	\$1,144,023
Total Expenses	(\$213,376)	(\$227,007)
<b>Net Operating Income</b>	<b>\$771,840</b>	<b>\$917,016</b>
Debt Service	(\$355,343)	(\$355,343)
Net Cash Flow After Debt Service	\$416,497	\$561,673
Debt Coverage Ratio	2.17	2.58
Year 1 Principal Paydown	\$75,614	\$75,614
<b>Total Return (\$/%)</b>	<b>\$492,111 / 14.42%</b>	<b>\$637,287 / 19.45%</b>

## Expenses

	Current	Pro Forma
Property Tax	\$150,360	\$150,360
Insurance	\$10,024	\$10,024
CAM	\$29,070	\$29,942
Property Management (3% GPR)	\$23,922	\$36,681
<b>Total Expenses</b>	<b>\$213,376</b>	<b>\$227,007</b>
Expenses/SF	\$2.13	\$2.26

# FINANCIAL ANALYSIS

## Rent Roll

Suite	Tenant Name	GLA	Percent of GLA	Expires	Annual Rent	PF Annual Rent	Rent Per SF	Increases	Lease Type	Options/ Comments
1	Trapeze Software Group	66,000	65.84%	2/28/2029	\$680,460.00	\$681,120.00	\$10.31	\$0.15/SF Annual	NNN	One, Five Year*
2	Gazette Communications	17,240	17.20%	3/31/2025	\$92,923.56	\$93,096.00	\$5.39	CPI at Option	NNN	One, Three Year
3	Seller Leaseback**	5,000	4.99%	3/31/2025	\$24,000.00	\$42,000.00	\$4.80	None	NNN	None
4	Vacant	12,000	11.97%	1/1/1900	\$0.00	\$100,800.00	\$0.00	N/A	N/A	N/A
# of Tenants: 4	Total Available: Total Occupied:	12,000 SF 100,240 SF			\$797,383.56			Average Annual: \$6.83/SF		

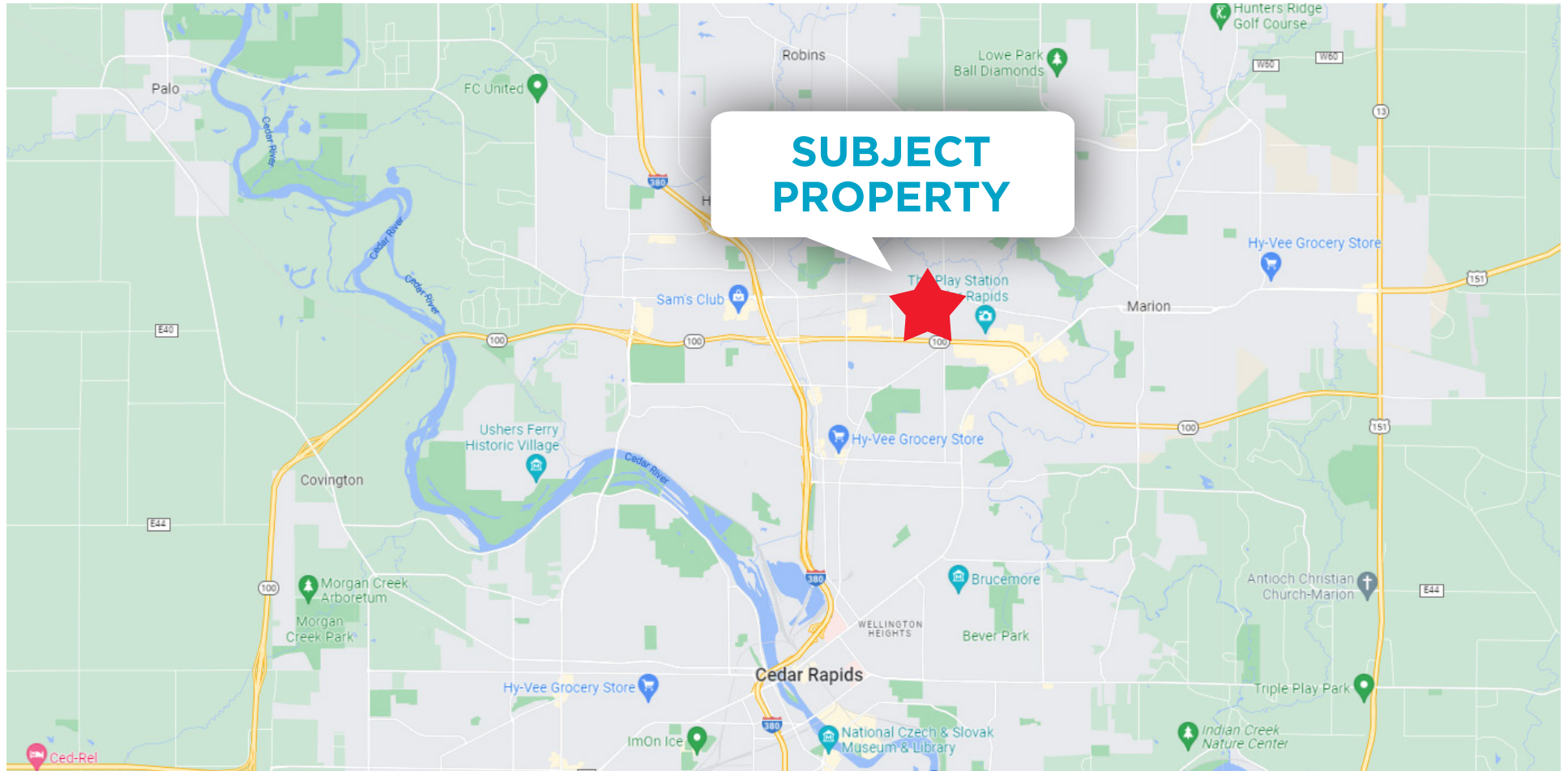
\*Option Rent is \$7.25/SF

\*\*Seller will vacate this space upon request from landlord. Please contact Agents for more details.



