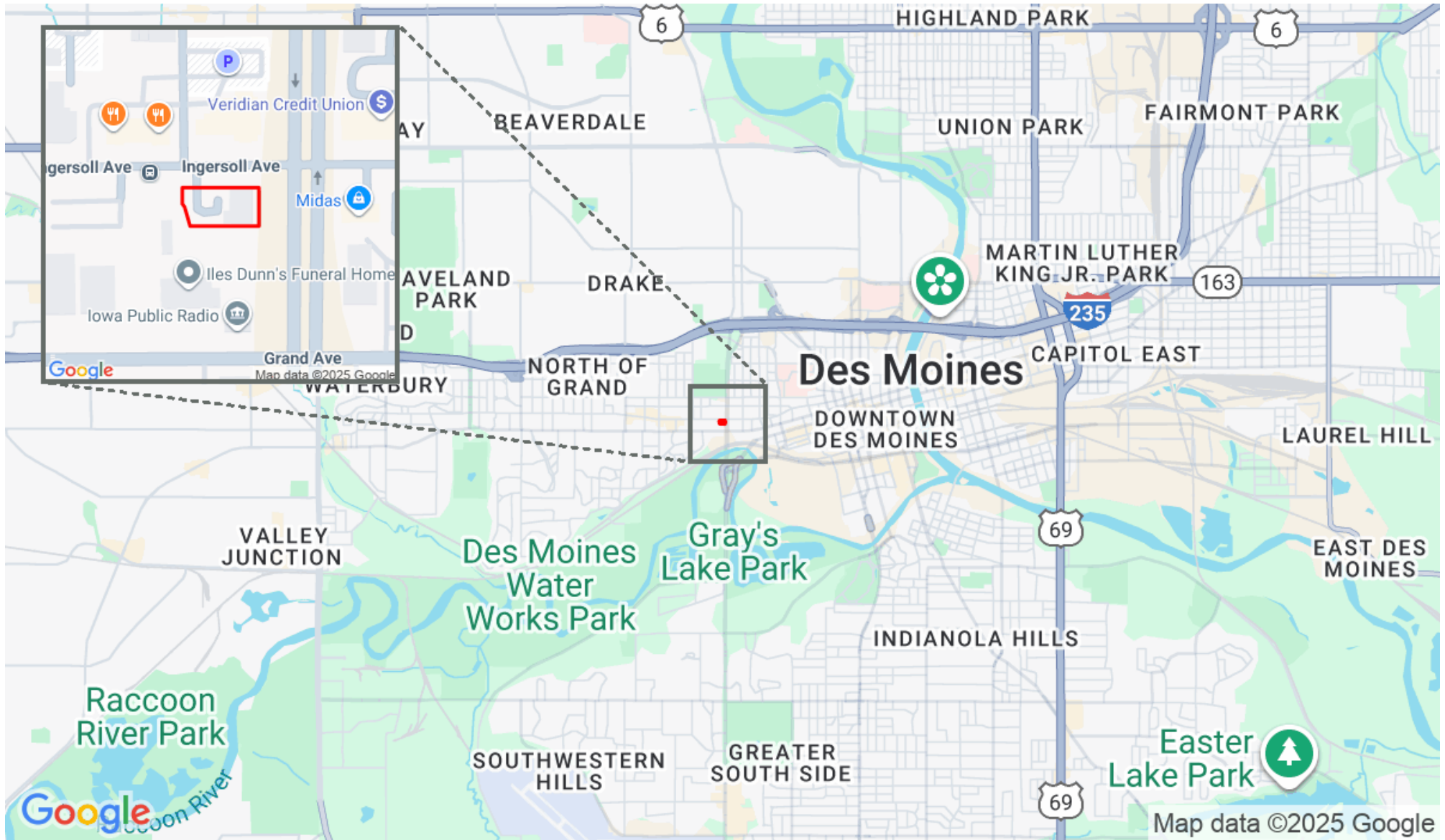


2120 Ingersoll Ave



Denny Elwell Company

2401 SE Tones Dr, Suite 17 Ankeny, IA 50021 | 515-964-1587



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dgill@dennyelwellcompany.com
515-238-5793

MOODY'S ANALYTICS | Catylist

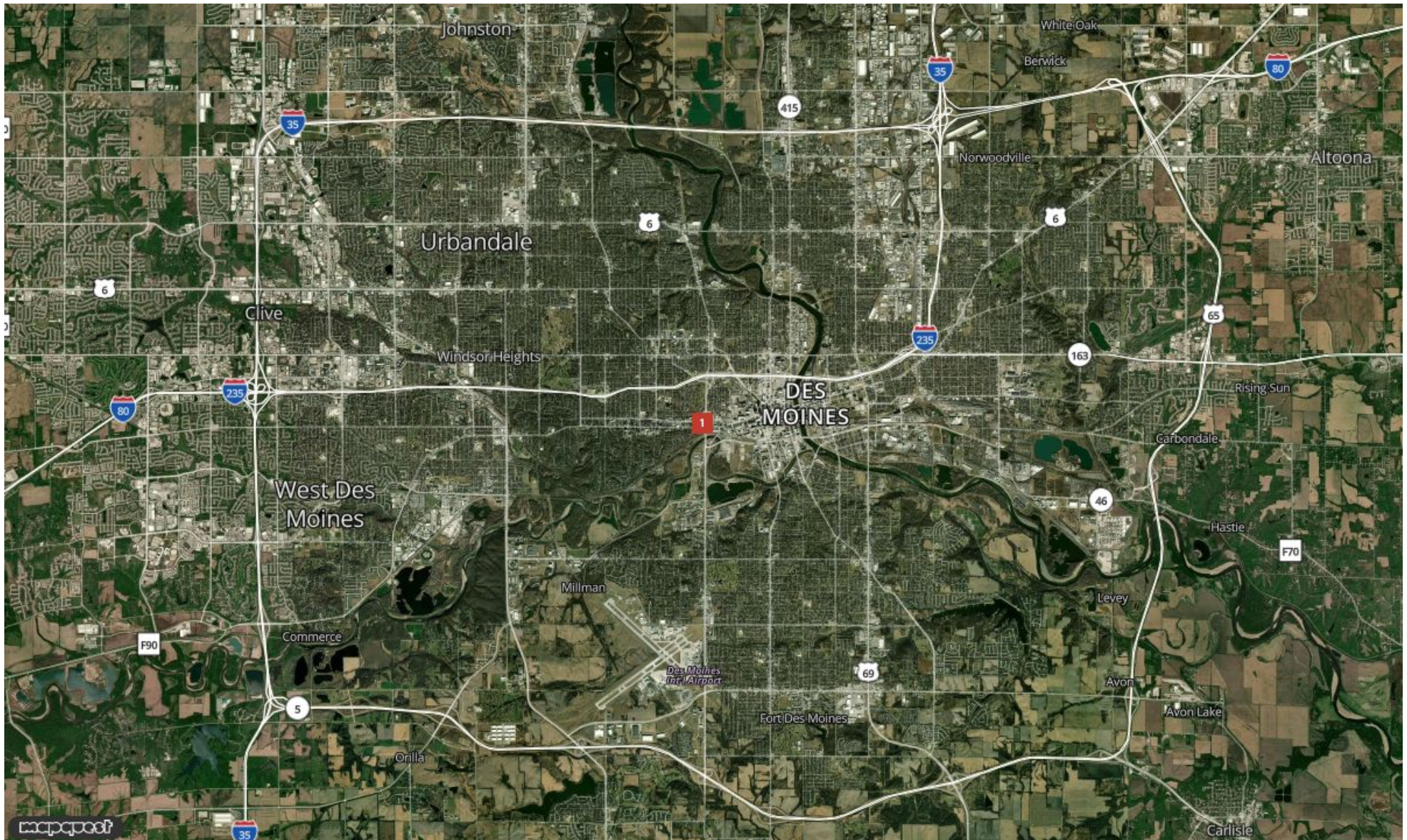
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Report for 2120 Ingersoll Ave, ...



