

Offering Memorandum



Mercy Iowa City

Six Locations in Iowa City, Iowa

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An affiliate of Mercy Health Network





I.
Investment Summary



Investment Summary

INVESTMENT SUMMARY

Holding Company	Iowa City Medical, LLC (“ICM”)
Property Locations	Specialty Clinic 2943 Northgate Dr, Iowa City, IA Family Medicine 269 N 1st Street, Iowa City, IA 2055 Oakdale Road, Coralville, IA 206 Cookson Dr., West Branch, IA 1067 Ryan Court, Iowa City, IA 510 W Main Street, Solon, IA
Investment Price	\$42,300 per 1% unit
Average Return on Cash	5 year: 7.11% 10 year: 8.14%
Average Return Including	5 year: 11.07%
Principal Reduction	10 year: 12.78%

INVESTMENT CONSIDERATIONS

ICM will purchase six (6), 100% leased medical office buildings located in the Iowa City, IA region. The purchase price for the entire portfolio is \$10,500,000. At closing, Mercy will enter in to a 14-year lease, guaranteed by Mercy, for each of the properties.

The six properties consist of the following:

- Mercy Specialty Clinics, Urology totaling 11,298 SF
- Mercy Family Medicine of Iowa City totaling 10,124 SF
- Mercy Family Medicine of Coralville totaling 8,484 SF
- Mercy Family Medicine of West Branch totaling 4,718 SF
- Mercy Family Medicine of West Iowa City totaling 4,312 SF
- Mercy Family Medicine of Solon totaling 2,828 SF

ICM will be financed with a 7-year loan on a 25-year amortization with Sunflower Bank. The interest rate is 4.75% fixed for the term of the loan.

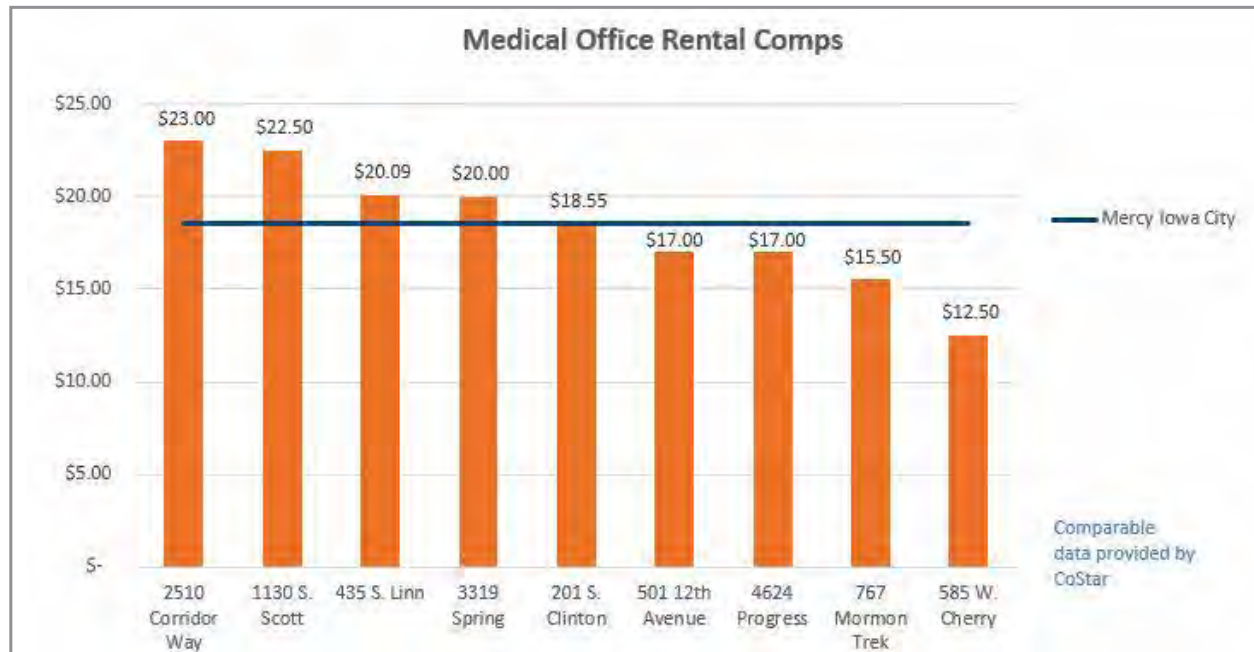
STRONG TENANTS

The Properties are operated by Mercy Iowa City, an acute care hospital and regional healthcare provider that operates throughout southeast Iowa. Mercy Iowa City has served the community for 145 years, through a 234-bed acute care hospital, an extensive network of clinics and outpatient facilities, and a staff of 261 professionals. The Hospital has demonstrated strong performance, generating over \$200 million in annual revenue and earning recognition as the only 5-star General Acute Hospital in Iowa. Mercy Iowa City supports 27 clinics within the Iowa City MSA covering primary care family medicine services as well as specialty services such as urology and oncology, among others. Mercy Iowa City also benefits from a management agreement with Mercy Health Network, one of the two largest health systems in Iowa.

Investment Summary

IOWA CITY MEDICAL, LLC RENT ROLL

PROPERTY	TENANT	RENTABLE SF	CURRENT RATE	RENTAL INCREASES	EXPIRATION	OPTIONS
2943 Northgate Drive	Urology	11,298	\$18.50	2.5% Per Annum	February 2033	3, 5-year options
269 N 1st Avenue	Family Practice	10,124	\$18.50	2.5% Per Annum	February 2033	3, 5-year options
2055 Oakdale Road	Family Practice	8,484	\$18.50	2.5% Per Annum	February 2033	3, 5-year options
206 Cookson Drive	Family Practice	4,718	\$18.50	2.5% Per Annum	February 2033	3, 5-year options
1067 Ryan Court	Family Practice	4,312	\$18.50	2.5% Per Annum	February 2033	3, 5-year options
510 West Main Street	Family Practice	2,828	\$13.50	2.5% Per Annum	February 2033	3, 5-year options





II. Offering Overview



Offering Overview

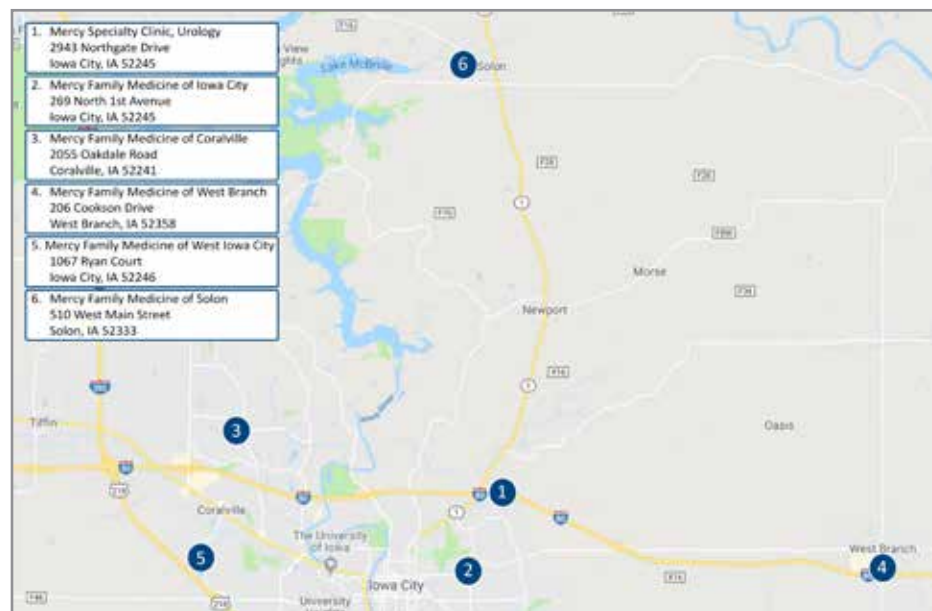
OFFERING OVERVIEW

Block Real Estate services is pleased to offer ownership interests in Iowa City Medical, LLC (“ICM”). ICM will purchase a portfolio of medical offices located in the Iowa City, Iowa region via a sale-leaseback with Mercy Iowa City (“Mercy”), a 234-bed hospital affiliated with Mercy Health Network that has served the community for over 145 years. Upon the close of the transaction, Mercy will enter into new 14-year NNN leases for each of the locations. Five of the facilities provide family medicine services, while one includes a specialty services including urology.

