



Jennifer Rose Bass, CCIM, MBA, CIM
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Licensed in IA, NE & SD

www.propertyprosgroup.com

Jennifer Rose Bass has served the Siouxland community in Commercial Real Estate since 2014. She has proven to be extremely successful in providing enhanced services to her clients through her extensive negotiation skills, her marketing education and experience and her deep understanding of the local market. Clients get the benefit her connections to the community, a tenacious drive to succeed and she brings a wide proprietary index of potential buyers and commercial brokers.

Jennifer is dedicated to meeting her clients' sales goals and has the tools in place to ensure a successful marketing plan and closing. She has a proven track record of exceeding the client's expectations. With JRB you are networked with local, regional and national brokers through Century 21 Commercial and the CCIM Institute. Her resume includes successful deals structured with development assistance from the City of Sioux City, South Sioux City, North Sioux City and State Economic Development organization in the tristate area.

Jennifer has earned the prestigious CCIM designation that involves an advanced analytical curriculum and presentation of a portfolio of qualifying industry experience. The curriculum addresses financial analysis, market analysis, user decision analysis, and investment analysis — the cornerstones of commercial investment real estate. CCIMs are recognized experts in commercial real estate brokerage, leasing, asset management, valuation, and investment analysis.

Jennifer is a member of the well-respected Property Pros Group within Century 21 ProLink. PPG members are local, professional, experts in the Siouxland Real Estate market with over 30 years of experience combined. You can be assured that each member of Property Pros Group is held to the highest of real estate standards and ethics. Property Pros Group can help you with all your residential and commercial real estate needs.

Significant Recent Transactions

- 2000 Leech Ave: 1,600 sf office building sale
- 810 W 7th Street: 2,000 sf retail building sale
- 600 4th Street #900 Expansion: 1,000 sf office expansion/GO Law
- 2200 Port Neal Road: 2-acre site in Dogwood Industrial Park
- 4301 Gordon Drive: Scooters Kiosk Land Lease
- TBD Cornhusker Drive: .30-acre retail site for sale
- 5500 Sergeant Road: 2,800 sf office building lease
- 806 E 9th Street, SSC: 9,000 sf industrial building sale
- 1933 Hamilton: 1,500 sf retail center lease
- 600 4th Street #900: 1,000 sf office building lease
- 4315 Gordon Drive: 1-acre lot sale
- 1909 Hamilton: 5,000 sf retail center lease
- 3225 Hwy 75: 33,000 industrial building sale
- 200 S Derby Lane, NSC: 24,000 sf corporate office building sale
- Former Mike's Saloon: 2,500 sf restaurant building sale
- Commerce Building: 100,000+ sf downtown historic redevelopment building sale
- Cray Huff Law Firm: 8,000 sf downtown office building sale
- Hatch Building: 40,000 sf historic building sale
- Soo Tractor: 145,000 sf industrial building sale
- Titan Industries: 19,000 sf industrial building sale
- Great Southern Bank: 12,000 sf office lease
- Lakeshore Development: 29 acre sale North Sioux City
- 513 Jackson Street: 7,500 sf multitenant investment sale
- State of Iowa: 7,900 sf office lease in Ho Chunk Centre
- Dakota Dunes Welcome Center: 5,532 sf office building investment sale
- Former Bekins Building: 50,000 sf downtown warehouse/redevelopment building sale
- Former Healey Werks Buildings: 26,000 sf industrial and storage buildings sale
- Ikes Bingo: 4.3-acre sale to Casey's General Store
- Hedquist Eye Care: 2,400 sf downtown medical office space lease
- Primebank: 0.84-acre site assembly on Hamilton Boulevard

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PROFESSIONAL AFFILIATIONS

- CCIM - Certified Commercial Investment Member
Greater Northwest Iowa Board of REALTORS®^[LSEP]
- Iowa Association of REALTORS®
- National Association of REALTORS®
- Siouxland Chamber of Commerce

BOARD SERVICE

- Girls Inc, Board of Director
- Sunrise Community Retirement Center Board of Directors
- Bishop Heelan Catholic Schools Board of Education
- Downtown Partners Economy Group
- Downtown Partners Board of Directors (Past)
- June E Nylen Cancer Center Community Ambassadors (Past)



LOCAL • PROFESSIONAL • EXPERTS

CUSTOMER TESTIMONIALS

- "I sincerely appreciate all the hard work and effort that Jennifer put into finding my new office space. She took the initiative to contact me about the need for office space; before I even knew I needed it! I was a 40-year tenant of the Benson Building and was given a 60-day notice to vacate. Jennifer and Arlene knew it was coming because of their extensive contacts in the industry. Jennifer reached out to me personally as we have known each other for years. I will always be grateful for her care and concern in that regard. Within a couple of days, Jennifer had found office space that fit my needs and the needs of my office-sharing crew. Jennifer was in constant contact with all of us and was easily available to answer all of our questions. We were completely relocated within 60 days, having negotiated a favorable lease that made the most sense for all of us and to ensure our space for the next 10-20 years! We were able to refinish the space and make it our own. While the move was hectic and crazy, Jennifer made the transition easy and seamless. Thanks to you both!" - Michele Lewon, PLC, Attorney at Law
- "Jennifer was a dream to work with. She helped my business partner and I negotiate office space. It wasn't a particularly big deal, as I know she works on much larger deals. Yet, she took the time to go back and forth, walked us through everything, and negotiated significant renovations to the space. I trusted her from the start with confidential information in a sensitive situation. She followed up on details through completion. Jennifer did not disappoint! I would trust her with a business deal large or small." - Emilee Gehling, Partner, GO Law Firm, PLC
- "I was very impressed with your goal oriented action. We build in different markets in the Midwest and I can say you are both "top notch". I appreciated your knowledge of the Sioux City Market. You did exactly what we requested professionally and we are excited about the Bekins Building Project." Clint Stencil, Stencil Construction
- "Jennifer Rose Bass and Arlene Curry - You make an awesome team. Jennifer is a go getter who makes things happen and communicates really well along the way. While Arlene is knowledgeable and a sharp real estate advisor. This team is hard to beat! I really appreciate how you both know how to make the process work smoothly. Thanks for everything on our recent commercial leasing and commercial sale. You are a talented team." Scott Ward, Real Estate Investor, Lakeside Companies
- "We were more than satisfied with the professional brokerage provided from pricing the property, to locating prospects, to negotiating a satisfactory – rather complicated sales agreement. Because of this, we have entrusted another significant property to Curry-Rose Bass for marketing on our behalf." Mike Bennett, investor and owner of Clyde's Rush Werks
- "Jennifer is a knowledgeable, friendly and efficient professional in the Siouxland area. She goes the extra mile to make sure her clients are well taken care of! It has been a pleasure working with Jennifer. You can clearly see she cares about her community, her clients and their businesses." Alison Alderman-Draher, Scooters Coffee

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