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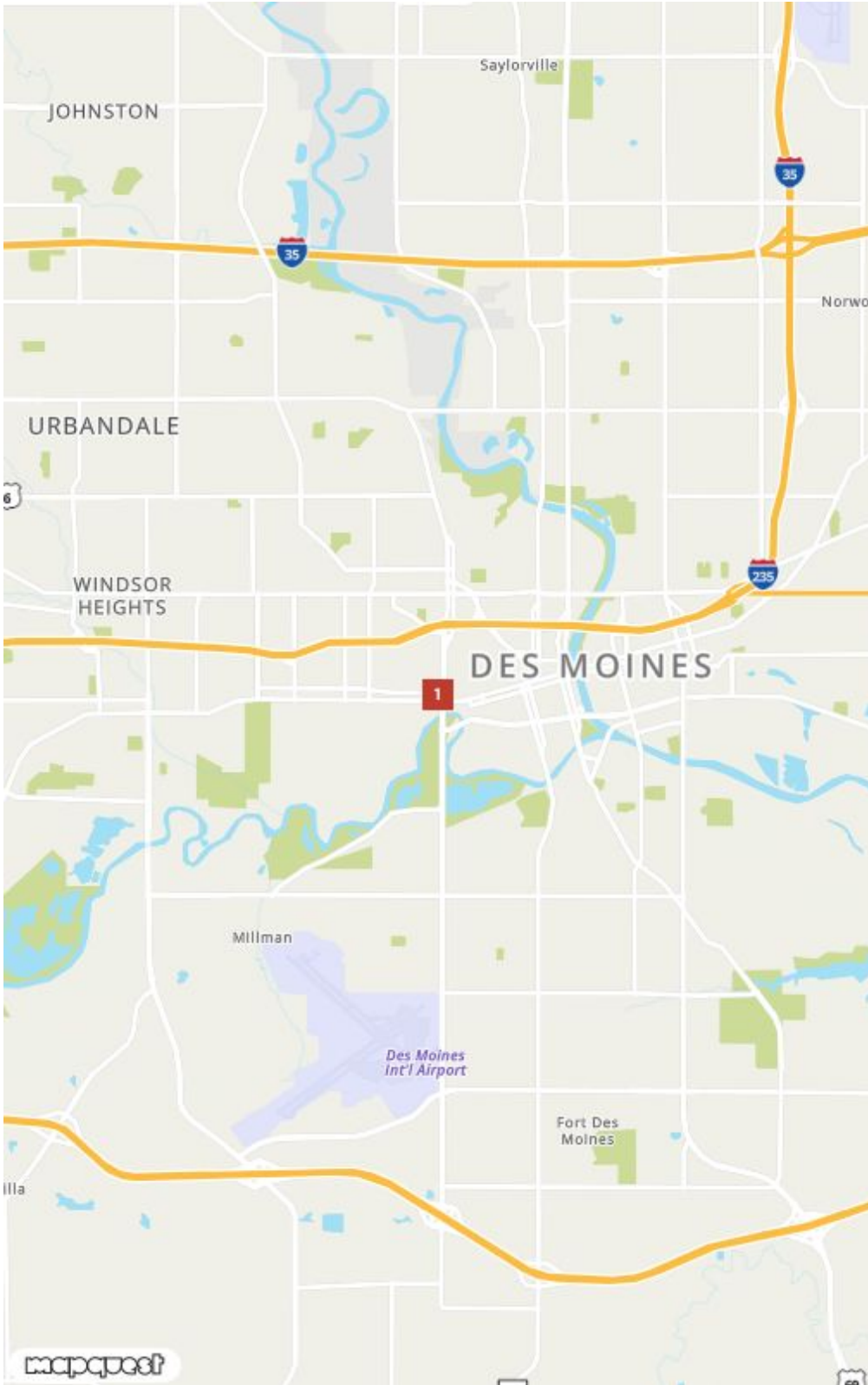
MOODY'S

Report for 2120 Ingersoll Ave, ...