# MARKET OVERVIEW

## Regional Map



**±30,500**

CARS PER DAY ON COLINS ROAD



**±10 MILES**

TO EASTERN IOWA AIRPORT (CID)



**±4 MILES**

TO DOWNTOWN CEDAR RAPIDS



**±131,000**

CARS PER DAY ON I-380



# MARKET OVERVIEW

## The City Of Cedar Rapids, IA

Cedar Rapids is a vibrant city, encompassing unique attractions, exciting events, specialty shopping, a dynamic art scene, and a large variety of restaurant and nightlife options. You'll find that Cedar Rapids offers one of the best places to live, work and play in the Midwest.

Every year the Cedar Rapids community experiences the wonders of changing seasons in our Midwestern landscape. Some say that taking the time to appreciate everyday beauty extends life, almost like an extra season is added to every year. Cedar Rapids offers a unique balance of big city amenities without all the typical hassles and headaches that come with a large city. This extra time afforded to our residents and visitors is why Cedar Rapids is known as "The City of Five Seasons." This fifth season affords us time to enjoy all other seasons and to enjoy life.

### As the second-largest city in the state, Cedar Rapids is

- ▶ The largest corn-processing city in the world
- ▶ One of the leading manufacturing regions in the United States
- ▶ One of the leading bio-processing and food ingredient centers in North America

According to the US Census Bureau, 126,326 people live in Cedar Rapids. The population of the Cedar Rapids, Iowa Metropolitan Statistical Area (MSA), representing three counties, is 256,324 people. That's more than 8 percent growth since 2000.

Cedar Rapids is home to almost 300 different manufacturing plants and two dozen Fortune 500 companies, including Collins Aerospace, AEGON, General Mills, Cargill, Penford, Quaker Oats, Archer Daniels Midland, and Nordstrom.



Downtown Cedar Rapids, IA



Cedar Rapids Museum of Art



Cedar Rapids, IA Waterfront

MARCOUS L. LEIGHARDT, IA CEDAR RAPIDS 3265 ROCKWELL DRIVE 51010



# MARKET OVERVIEW

## Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2026 Population	7,088	70,801	144,294
2021 Population	7,041	68,830	139,604
2010 Population	6,700	64,585	129,762
2000 Population	5,174	59,411	122,558

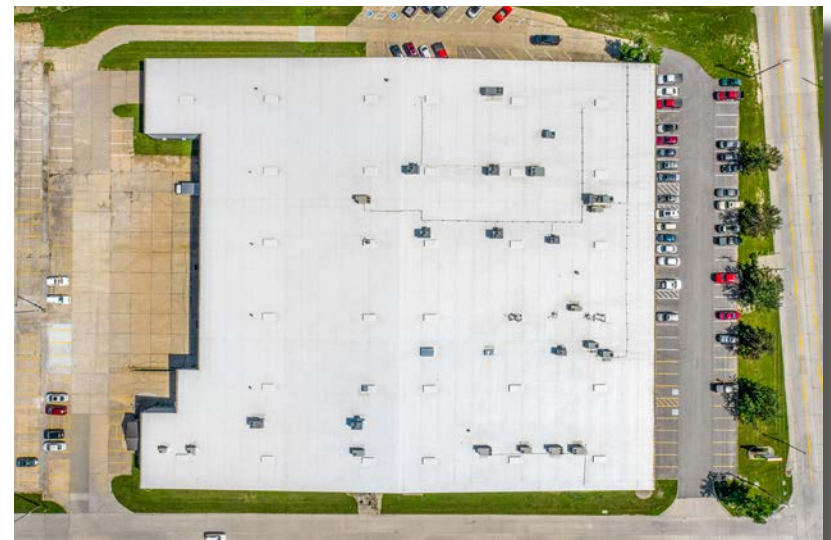
Households	1-Mile	3-Miles	5-Miles
2026 Households	3,302	31,121	60,937
2021 Households	3,204	30,097	58,556
2010 Households	2,994	27,916	53,659
2000 Households	2,116	25,231	49,851
2026 Owner Occupied Housing	52.1%	70.5%	72.7%
2026 Rent Occupied Housing	47.9%	29.5%	27.3%
2021 Owner Occupied Housing	52.0%	70.1%	72.5%
2021 Renter Occupied Housing	48.0%	29.9%	27.5%
2010 Owner Occupied Housing	52.0%	68.8%	72.0%
2010 Renter Occupied Housing	48.1%	31.2%	28.0%

Income	1-Mile	3-Miles	5-Miles
\$ 0 - \$ 14,999	6.7%	6.6%	7.0%
\$ 15,000 - \$24,999	7.1%	7.7%	7.7%
\$ 25,000 - \$34,999	8.0%	8.4%	8.3%
\$ 35,000 - \$49,999	13.3%	13.0%	11.9%
\$ 50,000 - \$74,999	21.5%	19.3%	18.5%
\$ 75,000 - \$99,999	16.1%	14.4%	15.5%
\$100,000 - \$124,999	13.1%	11.2%	11.4%
\$125,000 - \$149,999	5.5%	6.4%	6.7%
\$150,000 - \$200,000	5.7%	6.8%	6.7%
\$200,000 to \$249,999	1.3%	2.5%	2.7%
\$250,000 +	1.7%	3.6%	3.5%
2021 Median Household Income	\$66,919	\$67,973	\$70,053
2021 Average Household Income	\$80,008	\$92,675	\$93,415



**\$93,415**

2021 AVERAGE HOUSEHOLD INCOME  
(5-MILE RADIUS)





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