The portfolio is comprised of six single-tenant, medical office buildings totaling 41,764 square feet that are fully occupied by Mercy. The new lease will include landlord responsibilities of roof, building structure and a mutually agreed upon strategy on HVAC replacement based on when the units would be replaced. The leases will be for 14-years, include 2.5% annual rental increases and three, 5-year renewal options.

The Properties are operated by Mercy Iowa City, an acute care hospital and regional healthcare provider that operates throughout southeast Iowa. Mercy Iowa City has served the community for 145 years, through a 234-bed acute care hospital, an extensive network of clinics and outpatient facilities, and a staff of 261 professionals. The Hospital has demonstrated strong performance, generating over \$200 million in annual revenue and earning recognition as the only 5-star General Acute Hospital in Iowa. Mercy Iowa City supports 27 clinics within the Iowa City MSA covering primary care family medicine services as well as specialty services such as urology and oncology, among others. Mercy Iowa City also benefits from a management agreement with Mercy Health Network, one of the two largest health systems in Iowa.

Each property within Mercy’s primary service area. All of the family medicine clinics are located within residential neighborhoods and near schools, which allows Mercy to provide direct and convenient access to the patients. The specialty clinic property is located in Northgate Park, which includes a medical corridor, which includes other services such as orthopedics, plastics, ENT/sleep treatment, and the Iowa City Ambulatory Surgery Center.





III. Tenant Overview



Tenant Overview

ABOUT MERCY IOWA CITY

Mercy, an Iowa nonprofit corporation owns and operates a general-acute care hospital licensed for 234 beds located in Iowa City, Iowa and has been an essential provider to the community of Iowa City for 145 years. The Hospital is an organization exempt from federal income taxation under Section 501(c)3 of the Internal Revenue Code.

Mercy traces its origins to 1873 when it was established by the Sisters of Mercy as the second hospital in the State of Iowa. In 1885, Mercy moved to a two-story building at its current location. Since Mercy's creation, a Board of Directors, in cooperation with the Sisters of Mercy, has directed the Hospital's activities. The composition of Board of Directors has generally included local community and business leaders, as well as physicians and other health care providers.

The Mercy facility consists of 417,000 square feet of space and is located on an 8.4-acre campus in Iowa City, Iowa. The original facility was expanded several times between 1902 and 1975 to bring total capacity to its current level.

Medical Staff

The Medical Staff of the Hospital consists of 261 physicians, dentists, and podiatrists. In addition, Mercy's providers include 14 physician assistants and 10 nurse practitioners for a total of 285 practitioners comprised of approximately 64 primary care (family practice, internal medicine, OB/GYN and pediatrics) physicians, 177 specialists, and 44 hospitalists, emergency medicine

and occupational medicine specialists. The members of the Medical Staff are affiliated almost exclusively with Mercy and do not have privileges at other facilities that are economic competitors to Mercy.

Service Area

Mercy is located in Iowa City, Iowa, which is the largest city in Johnson County. In addition to Iowa City, the immediate area also includes the cities of Coralville, North Liberty, Solon, Tiffin, University Heights, and Hills, Iowa. According to ESRI Business Analyst, the 2018 Iowa City area population totaled approximately 77,000.

Competitive Position & Mercy Health Network Alliance

Mercy has been an essential provider to the community of Iowa City for 144 years. The service area exhibits favorable demographics with a growing and aging population as well as a strong and stable economy. Mercy has grown its market share over the last two years to 26.7% of the primary service area and 21.8% of the total service area. Mercy is recognized nationally and locally for exceptional quality of care and patient satisfaction, including being named a 100 Great Hospital by Becker's Review and achieving status of the only CMS 5-Star general acute care hospital in the State of Iowa.

In June 2017, Mercy signed a management agreement with Mercy Health Network ("MHN"), one of the two largest health systems in Iowa. The agreement is effective until June 2019. As part of the strategic management agreement, Mercy will be managed for this period by MHN. MHN has already installed a management team and infrastructure that have improved financial

performance at Mercy. Services provided under the agreement include Group Purchasing Organizations contracting and access, Managed Care Contracting expertise and access, Clinical Program collaboration and access, Quality Improvement collaboration and access, and Compliance Program collaboration and access.

Financial Outlook

Mercy is ahead of schedule on the Performance Improvement Plan by Insight Health Partners with Mercy having already captured 127% of projected savings for FY 2018. In addition, Mercy has restructured its balance sheet by replacing the Series 2008 Variable Rate Demand Bonds with fixed rate bonds, eliminating all swaps as well as the short-term line of credit, and reducing overall debt by \$19.6MM from June 2017 to June 2018.

These financial improvements resulted in Moody's issuing a credit upgrade to Ba3 from B1 for Mercy in August 2018. Moody's cited the recent recapitalization of the system's debt, adequate headroom to financial covenants, a new management team and a favorable service area with low unemployment and a growing population.





IV. Financial Projections



Financial Projections

Ownership			
	Interest		Cost
			-
			-
			-
Block Investment	5.00%		-
Other Partner Investment	95.00%		4,018,499.55
Total Investment	100.00%		4,018,499.55
Investor Price per 1% unit			42,300.00
Hard Costs			
Six Mercy Properties	41,764	251.41	10,500,000
	SF	PSF	
Total Hard Costs	41,764	251.41	10,500,000

Soft Costs				
Organizational Expenses				4,000
Acquisition Fee	2.50%			262,500
UES Phase I & PCA Reports				21,000
Buyer Legal & Lender Legal				65,000
Surveys				22,000
HRT Referral				12,000
Loan Fee -	1.00%			76,500
Due Diligence & Closing Costs				25,000
Initial Capital Reserve Balance				165,000
Working Capital & Contingency				15,500
Total Soft Costs				668,500
Total Soft Costs				
	1031 Costs	Reserves	Total Cash	Loan
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	0	0	0	0
0	3,816,000	202,500	4,018,500	7,150,000
	3,816,000	202,500	4,018,500	7,150,000

Summary			
Hard Costs			10,500,000
Soft Costs			668,500
Total Project			11,168,500
From Tenants for TI Overages			-
Loan	64.02%		7,150,000
Equity	35.98%		4,018,500
First Full year cap rate:			6.76%
Purchase Cap Rate			7.22%