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1



2120 Ingersoll Ave
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MOODY'S

2120 Ingersoll Ave



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2120 Ingersoll Ave

2120 Ingersoll Ave
Des Moines, IA 50312



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MOODY'S
ANALYTICS

Catylist

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2120 Ingersoll Ave

1

2120 Ingersoll Ave
Des Moines, IA 50312

Owner ALLEN, EDWIN

Buyer

Class

Building Size 5,496 SF

Year Built 2021



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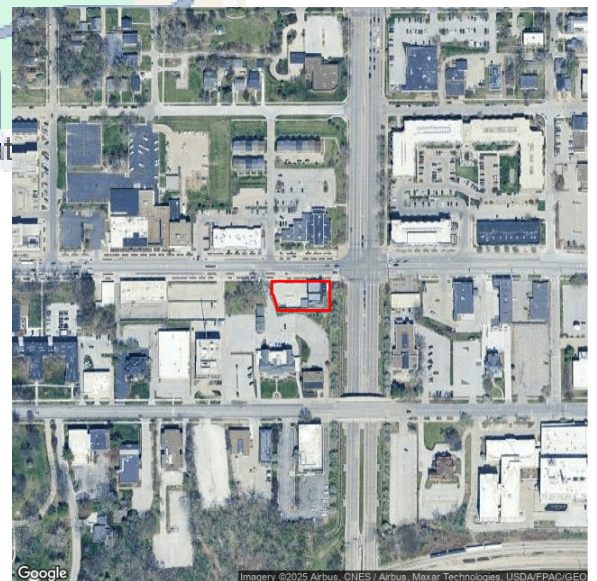
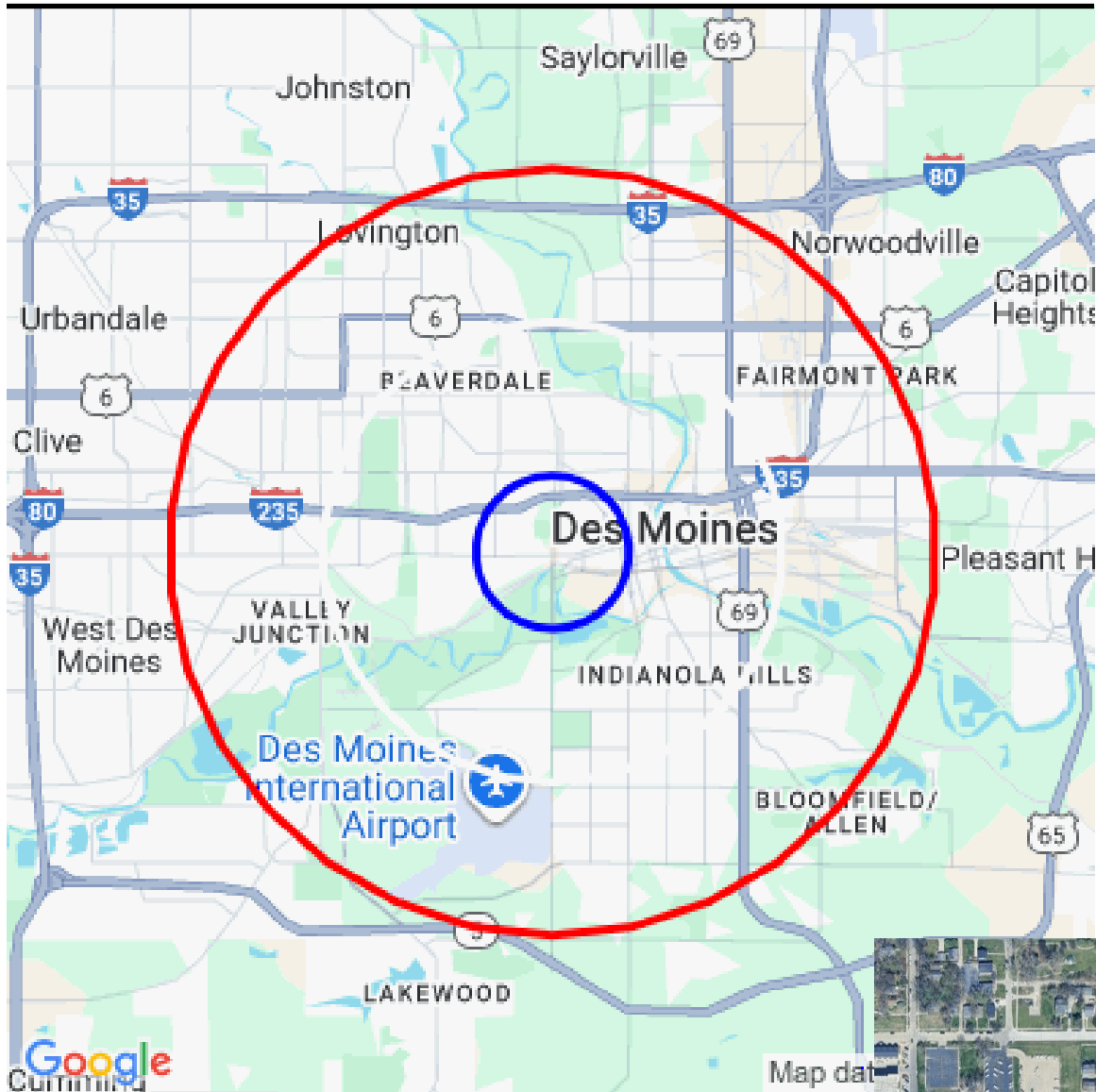
| Address | Status | Floor/Suite | Land | Building SF | Available SF | Price |
|----------------------|-------------------|-------------|------------|-------------|--------------|-------|
| 1 2120 Ingersoll Ave | Retail Off-Market | | 0.39 Acres | 5,496 SF | | |



