



# For Sale

**Excellent investment opportunity in one of the fastest growing cities in the United States**

Built in 2018, this 8-unit townhome development offers an asset with market-rate rents and 100% occupancy. The project was developed by Happe Homes which was voted "Best Home Builder" by the Des Moines Register's Metro's Best in 2018.

This townhome development consists of:

- 4: three bedrooms, two and a half bathrooms
- 4: two bedrooms, two and a half bathrooms
- Double garage for each unit
- Adjacent access to the High Trestle Trail

- Asking Price: \$1,450,000
- Annual NOI: \$97,848
- Cap Rate: 6.75%

To view the full Offering Memorandum, contact broker.

2720-2732 NW Casey Jones Ln  
2717-2729 NW Lois Ln  
Ankeny, IA

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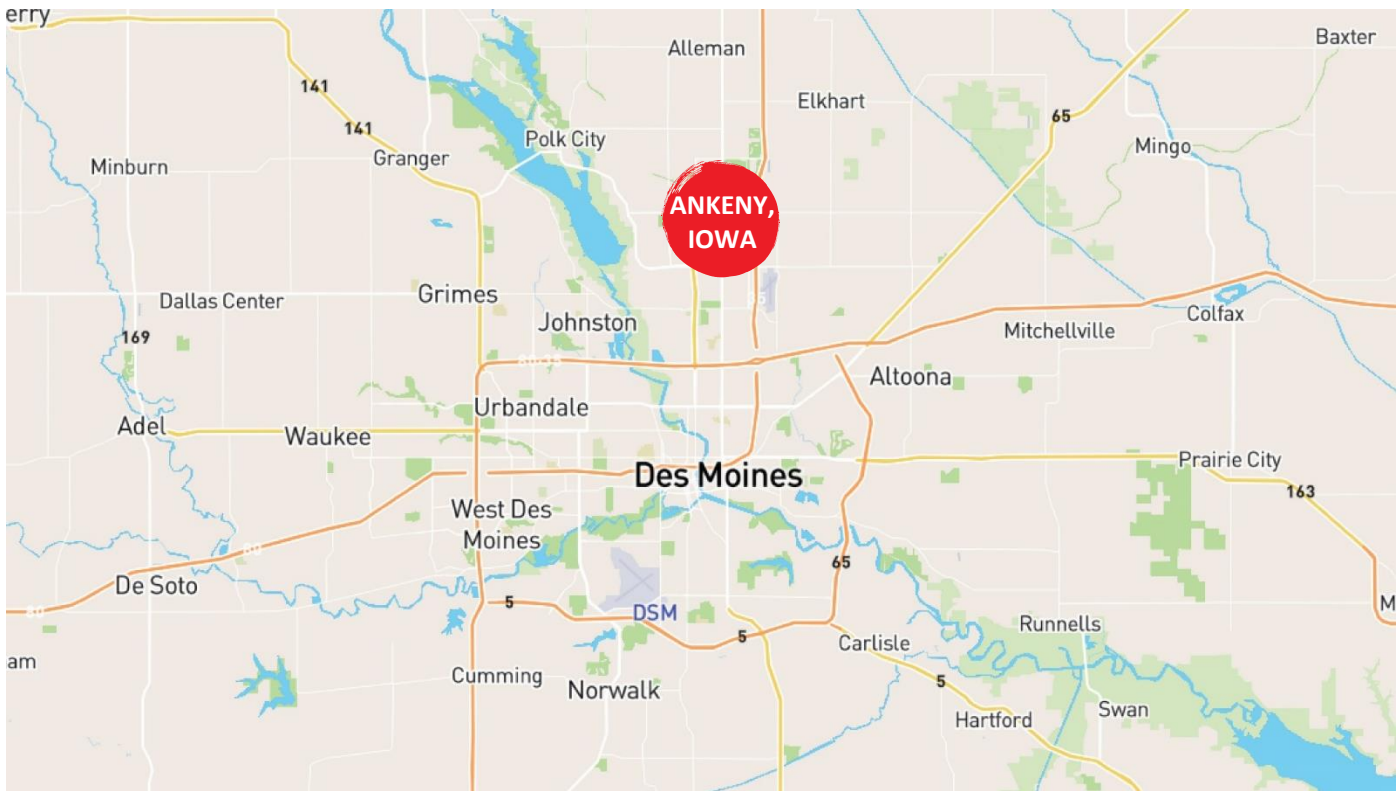
[meredith.young@am.jll.com](mailto:meredith.young@am.jll.com)

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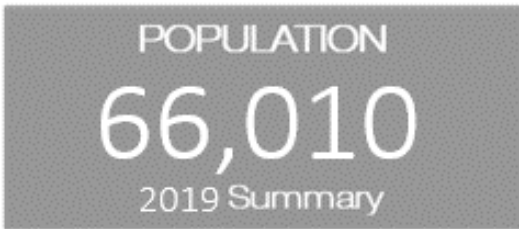
[jll.com/des-moines](http://jll.com/des-moines)



## Location



Ankeny 2040: projected to reach 130,000 residents



**5,288**  
new residential units  
built between 2015- 2019  
(multi-family, duplex, single family)



**149**  
new commercial buildings  
permitted 2015- 2019  
(new building, addition/alteration)