INCOME ANALYSIS		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Year Starting		1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028
Year Ending		12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028
	Size										
	Initial Rent										
Mercy Urology	11,298	18.50	209,013	214,238	219,594	225,084	230,711	236,479	242,391	248,451	254,662
Mercy Family Iowa City	10,124	18.50	187,294	191,976	196,776	201,695	206,738	211,906	217,204	222,634	228,200
Mercy Family Coralville	8,484	18.50	156,954	160,878	164,900	169,022	173,248	177,579	182,019	186,569	191,233
Mercy Family West Branch	4,718	18.50	87,283	89,465	91,702	93,994	96,344	98,753	101,222	103,752	106,346
Mercy Family West Iowa City	4,312	18.50	79,772	81,766	83,810	85,906	88,053	90,255	92,511	94,824	97,194
Mercy Family Solon	2,828	13.50	38,178	39,132	40,111	41,114	42,141	43,195	44,275	45,382	46,516
Net Charges Reimbursed	41,764		223,551	228,079	232,700	237,415	242,225	247,134	252,142	257,251	262,465
Total Scheduled Rent	41,764		982,045	1,005,536	1,029,593	1,054,230	1,079,461	1,105,300	1,131,762	1,158,862	1,186,616
	Gross Rate:		23.51	24.08	24.65	25.24	25.85	26.47	27.10	27.75	28.41
Absorption, Turnover & General Vacancy Allowance		0	0	0	0	0	0	0	0	0	0
COLLECTED INCOME		982,045	1,005,536	1,029,593	1,054,230	1,079,461	1,105,300	1,131,762	1,158,862	1,186,616	1,215,040
Management Fees	1.50%	14,731	15,083	15,444	15,813	16,192	16,579	16,976	17,383	17,799	18,226
Insurance		10,441	10,650	10,863	11,080	11,302	11,528	11,758	11,993	12,233	12,478
Real Estate Taxes		198,379	202,347	206,394	210,521	214,732	219,026	223,407	227,875	232,433	237,081
Owner Expenses		4,000	4,080	4,162	4,245	4,330	4,416	4,505	4,595	4,687	4,780
Total Expenses		227,551	232,159	236,862	241,660	246,555	251,550	256,646	261,846	267,152	272,565
	Expenses/SF:	(5.45)	(5.56)	(5.67)	(5.79)	(5.90)	(6.02)	(6.15)	(6.27)	(6.40)	(6.53)
NET OPERATING INCOME		754,494	773,376	792,731	812,570	832,906	853,750	875,116	897,016	919,465	942,475
Capital Reserves	0.20	41,764							-8,353	-8,520	-8,690
Debt Service on Initial Loan	4.750%	300	-492,585	-492,585	-492,585	-492,585	-492,585	-492,585	-511,898	-511,898	-511,898
TI / LC costs		0	0	0	0	0	0	0	0	0	0
From Reserves		0	0	0	0	0	0	0	0	0	0
CASH FLOW - Overall		261,909	280,791	300,146	319,985	340,320	361,165	382,530	376,765	399,047	421,886
Investors' Share:	95.00%	248,813	266,751	285,139	303,986	323,304	343,106	363,404	357,927	379,094	400,792
Crossroads Share	5.00%	13,095	14,040	15,007	15,999	17,016	18,058	19,127	18,838	19,952	21,094
Share:	0.00%	0	0	0	0	0	0	0	0	0	0
	0.00%	0	0	0	0	0	0	0	0	0	0
RETURN ON EQUITY to Partners		6.19%	6.64%	7.10%	7.56%	8.05%	8.54%	9.04%	8.91%	9.43%	9.97%
Capital Reserve Balance		180,500	180,500	180,500	180,500	180,500	180,500	180,500	188,852	197,372	206,062
End of Year Loan Balance		6,996,483	6,838,304	6,671,383	6,496,243	6,312,480	6,120,528	5,918,266	5,686,299	5,442,912	5,188,279
Principal Reduction on Loan		153,517	158,179	166,921	175,140	183,763	191,952	202,262	231,966	243,388	254,632
Rate of Return including Principal Reduction:		9.8%	10.4%	11.0%	11.7%	12.4%	13.1%	13.8%	14.4%	15.2%	16.0%
Debt Coverage Ratio after Capital Reserve		1.53	1.57	1.61	1.65	1.69	1.73	1.78	1.74	1.78	1.82

Debt				
Loan Amount	Interest	LTC	Amortization Months	Monthly Payment
7,150,000	4.750%	64.0%	300	41,049

Reversion Assumptions				
	5 Years	10 Years	15 Years	
Sale Cap Rate:	7.75%	7.85%	7.95%	
Sale Costs:	4.00%	4.00%	4.00%	
Reversion Price:	10,317,284	11,525,805	11,576,429	
Reversion Price/SF:	247.04	275.97	277.19	

Average Returns			
	Cash-on Cash	Cash + Principal	IRR
5 Years	7.11%	11.07%	6.86%
10 Years	8.14%	12.78%	11.05%
15 Years	9.16%	14.58%	11.06%

Inflation & Vacancy Assumptions		
Vacancy		0.00%
Income Inflation		2.50%
Expense Inflation		2.00%

Basic Information	
Taxes	198,379
Insurance	10,441
Common Area Expenses	-
Miscellaneous Expenses	-
Capital Reserves	0.20
Capture Management Fee?	Yes
Start Date	1/1/2019