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Demographic Report

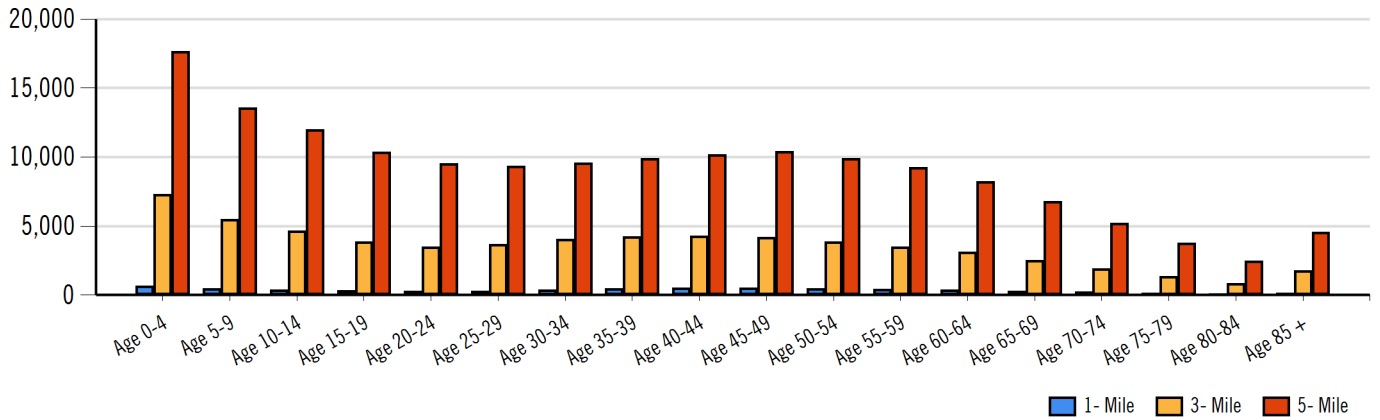


2120 Ingersoll Ave

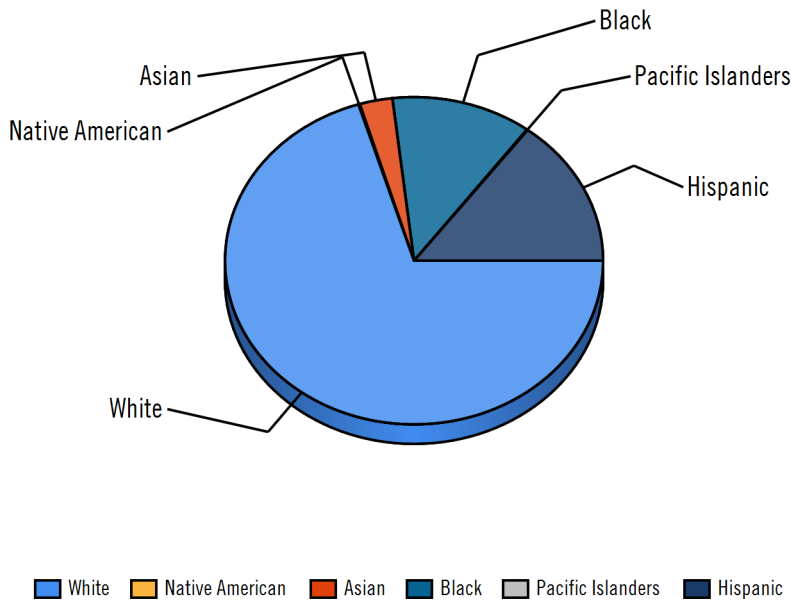
Population

| Distance | Male | Female | Total |
|----------|--------|--------|---------|
| 1- Mile | 3,495 | 3,253 | 6,748 |
| 3- Mile | 31,835 | 32,423 | 64,258 |
| 5- Mile | 80,157 | 82,878 | 163,035 |

Population by Distance and Age (2020)



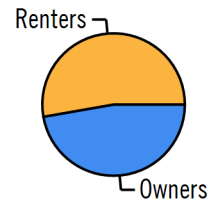
Ethnicity within 5 miles



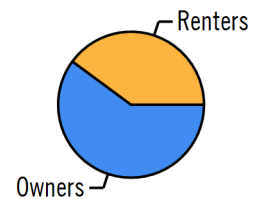
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

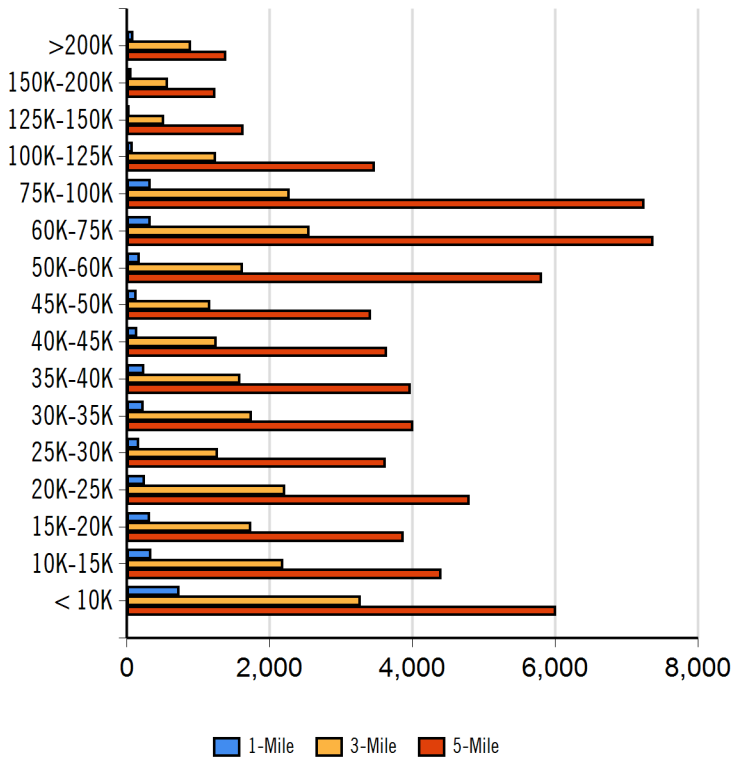
| Distance | Employed | Unemployed | Unemployment Rate |
|----------|----------|------------|-------------------|
| 1-Mile | 3,622 | 110 | 1.60 % |
| 3-Mile | 30,852 | 1,367 | 3.69 % |
| 5-Mile | 79,098 | 3,312 | 3.66 % |



Labor & Income

| | Agriculture | Mining | Construction | Manufacturing | Wholesale | Retail | Transportation | Information | Professional | Utility | Hospitality | Pub-Admin | Other |
|--------|-------------|--------|--------------|---------------|-----------|--------|----------------|-------------|--------------|---------|-------------|-----------|-------|
| 1-Mile | 15 | 3 | 233 | 267 | 75 | 348 | 107 | 171 | 468 | 523 | 574 | 79 | 251 |
| 3-Mile | 251 | 61 | 1,649 | 2,878 | 622 | 2,952 | 817 | 987 | 3,309 | 6,793 | 3,541 | 1,216 | 1,934 |
| 5-Mile | 536 | 117 | 5,191 | 7,160 | 2,255 | 8,411 | 2,898 | 2,580 | 7,169 | 15,726 | 8,370 | 3,263 | 5,374 |

