



# Kimberly Square

16 Units | Built 1978

3525 - 3545 E Avenue NW Cedar Rapids, IA 52405

Confidential Offering Memorandum

\*Listing agent is related to seller

# The Offering

JLL is thrilled to present Kimberly Square, a combination of 2 buildings with a total of 16 units. Acquired more than 20 years ago, the property has been owned and carefully managed through multiple real estate cycles. Throughout that time, it has consistently performed as a stable, well-maintained community and a dependable contributor to portfolio cash flow.

Under High Properties' long-term stewardship, Kimberly Square has 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 High Properties' commitment to maintaining standards that protect both residents and investor value.

Kimberly Square presents an attractive opportunity for a qualified buyer seeking a stable, established asset with a long track 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	3525 - 3545 E Avenue NW Cedar Rapids, IA 52405	
County	Linn County	
Years Built	1978	
No. Buildings	3	
Units	16	
Unit SF	900	
Parking	40 Stalls	(32 Surface parking ; 8 rentable garage stalls)
Laundry	In-Unit	

## Mechanical

Wiring	Copper
HVAC	FHA/AC
Hot Water	Electric Water Heater
Plumbing	Copper



## Construction

Style	2-Story 4/6 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	City of Cedar Rapids	Building	Tenant	Building
Gas	MidAmerican	Individual	Tenant	Direct
Trash	ABC Disposals	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
Garage Rent	\$45.00	Monthly
Water	\$40.00	Monthly
Trash	\$15.00	Monthly

## Property Taxes

Number of Parcels	1
Parcel Tax Number	13251-01032-00000
2025 Property Tax Assessmentt	\$1,177,200



# Thank you

Michael Minard, CCIM  
Senior Vice President  
+1 563 508 4649  
michael.minard@jll.com

Jack High  
Associate  
+1 319 899 9992  
jack.high@jll.com