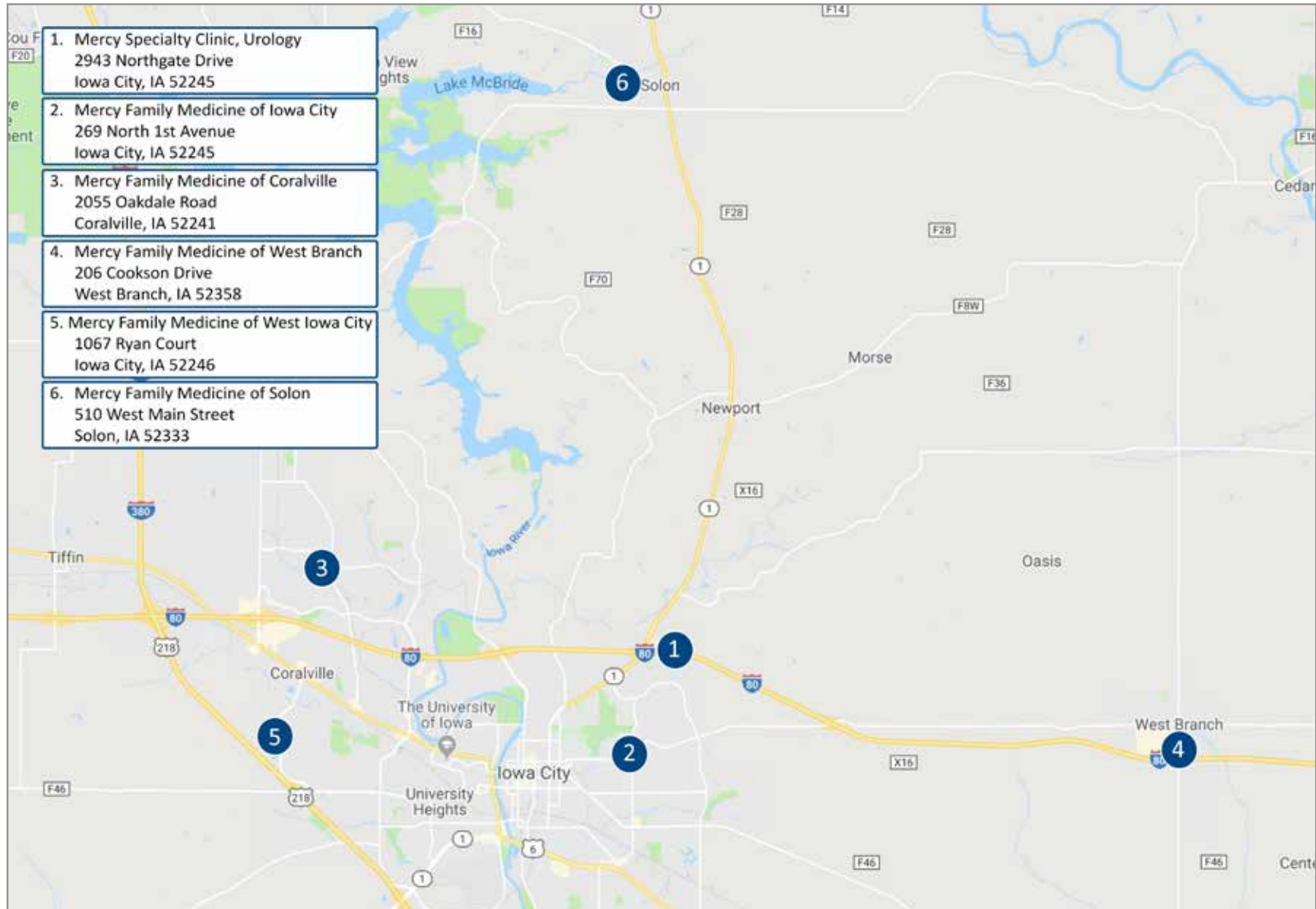


V.
Property Details



Mercy Specialty Clinic, Urology

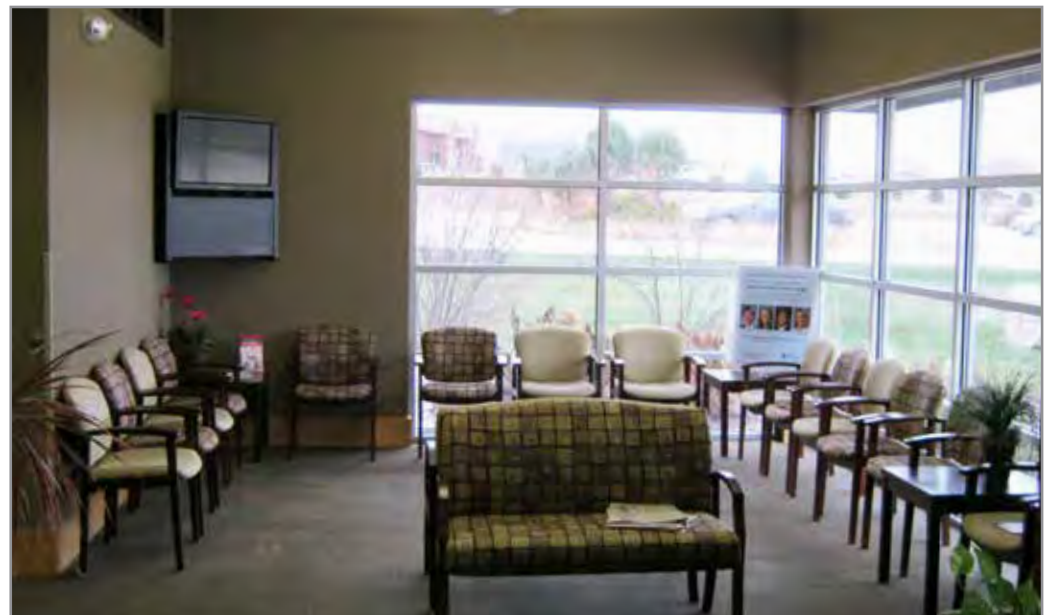
MAP OF PROPERTIES



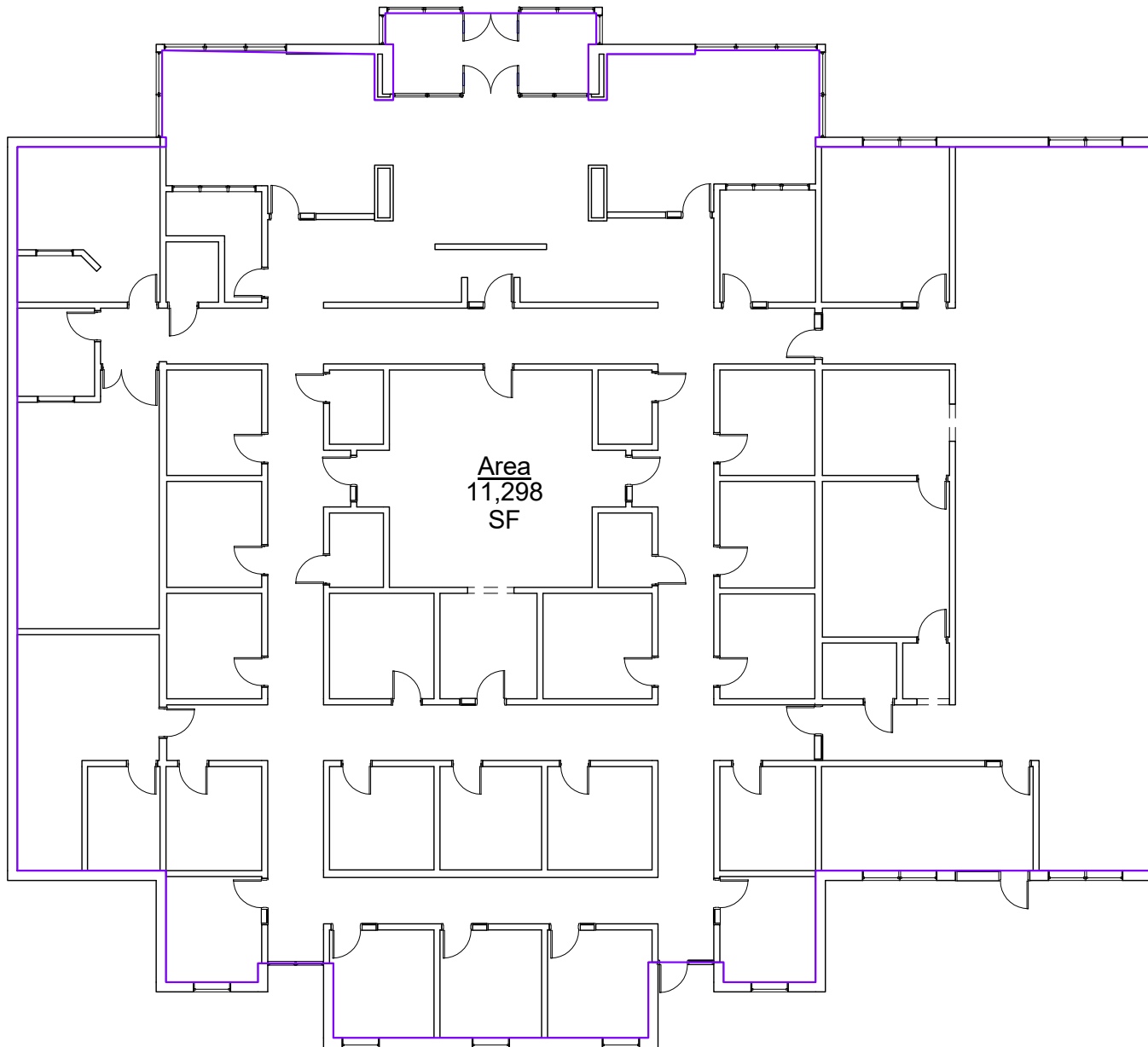
Mercy Specialty Clinic, Urology



Address	2943 Northgate Drive, Iowa City, IA 55245
Year Built	2006
Gross Leasable Area	11,298 SF
Occupancy	100%
Major Tenant	Mercy Services, Inc.
Pro Forma NOI	\$207,911
Ownership Type	Fee Simple
Lease Expiration	14 years after Commencement Date
Construction	Slab-on-grade, Brick veneer
Facade	Brick veneer
Roof	Rubber membrane, Steel
Parking	54 surface parking spaces (4.77/1,000)