Household Income



| Radius | Median Household Income |
|--------|-------------------------|
| 1-Mile | \$37,696.73 |
| 3-Mile | \$44,609.07 |
| 5-Mile | \$46,179.37 |

| Radius | Average Household Income |
|--------|--------------------------|
| 1-Mile | \$47,999.91 |
| 3-Mile | \$53,676.75 |
| 5-Mile | \$53,903.69 |

| Radius | Aggregate Household Income |
|--------|----------------------------|
| 1-Mile | \$153,993,772.02 |
| 3-Mile | \$1,374,930,311.06 |
| 5-Mile | \$3,579,464,189.17 |

Education

| | 1-Mile | 3-mile | 5-mile |
|------------------|--------|--------|--------|
| Pop > 25 | 4,568 | 39,442 | 99,841 |
| High School Grad | 1,155 | 10,061 | 30,093 |
| Some College | 782 | 8,189 | 21,780 |
| Associates | 214 | 2,208 | 6,005 |
| Bachelors | 1,164 | 7,687 | 18,025 |
| Masters | 339 | 2,403 | 4,698 |
| Prof. Degree | 161 | 1,242 | 2,421 |
| Doctorate | 63 | 464 | 868 |

Tapestry

| | 1-Mile | 3-mile | 5-mile |
|-----------------------------|--------|--------|--------|
| Vacant Ready For Rent | 66 % | 77 % | 72 % |
| Teen's | 45 % | 82 % | 88 % |
| Expensive Homes | 0 % | 0 % | 1 % |
| Mobile Homes | 0 % | 2 % | 12 % |
| New Homes | 11 % | 18 % | 13 % |
| New Households | 109 % | 111 % | 93 % |
| Military Households | 9 % | 13 % | 12 % |
| Households with 4+ Cars | 14 % | 66 % | 78 % |
| Public Transportation Users | 68 % | 89 % | 58 % |
| Young Wealthy Households | 183 % | 55 % | 36 % |

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

| | 1-Mile | % | 3-Mile | % | 5-Mile | % |
|---------------------------------|-------------|---------|---------------|---------|---------------|---------|
| Total Expenditures | 141,872,744 | | 1,097,162,350 | | 2,823,011,961 | |
| Average annual household | 40,869 | | 42,491 | | 42,659 | |
| Food | 5,492 | 13.44 % | 5,655 | 13.31 % | 5,641 | 13.22 % |
| Food at home | 3,700 | | 3,790 | | 3,788 | |
| Cereals and bakery products | 524 | | 537 | | 537 | |
| Cereals and cereal products | 188 | | 192 | | 192 | |
| Bakery products | 336 | | 344 | | 344 | |
| Meats poultry fish and eggs | 756 | | 772 | | 765 | |
| Beef | 175 | | 178 | | 177 | |
| Pork | 133 | | 139 | | 140 | |
| Poultry | 145 | | 147 | | 145 | |
| Fish and seafood | 122 | | 124 | | 121 | |
| Eggs | 61 | | 63 | | 63 | |
| Dairy products | 371 | | 376 | | 374 | |
| Fruits and vegetables | 738 | | 760 | | 762 | |
| Fresh fruits | 107 | | 111 | | 112 | |
| Processed vegetables | 145 | | 149 | | 150 | |
| Sugar and other sweets | 135 | | 139 | | 139 | |
| Fats and oils | 116 | | 120 | | 120 | |
| Miscellaneous foods | 695 | | 714 | | 715 | |
| Nonalcoholic beverages | 322 | | 330 | | 330 | |
| Food away from home | 1,792 | | 1,864 | | 1,852 | |
| Alcoholic beverages | 274 | | 288 | | 290 | |
| Housing | 15,317 | 37.48 % | 15,796 | 37.17 % | 15,847 | 37.15 % |
| Shelter | 9,258 | | 9,527 | | 9,548 | |
| Owned dwellings | 4,990 | | 5,316 | | 5,420 | |
| Mortgage interest and charges | 2,455 | | 2,616 | | 2,673 | |
| Property taxes | 1,660 | | 1,776 | | 1,806 | |
| Maintenance repairs | 873 | | 922 | | 939 | |
| Rented dwellings | 3,597 | | 3,525 | | 3,461 | |
| Other lodging | 670 | | 686 | | 666 | |
| Utilities fuels | 3,682 | | 3,816 | | 3,860 | |
| Natural gas | 333 | | 347 | | 350 | |
| Electricity | 1,520 | | 1,561 | | 1,571 | |
| Fuel oil | 137 | | 141 | | 144 | |
| Telephone services | 1,126 | | 1,176 | | 1,197 | |
| Water and other public services | 564 | | 588 | | 596 | |
| Household operations | 977 | 2.39 % | 1,023 | 2.41 % | 1,025 | 2.40 % |
| Personal services | 266 | | 280 | | 278 | |
| Other household expenses | 711 | | 743 | | 747 | |
| Housekeeping supplies | 520 | | 534 | | 527 | |
| Laundry and cleaning supplies | 147 | | 149 | | 147 | |
| Other household products | 291 | | 304 | | 302 | |
| Postage and stationery | 81 | | 80 | | 77 | |
| Household furnishings | 879 | | 893 | | 885 | |
| Household textiles | 70 | | 68 | | 66 | |
| Furniture | 192 | | 186 | | 177 | |
| Floor coverings | 20 | | 21 | | 21 | |
| Major appliances | 119 | | 126 | | 135 | |
| Small appliances | 80 | | 81 | | 78 | |
| Miscellaneous | 396 | | 408 | | 407 | |
| Apparel and services | 1,149 | 2.81 % | 1,156 | 2.72 % | 1,119 | 2.62 % |
| Men and boys | 208 | | 210 | | 202 | |
| Men 16 and over | 166 | | 171 | | 166 | |
| Boys 2 to 15 | 42 | | 39 | | 35 | |
| Women and girls | 432 | | 428 | | 416 | |



