

Rikita Jain

REALTOR® | Licensed in Iowa (#S73931000)

SKOGMAN REALTY

Direct: 319-412-7104

Email: rikitajain@skogman.com

Web: rikitajain.skogman.com

Office: 417 1st Ave SE, Cedar Rapids, IA 52401-1

"Real Estate Made Easier with Rikita Jain: Calm Guidance, Clear Decisions"

PROPERTY OPERATIONAL & UTILITY OVERVIEW

Prepared for Prospective Buyers and Cooperating Brokers

Location: 1700 Naoma Dr SW, Cedar Rapids, IA 52404

Zoning: T-IM (Traditional Industrial Mixed Use)

Parcel Number: 13352-02008-00000

MLS Listing #: 2604069

1. ESTIMATED MONTHLY OPERATING EXPENSES

EXPENSE TYPE	SERVICE PROVIDER	MONTHLY COST	OPERATIONAL DETAILS
Electricity	Alliant Energy	\$250.00	Metered separately; commercial grade service panels.
Natural Gas	Mid-American	\$140.00	Heats core assembly area and community wing.
Lawn Care	Culver's	\$180.00	Professional seasonal mowing and grounds landscaping.
Snow Removal	Private Contractor	\$120.00	Maintains clearance across the 45 paved parking spaces.
Waste Disposal	Commercial Provider	\$84.00	Weekly scheduled dumpster collection.
Internet / Comms	US Cellular	\$40.00	Dedicated data line for system monitors and smart hubs.
Building Security	SimpliSafe	\$35.00	Cellular monitoring hub. Programmed automated arming.
Water & Sewer	City of Cedar Rapids	Vies/Incl.	Municipal city water and public sewer connections active.
Property Taxes	Linn County / City	Exempt (\$0)	Currently 100% tax-exempt under 501(c)(3) guidelines.

2. MECHANICAL SYSTEMS & CAPITAL STATUS

ASSET COMPONENT	CONTRACTOR / GRADE	DATE / AGE	MAINTENANCE PARAMETERS
Roof Assembly	PPC Roofing	11 / 2020	Complete structural tear-off and replacement. Clean title.

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HVAC Infrastructure	The Waldinger Corp.	Core / 1977	Maintained on a strict professional quarterly contract (\$321/qtr).
Range	High-Capacity Grade	12 / 2024	Installed brand new in community kitchen addition.
Kitchen Water Heater	Commercial Grade	03 / 2026	Brand new dedicated water line replacement completed recently.

3. ADDITIONAL BUILDING INFORMATION

Known Defects or Deferred Maintenance:	Heating in Kitchen area not fully efficient.
Past Water Intrusion Issues:	None.
Foundation Issues:	None.
Environmental Concerns Known to Seller:	None.
Alarm/Security Access Instructions:	6 PM to 7 AM the security system armed, and required to call if needs showing in this time period.

Important Notice for Inquiring Parties: Information provided herein has been gathered from institutional seller questionnaires, property records, and secondary service invoices deemed completely reliable but is not guaranteed by the listing brokerage or its affiliates. Prospective buyers must independently verify intended infrastructure allocations, future property tax reassessment profiles post-exempt status changes, and zoning compatibility for intended adaptive reuse formats.