Floor Plan



Mercy Family Medicine of Iowa City

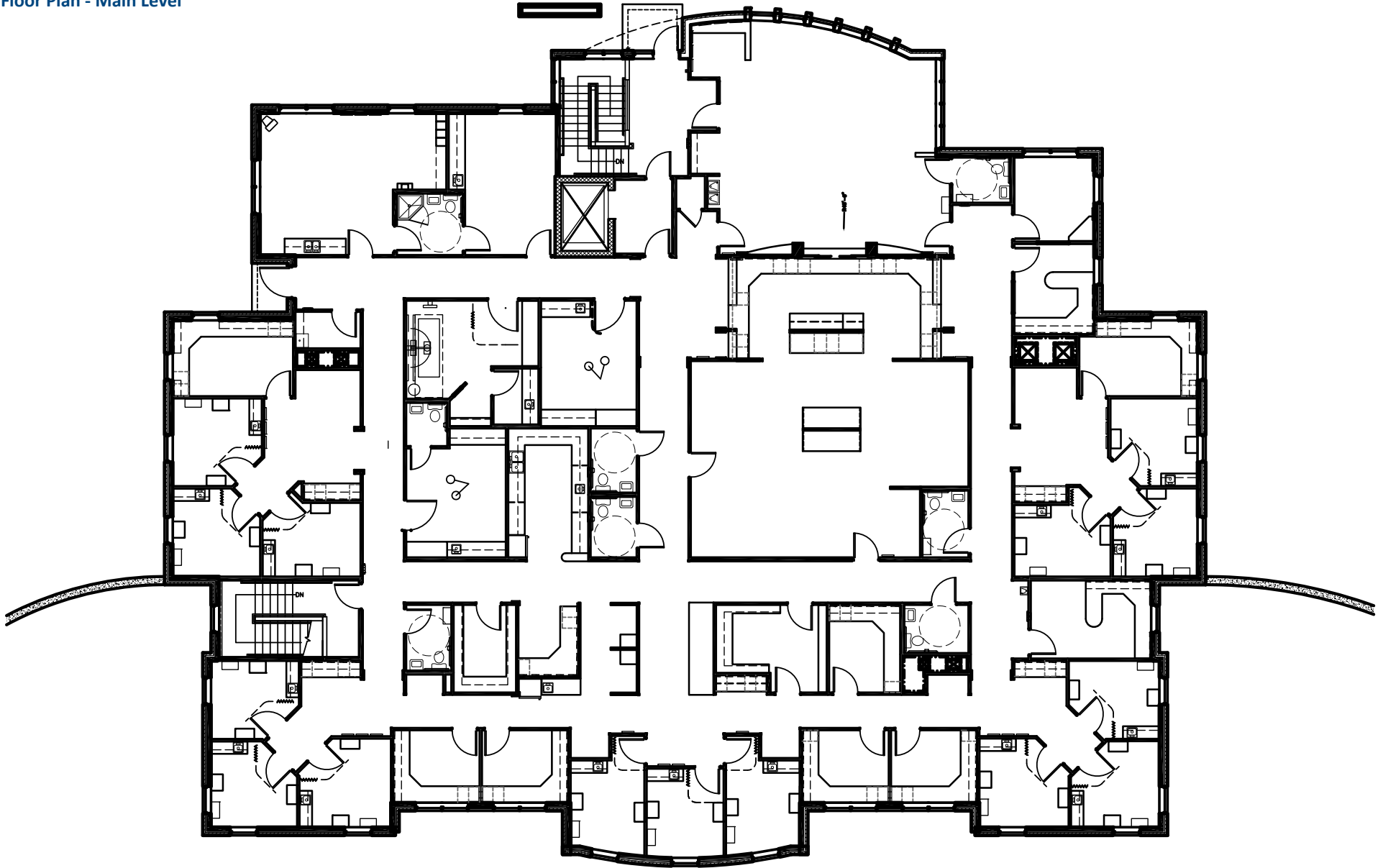


Address	269 N 1st Avenue, Iowa City, IA 52245
Year Built	2001
Gross Leasable Area	10,124 SF
Occupancy	100%
Major Tenant	Mercy Services, Inc.
Pro Forma NOI	\$186,306
Ownership Type	Fee Simple
Lease Expiration	14 years after Commencement Date
Construction	Reinforced concrete, Brick veneer
Facade	Brick veneer
Roof	Asphalt shingle, wood deck
Parking	116 surface parking spaces (11.45/1,000)