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| | | | |
|----------------------|-----|--|-----|
| Denny Elwell Company | | 2401 SE Tones Dr, Suite 17 Ankeny, IA 50021 515-964-1587 | |
| Women 16 and over | 362 | 357 | 345 |
| Girls 2 to 15 | 70 | 70 | 71 |
| Children under 2 | 90 | 88 | 86 |

Expenditures (Continued)

| | 1-Mile | % | 3-Mile | % | 5-Mile | % |
|-----------------------------------|-------------|---------|---------------|---------|---------------|---------|
| Total Expenditures | 141,872,744 | | 1,097,162,350 | | 2,823,011,961 | |
| Average annual household | 40,869 | | 42,491 | | 42,659 | |
| Transportation | 5,522 | 13.51 % | 5,808 | 13.67 % | 5,887 | 13.80 % |
| Vehicle purchases | 1,221 | | 1,277 | | 1,295 | |
| Cars and trucks new | 591 | | 637 | | 659 | |
| Cars and trucks used | 599 | | 608 | | 600 | |
| Gasoline and motor oil | 1,841 | | 1,922 | | 1,957 | |
| Other vehicle expenses | 2,081 | | 2,218 | | 2,260 | |
| Vehicle finance charges | 135 | | 146 | | 153 | |
| Maintenance and repairs | 738 | | 769 | | 773 | |
| Vehicle insurance | 954 | | 1,036 | | 1,067 | |
| Vehicle rental leases | 253 | | 265 | | 266 | |
| Public transportation | 378 | | 389 | | 373 | |
| Health care | 3,092 | 7.57 % | 3,315 | 7.80 % | 3,413 | 8.00 % |
| Health insurance | 2,085 | | 2,215 | | 2,272 | |
| Medical services | 606 | | 660 | | 689 | |
| Drugs | 298 | | 332 | | 342 | |
| Medical supplies | 102 | | 107 | | 108 | |
| Entertainment | 2,328 | 5.70 % | 2,476 | 5.83 % | 2,519 | 5.90 % |
| Fees and admissions | 404 | | 429 | | 426 | |
| Television radios | 899 | | 941 | | 960 | |
| Pets toys | 848 | | 902 | | 913 | |
| Personal care products | 526 | | 542 | | 540 | |
| Reading | 46 | | 48 | | 47 | |
| Education | 1,131 | | 1,066 | | 969 | |
| Tobacco products | 393 | | 399 | | 402 | |
| Miscellaneous | 648 | 1.59 % | 686 | 1.61 % | 695 | 1.63 % |
| Cash contributions | 1,091 | | 1,147 | | 1,195 | |
| Personal insurance | 3,853 | | 4,101 | | 4,089 | |
| Life and other personal insurance | 125 | | 138 | | 142 | |
| Pensions and Social Security | 3,728 | | 3,963 | | 3,946 | |

| Distance | Year | Estimated Households | | | Housing Occupied By | | Housing Occupancy | | |
|----------|------|----------------------|--------|---------|---------------------|--------|-------------------|--------|--------|
| | | Projection | 2018 | Change | 1 Person | Family | Owner | Renter | Vacant |
| 1-Mile | 2020 | 8,771 | 7,015 | 23.69 % | 4,059 | 3,498 | 3,142 | 5,629 | 801 |
| 3-Mile | 2020 | 36,180 | 28,349 | 29.24 % | 13,844 | 18,292 | 18,438 | 17,742 | 2,711 |
| 5-Mile | 2020 | 89,636 | 70,246 | 27.60 % | 30,407 | 50,625 | 53,490 | 36,146 | 4,722 |
| 1-Mile | 2023 | 8,177 | 7,015 | 15.49 % | 3,769 | 3,276 | 2,799 | 5,378 | 1,986 |
| 3-Mile | 2023 | 33,945 | 28,349 | 22.04 % | 12,880 | 17,269 | 17,337 | 16,608 | 7,338 |
| 5-Mile | 2023 | 84,117 | 70,246 | 20.15 % | 28,395 | 47,651 | 51,216 | 32,901 | 16,090 |



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2120 Ingersoll Ave, Des Moines, IA 50312

CITY, STATE

Des Moines, IA

POPULATION

134,138

AVG. HHSIZE

2.39

MEDIAN HH INCOME

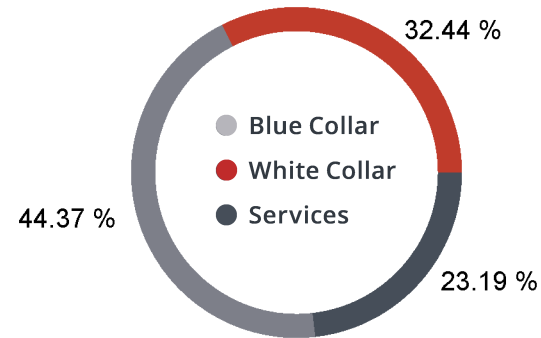
\$46,973

HOME OWNERSHIP

Renters: **23,584**

Owners: **31,601**

EMPLOYMENT



48.94 %
Employed

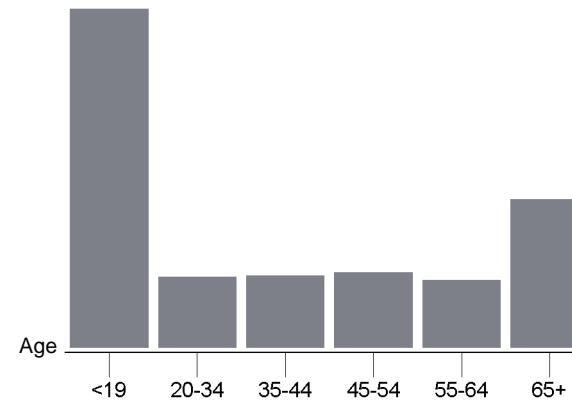
2.03 %
Unemployed

EDUCATION

High School Grad: **29.50 %**
Some College: **20.77 %**
Associates: **5.66 %**
Bachelors: **30.14 %**

