



Residence on 11th

24 Units | Built 1973

901 South 11th Street, Marion, Iowa 52402

Confidential Offering Memorandum

*Listing agent is related to seller

The Offering

JLL is thrilled to present Residence on 11th, a legacy asset with a total of 24 units. Bought more than 20 years ago, the property has been carefully managed through multiple real estate cycles.

Located minutes from Uptown Marion and blocks from Hwy 100, this community gives easy access to both the retail and business hub of the Lindale Mall, home of the new Dick's House of Sports and the Collins Avionics Cedar Rapids Campus.

Throughout Highs ownership, the property has consistently performed as a stable, well-maintained community and a dependable contributor to portfolio cash flow. Residence on 11th have benefited from disciplined management, responsible capital improvements, and a focus on tenant quality and retention. The property has earned a reputation as a desirable, well-cared-for community within its market — a reflection of our commitment to supporting standards that protect both residents and investor value.

Residence on 11th presents an attractive opportunity for a qualified buyer looking for a stable, established asset with a long record of ownership continuity. The property is well-positioned for continued steady performance and offers the potential for incremental operational upside under focused local ownership.



Property Information

Site Description

Address	901 S. 11th Street, Marion, Iowa 52402
County	Linn County
Years Built	1973
No. Buildings	2
Units	24
Unit SF	850
Parking	39 Stalls
Laundry	Building

Mechanical

Wiring	Copper
HVAC	EBH - Wall A/C
Hot Water	Electric Water Heater
Plumbing	Copper



Construction

Style	2-Story 12-plex
Exterior	Vinyl & Stone
Structure	Concrete Footing- Wood Frame

Property Information

Utilities

Utility	Provider	Metering	Paid By	Billing
Electricity	Alliant Energy	Individual	Tenant	Direct
Water/Sewer	Marion Municipal Water Dept.	Building	Tenant	Building
Gas	N/A	N/A	N/A	N/A
Trash	ABC Disposal	N/A	Tenant	Property
Cable/Internet	MediaCom or ImOn	N/A	Tenant	Direct

Resident Charges

Resident Charges	Amount	Frequency
Pet Rent	\$20.00 per pet	Monthly
Water	\$20.00	Monthly
Trash	\$11.00	Monthly

Property Taxes

Number of Parcels	1
Parcel Tax Number	15063-60007-00000
2025 Property Tax Assessment	\$1,399,900



Thank you

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