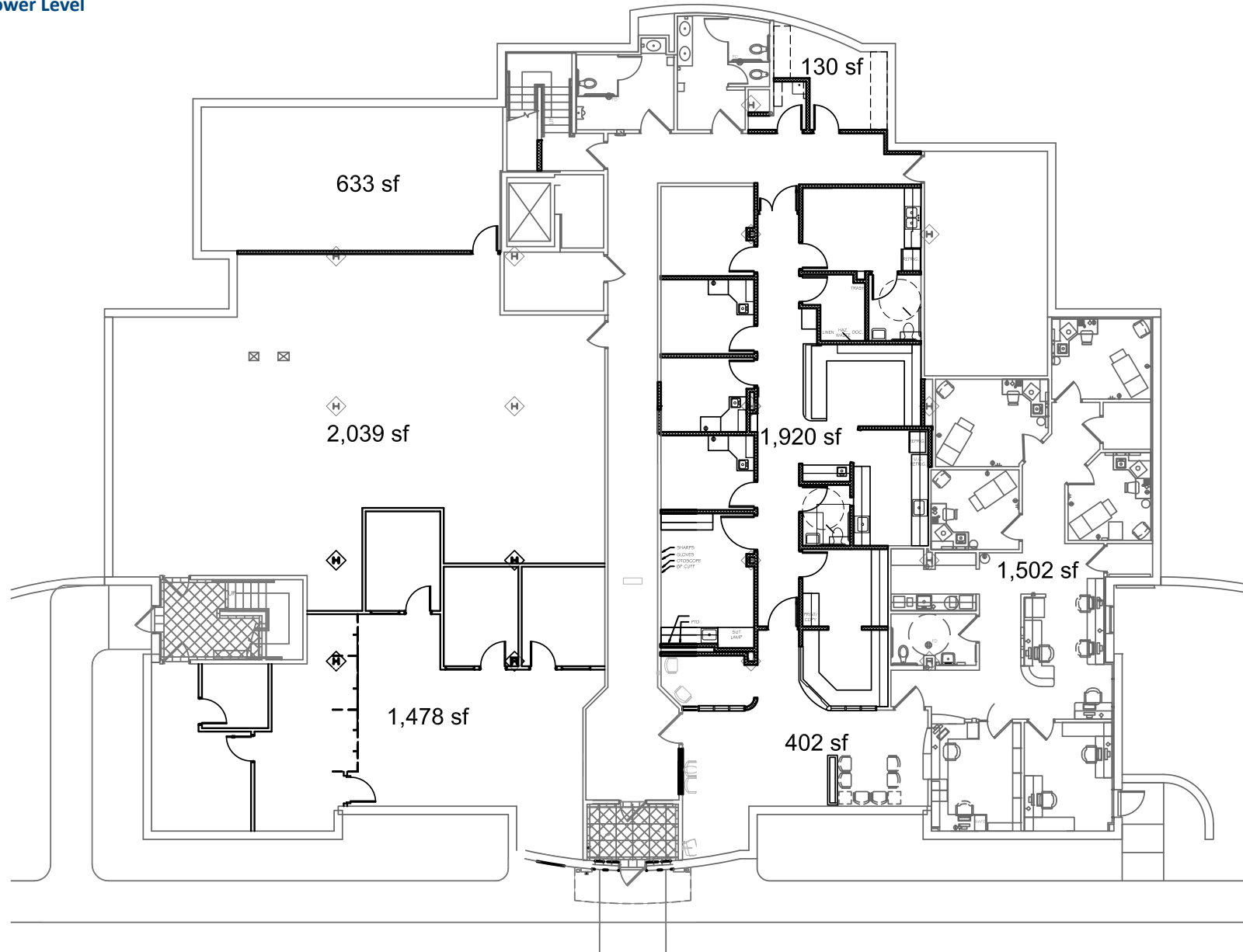
Mercy Family Medicine of Iowa City

Floor Plan - Main Level



Mercy Family Medicine of Iowa City

Floor Plan - Lower Level



Mercy Family Medicine of Coralville

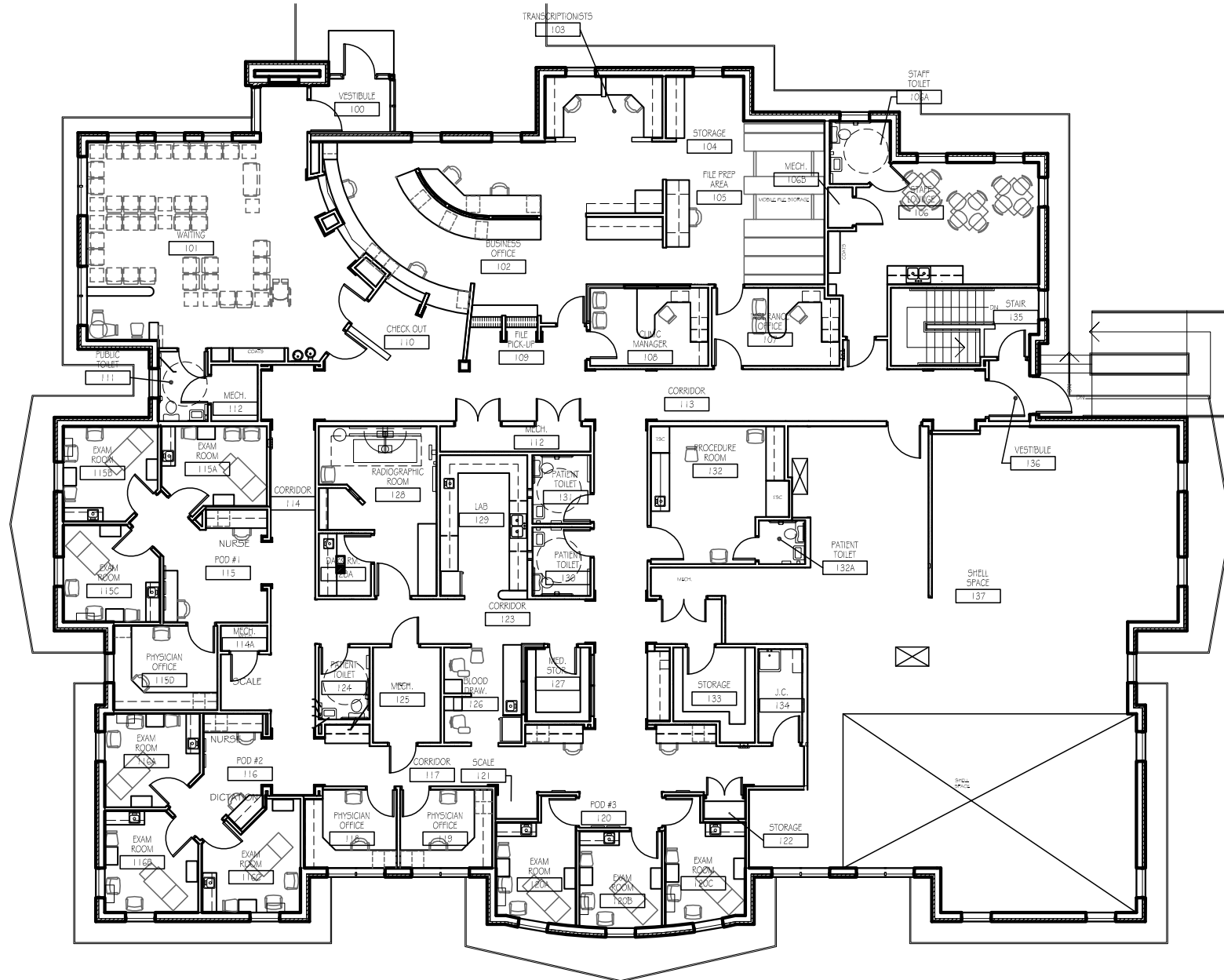


Address	2055 Oakdale Road, Coralville, IA 52241
Year Built	2006
Gross Leasable Area	8,484 SF
Occupancy	100%
Major Tenant	Mercy Services, Inc.
Pro Forma NOI	\$156,126
Ownership Type	Fee Simple
Lease Expiration	14 years after Commencement Date
Construction	Reinforced concrete, Brick veneer
Facade	Brick veneer
Roof	Asphalt shingle, wood deck
Parking	54 surface parking spaces (6.36/1,000)



Mercy Family Medicine of Coralville

Floor Plan



Mercy Family Medicine of West Branch

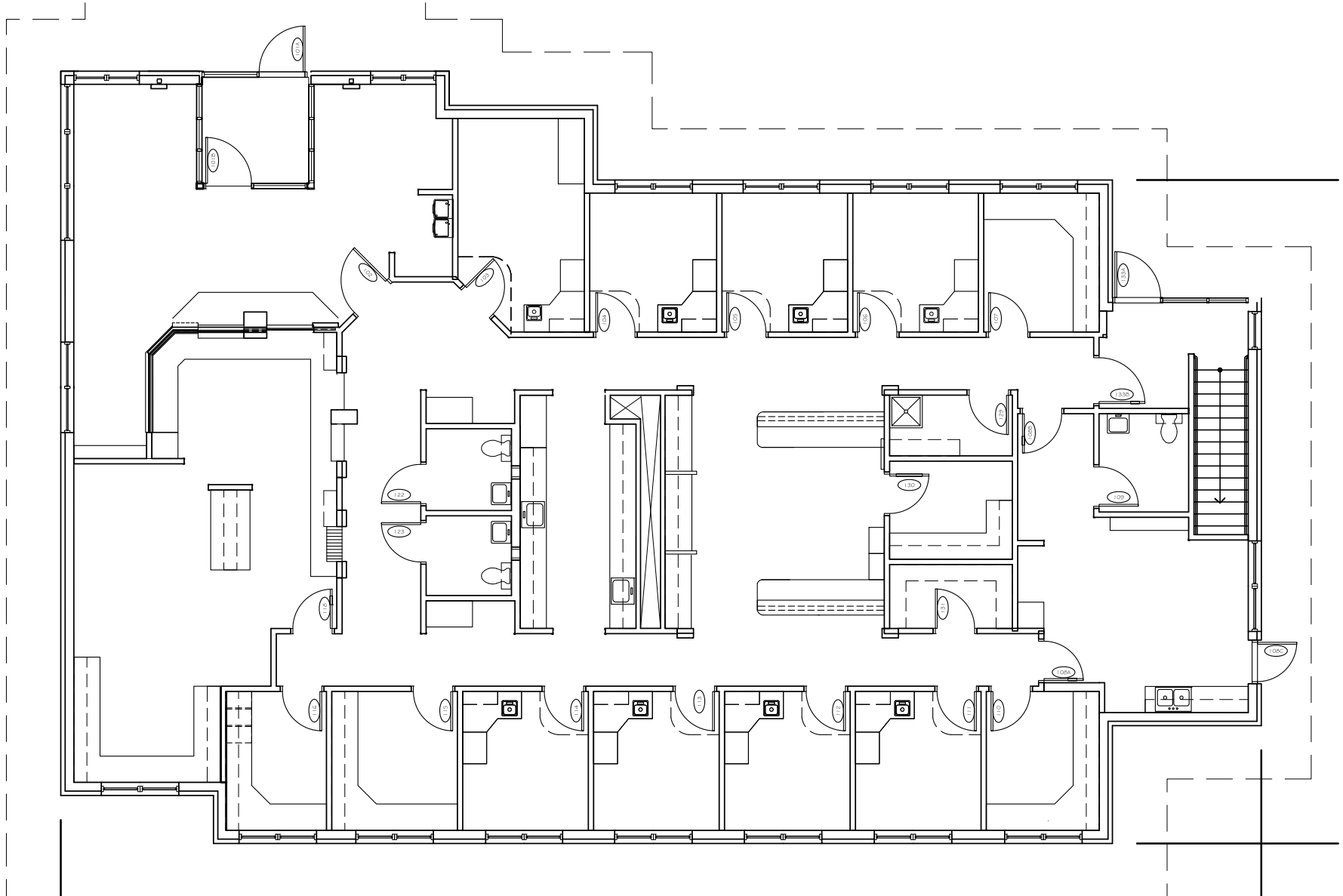


Address	206 Cookson Drive, West Branch, IA 52358
Year Built	2008
Gross Leasable Area	4,718 SF
Occupancy	100%
Major Tenant	Mercy Services, Inc.
Pro Forma NOI	\$86,823
Ownership Type	Fee Simple
Lease Expiration	14 years after Commencement Date
Construction	Reinforced concrete, Brick veneer
Facade	Brick-on-block
Roof	Asphalt shingle, wood deck
Parking	30 surface parking spaces (6.35/1,000)