GENDER & AGE

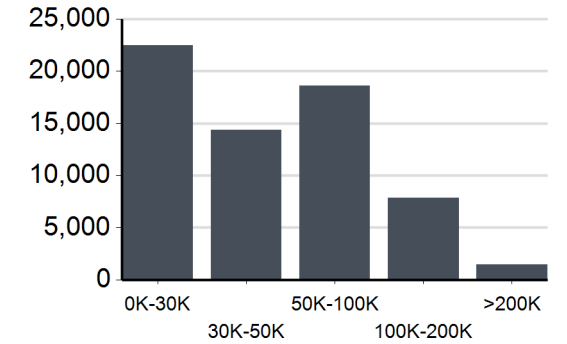
49.21 % **50.79 %**



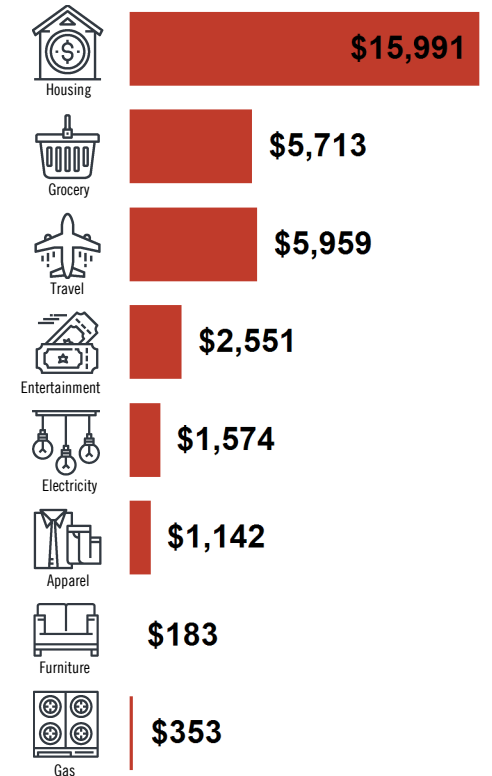
RACE & ETHNICITY

White: **55.58 %**
Asian: **3.04 %**
Native American: **0.12 %**
Pacific Islanders: **0.07 %**
African-American: **18.19 %**
Hispanic: **13.57 %**
Two or More Races: **9.42 %**

INCOME BY HOUSEHOLD



HH SPENDING



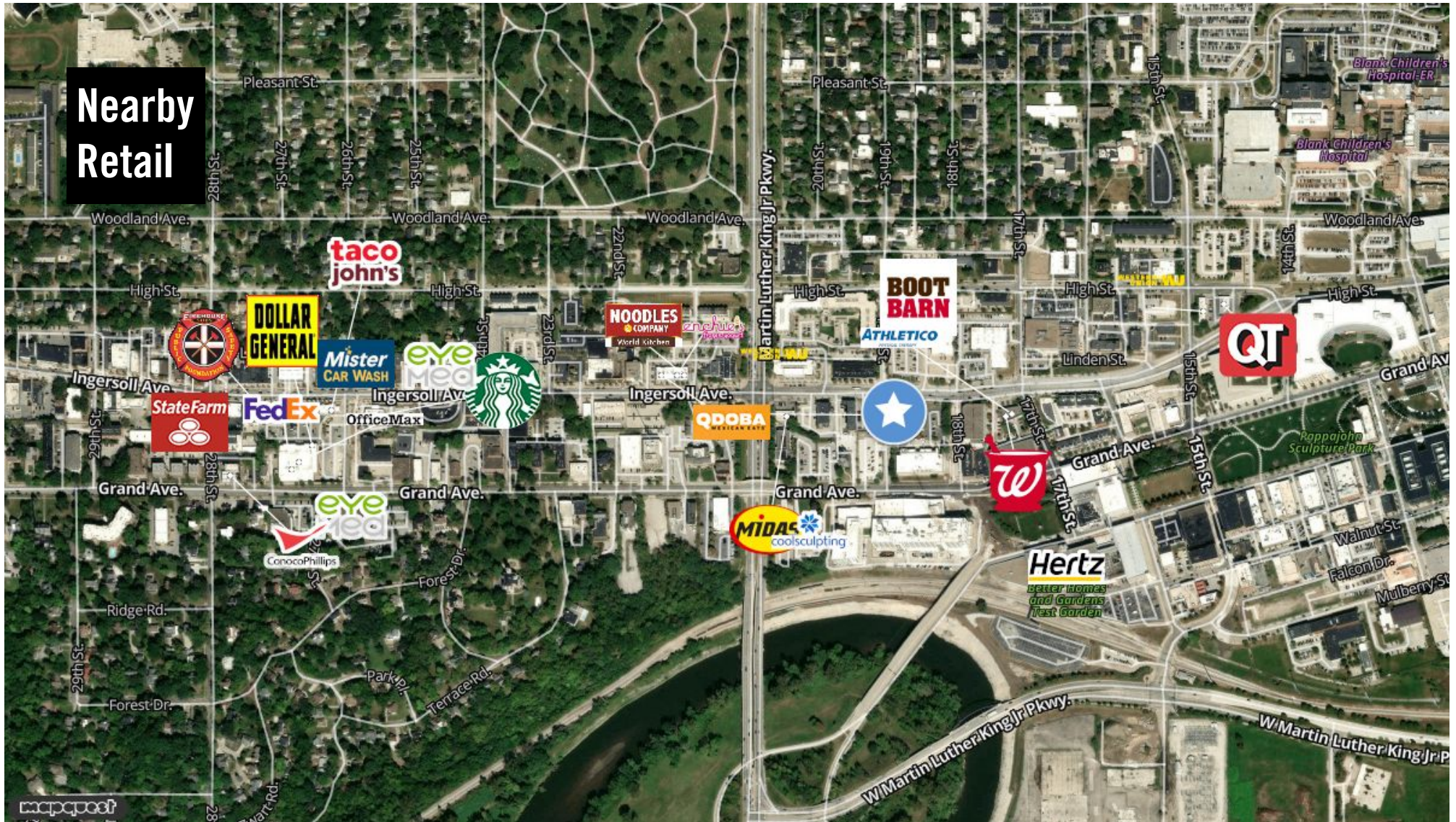
2120 Ingersoll Ave



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Nearby Retail



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MOODY'S ANALYTICS | Catylist