Mercy Family Medicine of West Branch

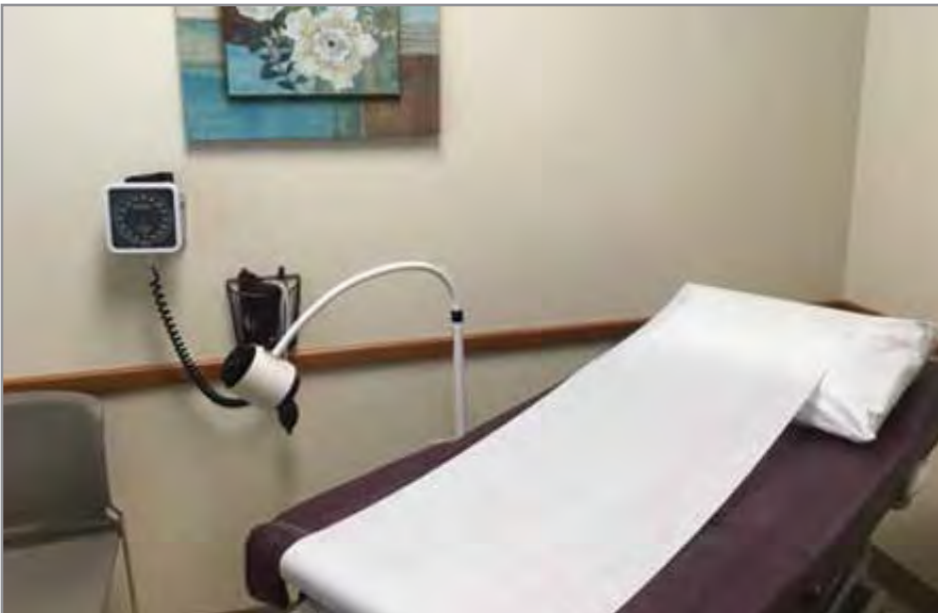
Floor Plan



Mercy Family Medicine of West Iowa City

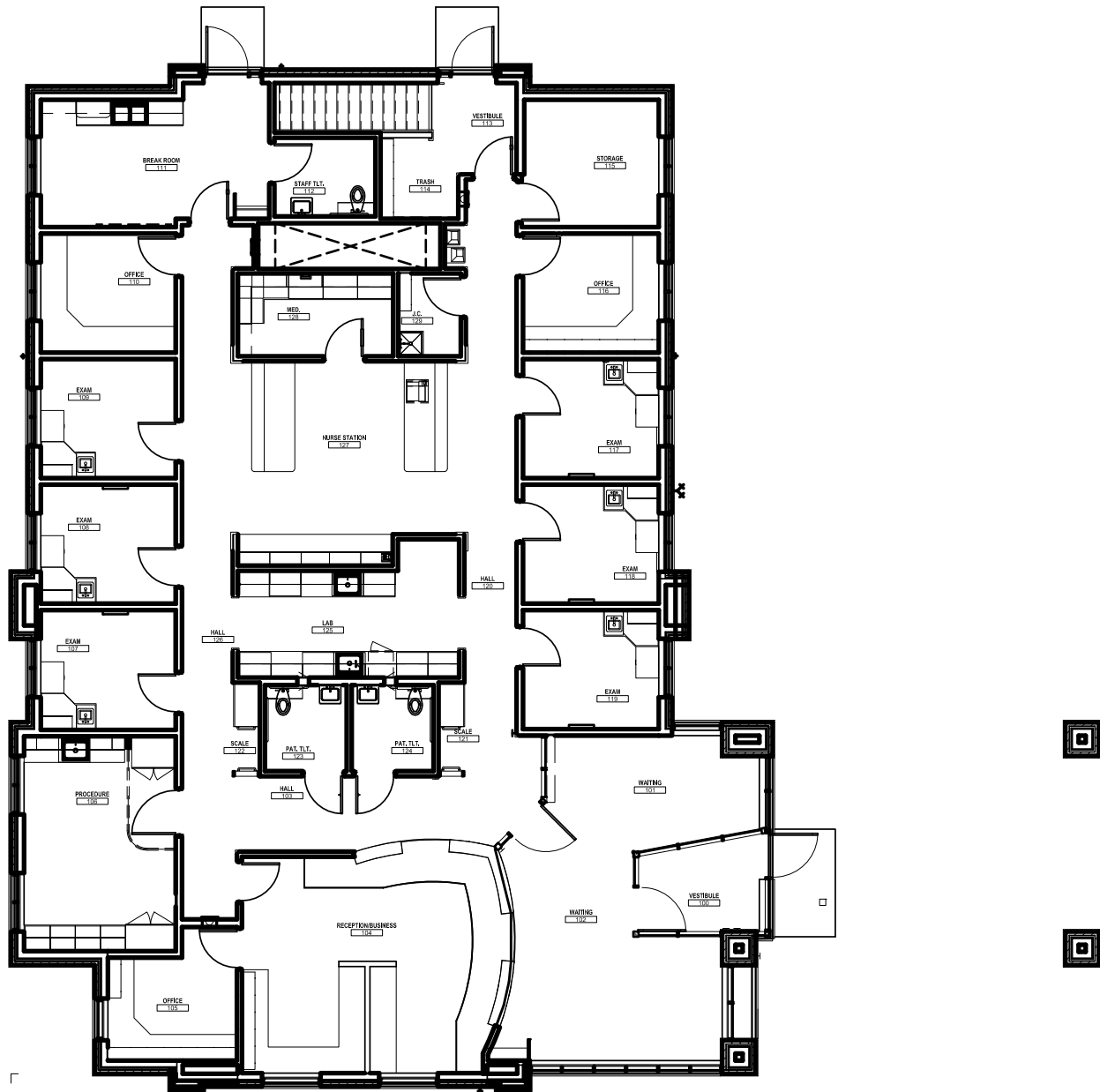


Address	1067 Ryan Court, Iowa City, IA 52246
Year Built	2013
Gross Leasable Area	4,312 SF
Occupancy	100%
Major Tenant	Mercy Services, Inc.
Pro Forma NOI	\$79,351
Ownership Type	Fee Simple
Lease Expiration	14 years after Commencement Date
Construction	Reinforced concrete, Brick veneer
Facade	Cement brick veneer
Roof	Asphalt shingle, wood deck
Parking	24 surface parking spaces (5.65/1,000)



Mercy Family Medicine of West Iowa City

Floor Plan



Mercy Family Medicine of Solon



Address	510 W Main Street #A, Solon, IA 52333
Year Built	1980
Gross Leasable Area	2,828 SF
Occupancy	100%
Major Tenant	Mercy Services, Inc.
Pro Forma NOI	\$37,977
Ownership Type	Fee Simple
Lease Expiration	14 years after Commencement Date
Construction	Reinforced concrete, Brick veneer, Wood
Facade	Brick veneer
Roof	Asphalt shingle, wood deck
Parking	14 surface parking spaces (4.95/1,000)



Mercy Family Medicine of Solon

Floor Plan





VI.
Portfolio Demographics



Portfolio Demographics

LOCATION OVERVIEW

The Portfolio is located within the Iowa City MSA. The MSA serves as the economic hub of Johnson County as well as much of Eastern Iowa. The Iowa City Metro area is home to more than 5 percent of the population of Iowa. Located approximately 100 miles east of Des Moines, the Iowa City PSA includes Cedar, Iowa, Johnson, Muscatine and Washington counties.