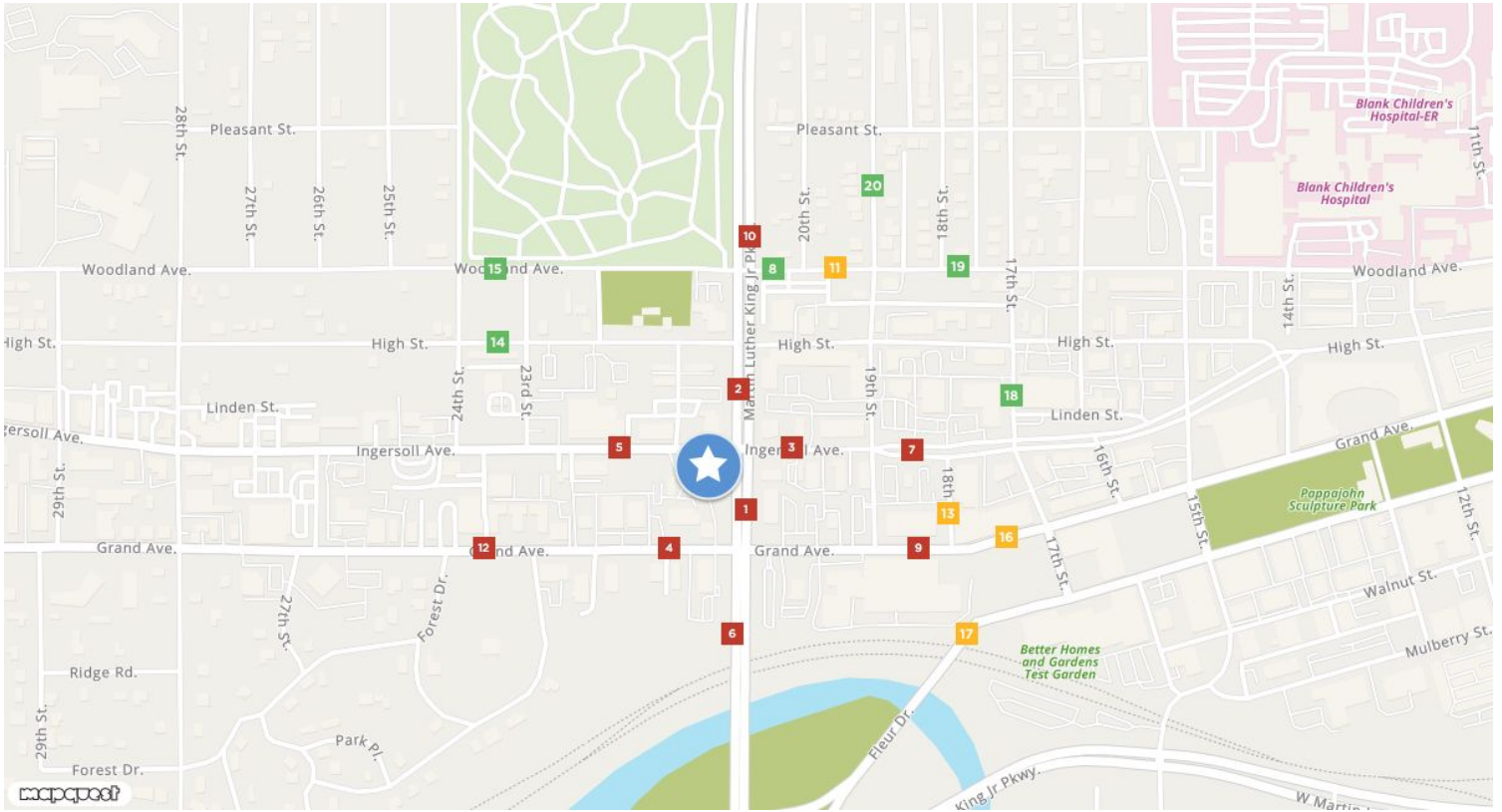
2120 Ingersoll Ave



Denny Elwell Company

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Traffic Counts



| | | | | |
|---|---|---|--|--|
| Martin Luther King Jr Pkwy 1 Grand Ave Year: 2012 36,901 | M L King Jr Pkwy 2 Ingersoll Ave Year: 2012 36,901 Year: 2000 14,500 | Ingersoll Ave 3 Milk Jr Pkwy Year: 2016 11,700 Year: 2012 16,600 Year: 2008 10,200 | Grand Ave 4 Milk Jr Pkwy Year: 2016 10,600 Year: 2012 9,700 | Ingersoll Ave 5 23rd St Year: 2016 15,800 Year: 2012 10,900 Year: 1999 15,834 |
| Martin Luther King Jr Pkwy 6 Grand Ave Year: 2016 35,700 Year: 2012 35,800 Year: 2008 40,700 | Ingersoll Ave 7 18th St Year: 2016 11,000 Year: 2012 10,300 Year: 2008 9,700 | Woodland Ave 8 Milk Jr Pkwy Year: 2000 2,580 | Grand Ave 9 18th St Year: 2016 10,200 Year: 2012 12,200 Year: 2008 11,800 | Martin Luther King Jr Pkwy 10 Woodland Ave Year: 2012 38,500 |
| Woodland Ave 11 20th St Year: 2012 5,700 Year: 2000 2,830 | Grand Ave 12 Forest Dr Year: 2008 10,100 Year: 1996 16,300 | 18th St 13 Grand Ave Year: 2000 10,000 | High St 14 23rd St Year: 1998 907 Year: 1997 923 | Woodland Ave 15 23rd St Year: 2001 2,523 Year: 1998 2,377 Year: 1993 2,084 |
| Grand Ave 16 18th St Year: 2016 7,600 Year: 2012 6,700 Year: 1996 13,100 | 18th St 17 Locust St Year: 2016 6,100 | 17th St 18 Linden St Year: 2016 1,220 Year: 2012 820 Year: 2004 1,800 | Woodland Ave 19 18th St Year: 1999 3,154 | 19th St 20 Pleasant St Year: 1999 1,243 Year: 1996 1,176 |



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