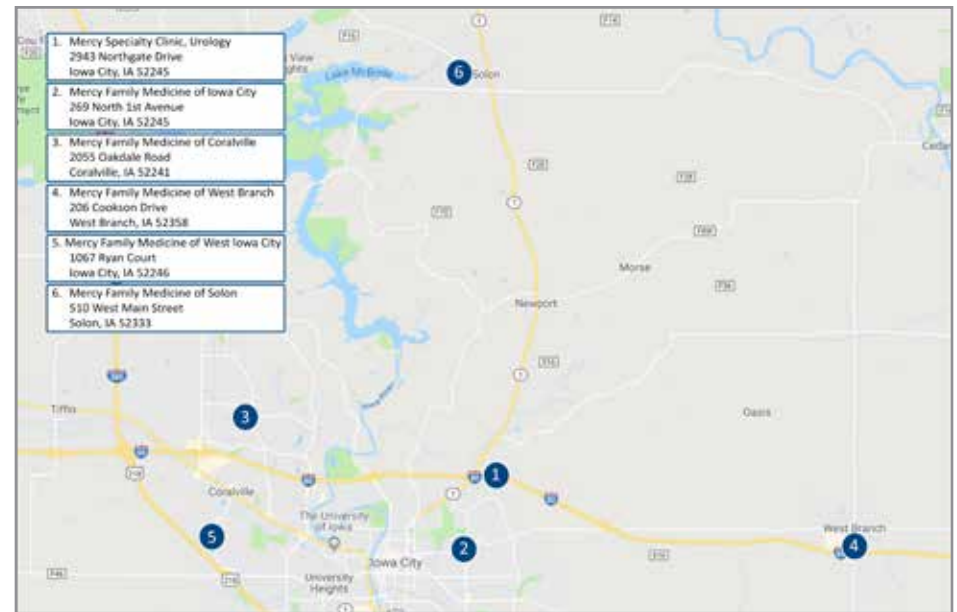
The Portfolio is located in and around downtown Iowa City, which is conveniently located at the crossroads of Interstate 80, Interstate 380 and Highway 6. Strategically located, the Portfolio features locations immediately adjacent to University of Iowa, Mercy Iowa City Hospital and various K-12 schools.

The Iowa City MSA has a population of 174,183, which is expected to grow at 1.5 percent per year for the next five years, outpacing expected growth of the U.S. which is expected to be 0.8 percent during the same period. With cost of living 13.6 percent below the national average, and targeted increases in economic spending (i.e. transportation, education, healthcare and manufacturing), Iowa City is aggressively focused on drawing talent and new business from the surrounding areas and has ranked first for desirability of post graduate employment of small sized metros according to the Employment Destinations Index.

As home to a large public university, The University of Iowa, with exceptional programs in the arts and sciences, Iowa City boasts a diverse and broad economy due to an educated workforce and low cost of business. Iowa's infrastructure includes a massive expansion project of broadband connectivity of rural and urban regions and has had a large growth impact on the economy as a whole.

The University of Iowa has a total enrollment of 32,166 students and 1,493 faculty members. Through its enrollment, staff and programs the university produces over \$3 billion in economic output for the Iowa City economy. The university is a center for culture, entertainment and recreation facilitating conferences, continuing education, sporting events, and more. For example, Iowa Hawkeye football games draw over 69,000 fans per game and generate over \$110 million in economic output.

Source: Iowa Department of Commerce, ESRI, Iowa State University



Portfolio Demographics

In February of 2018, US News & World Report ranked Iowa as the best state in the US due to infrastructure growth, access to healthcare, quality education and quality of life. Iowa's economy is doing better than average, according to a report from the state's fiscal agency that shows Iowa leading neighboring states and the nation in economic growth over the past 20 years. After reaching a peak unemployment rate of 4.9% in June of 2009, the unemployment rate has decreased at a faster rate than the US as a whole and settled to a 2.2% unemployment rate as of April of 2018. Both the Iowa City MSA and Iowa average unemployment rate have stayed below the national average over the same time period. Within the region, Iowa City MSA possesses the largest population, largest labor force and largest number of people employed in the region.

The Iowa Department of Commerce has identified five "ecosystems" in Iowa City's MSA important to the economy to generate wealth, have employment growth potential, or where the region has a competitive advantage. These include Healthcare, Retail Trade, Accommodation & Food Services, Scientific & Technical Services and Information Technology. Within the Iowa City, each of these five ecosystems thrive, and have an equally profound effect on the localized economy.

Healthcare

There are ~23,625 jobs in the healthcare ecosystem in the Iowa City MSA with average earnings of approximately \$52,451. As a projection of demand by 2026, total employment in the Healthcare ecosystem will increase by 8.6% to 25,670 jobs, an increase of 2,045 jobs for the region.

Retail Trade

There are ~27,825 jobs in the retail trade Ecosystem in the Iowa City MSA with average earnings of \$24,897. As a projection of demand, by 2026 total employment in the Retail Trade ecosystem will increase by 6.5% to 29,645 jobs, an addition of 1,820 jobs for the region.

Education

There are ~41,495 jobs in the Education ecosystem in the Iowa City MSA with average earnings of \$66,954. As a projection of demand, by 2026 total employment in the Education ecosystem will increase by 7.4% to 44,555 jobs in the Iowa City MSA, a gain of 3,060 jobs for the region.

Scientific & Technical Services

There are ~7,915 jobs in the Scientific & Technical Services ecosystem in the Iowa City MSA with average wages of \$51,224. As a projection of demand, by 2026 total employment in the Scientific & Technical Services ecosystem will increase by 15.7% to 9,155 jobs in the Iowa City MSA, a loss of 1,240 jobs for the region.

Manufacturing

There are ~30,835 jobs in the Manufacturing ecosystem in the Iowa City MSA with average earnings of \$54,004. As a projection of demand, by 2026 total employment in the Manufacturing ecosystem will decrease by 1.1% to 30,510, a decrease of 325 jobs for the region.

Source: Iowa Department of Commerce

LARGEST IOWA CITY EMPLOYERS		
Company	Industry	Employment
The University of Iowa	Education	18,650
The University of Iowa Health Care	Health Care	8,704
Iowa City Community School District	Education	2,346
Mercy Iowa City	Health Care	1,559
ACT	Diversified Consumer Services	1,350
Pearson	Software	1,200
City of Iowa City	Government	1,108
International Automotive Components	Automotive	750
Rockwell Collins	Aerospace and Defense	700
General Dynamics	Aerospace and Defense	700

Portfolio Demographics

Population

In 2014, the population in your selected geography is 144,444. The population has changed by 34.68% since 2000. It is estimated that the population in your area will be 159,232 five years from now, which represents a change of 10.23% from the current year. The current population is 48.82% male and 51.17% female. The median age of the population in your area is 43.8, compare this to the Entire US average which is 37.3. The population density in your area is 1,841.62 people per square mile.

Households

There are currently 58,193 households in your selected geography. The number of households has changed by 34.67% since 2000. It is estimated that the number of households in your area will be 64,167 five years from now, which represents a change of 10.26% from the current year. The average household size in your area is 2.46 persons.

Income

In 2014, the median household income for your selected geography is \$44,742, compare this to the Entire US average which is currently \$51,972. The median household income for your area has changed by 8.36% since 2000. It is estimated that the median household income in your area will be \$51,614 five years from now, which represents a change of 15.35% from the current year.

The current year per capita income in your area is \$24,369, compare this to the Entire US average, which is \$28,599. The current year average household income in your area is \$60,199, compare this to the Entire US average which is \$74,533.

Housing

In 2000, there were 33,086 owner occupied housing units in your area and there were 10,122 renter occupied housing units in your area. The median rent at the time was \$535.

Employment

In 2014, there are 49,124 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 59.71% of employees are employed in white-collar occupations in this geography, and 40.22% are employed in blue-collar occupations. In 2014, unemployment in this area is 7.79%. In 2000, the average time traveled to work was 26.3 minutes.

Education

The Iowa City MSA houses the University of Iowa, various vocational colleges as well as a number of K-12 school systems. Located in downtown Iowa City, University of Iowa's main campus has approximately 33,564 (2017) students currently enrolled. Many vocational colleges surround Iowa City including Cornell College, Kirkwood Community College, Coe College, Mount Mercy University and Purdue Global – Cedar Rapids. In addition to traditional four-year universities and vocational schools, there are a number of K-12 public schools that are playing an increasingly important role in the education and economic growth of the region. According to the Iowa City Community School District, the number of students enrolled as of 2017 was 13,981.



The University of Iowa



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