

MULTIFAMILY FOR SALE

104 South Oak Street | Donnellson IA



OFFERING MEMORANDUM



4001 Westown Parkway
West Des Moines, Iowa 50266
(515) 706-4305
Sales@KatalystTeam.com

TRUST THROUGH TRANSPARENCY

Licensed in IOWA to sell Real Estate | Each Office Independently Owned and Operated | kwcommercial.com



OFFERING MEMORANDUM



TABLE OF CONTENTS

104 South Oak Street | Donnellson IA



CONFIDENTIALITY & DISCLAIMER		(3)
PROPERTY INFORMATION	1	(5-6)
LOCATION INFORMATION	2	(8-10)
FINANCIAL ANALYSIS	3	(12-14)
DEMOGRAPHIC INFORMATION	4	(16-17)
ABOUT THE KataLYST TEAM / CONTACT INFORMATION	◆	(19-21)

CONFIDENTIALITY & DISCLAIMER

104 South Oak Street | Donnellson IA

OFFERING MEMORANDUM

SALE PRICE: \$100,000

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that maybe provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Greater Des Moines in compliance with all applicable fair housing and equal opportunity laws.



4001 Westown Parkway
West Des Moines, Iowa 50266
(515) 706-4305
Sales@KatalYSTteam.com

TRUST THROUGH TRANSPARENCY

Licensed in IOWA to sell Real Estate | Each Office Independently Owned and Operated | kwcommercial.com



OFFERING MEMORANDUM



PROPERTY INFORMATION

104 South Oak Street | Donnellson IA

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

EXECUTIVE SUMMARY

104 South Oak Street | Donnellson IA

SALE PRICE: \$100,000

PROPERTY INFORMATION | 1



INVESTMENT OVERVIEW

The KatalYST Team as part of KW Commercial is please to market exclusively for sale this converted 6-plex located in Donnellson, IA. Five of the units are in rent-ready condition with the sixth offering value-add opportunities!

PROPERTY HIGHLIGHTS

- Value-Add in Renovating Vacant Unit
- Huge cash flow Opportunity!
- Minimal Upfront Investment!

OFFERING SUMMARY

Building SF	5,230
Land	0.340 Acres
Price	\$100,000
Type	Multifamily
CAP Rate	14.55%

THE **KatalYST**
TEAM by KW

4001 Westown Parkway
West Des Moines, Iowa 50266
(515) 706-4305
Sales@KatalYSTteam.com

TRUST THROUGH TRANSPARENCY

Licensed in IOWA to sell Real Estate | Each Office Independently Owned and Operated | kwcommercial.com

PROPERTY DESCRIPTION

104 South Oak Street | Donnellson IA

SALE PRICE: \$100,000

PROPERTY INFORMATION | 1



PROPERTY OVERVIEW

Converted 6-plex located in a small market with value-add opportunity in renovating vacant unit while also upgrading units and increasing rent.

LOCATION OVERVIEW

Donnellson is a city in Lee County, Iowa, United States. The population was 885 at the time of the 2020 census. It is part of the Fort Madison-Keokuk, IA-MO Micropolitan Statistical Area.

THE KatalYST
TEAM by KW

4001 Westown Parkway
West Des Moines, Iowa 50266
(515) 706-4305
Sales@KatalYSTteam.com

TRUST THROUGH TRANSPARENCY

Licensed in IOWA to sell Real Estate | Each Office Independently Owned and Operated | kwcommercial.com



OFFERING MEMORANDUM



LOCATION INFORMATION

104 South Oak Street | Donnellson IA

2

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

REGIONAL MAP

104 South Oak Street | Donnellson IA

SALE PRICE: \$100,000

LOCATION INFORMATION | 2



THE **KatalYST**
TEAM by KW

4001 Westown Parkway
West Des Moines, Iowa 50266
(515) 706-4305
Sales@KatalYSTteam.com

TRUST THROUGH TRANSPARENCY

Licensed in IOWA to sell Real Estate | Each Office Independently Owned and Operated | kwcommercial.com

LOCATION MAPS

104 South Oak Street | Donnellson IA

SALE PRICE: \$100,000

LOCATION INFORMATION | 2



THE KatalYST
TEAM by KW

4001 Westown Parkway
West Des Moines, Iowa 50266
(515) 706-4305
Sales@KatalYSTeam.com

TRUST THROUGH TRANSPARENCY

Licensed in IOWA to sell Real Estate | Each Office Independently Owned and Operated | kwcommercial.com

AERIAL MAP

104 South Oak Street | Donnellson IA

SALE PRICE: \$100,000

LOCATION INFORMATION | 2



THE **KatalYST**
TEAM by KW

4001 Westown Parkway
West Des Moines, Iowa 50266
(515) 706-4305
Sales@KatalYSTteam.com

TRUST THROUGH TRANSPARENCY

Licensed in IOWA to sell Real Estate | Each Office Independently Owned and Operated | kwcommercial.com



OFFERING MEMORANDUM



FINANCIAL ANALYSIS

104 South Oak Street | Donnellson IA

3

INVESTMENT DETAILS

PRO FORMA SUMMARY

ANNUAL PROPERTY OPERATING DATA

INVESTMENT DETAILS

104 South Oak Street | Donnellson IA

SALE PRICE: \$100,000

FINANCIAL ANALYSIS | 3

ANALYSIS INFORMATION

Analysis Date	June 2022
---------------	-----------

PROPERTY INFORMATION

Property Type	MultiFamily
Property	104 S Oak St Donnellson IA
Address	104 S Oak St
City, State	Donnellson IA 52625
Year Built	1920

PURCHASE INFORMATION

Purchase Price	\$100,000
Units	6
Total Rentable SF	5,230
Lot Size	0.340 acres

INCOME & EXPENSE INFORMATION

Gross Operating Income	\$26,190
Monthly GOI	\$2,183
Total Annual Expenses	(\$17,460)
Monthly Expenses	(\$1,455)

FINANCIAL INFORMATION

Initial Equity	\$20,000
----------------	----------

LOANS INFORMATION

TYPE	DEBT	TERM	AMOUNT	RATE	PAYMENT	LO COSTS
Fixed	\$80,000	20 years	20 years	5.65%	\$557	



4001 Westown Parkway
West Des Moines, Iowa 50266
(515) 706-4305
Sales@KatalYSTteam.com

TRUST THROUGH TRANSPARENCY

Licensed in IOWA to sell Real Estate | Each Office Independently Owned and Operated | kwcommercial.com

PRO-FORMA SUMMARY

104 South Oak Street | Donnellson IA

SALE PRICE: \$100,000

FINANCIAL ANALYSIS | 3

INVESTMENT SUMMARY

Price	\$100,000
Year Built	1920
Units	6
RSF	5,230
Lot Size	0.340 acres
Floors	1

FINANCING SUMMARY

Loan 1 (Fixed)	\$80,000
Initial Equity	\$20,000
Interest Rate	5.65%
Term	20 years
Monthly Payment	\$557
DCR	3.48

UNIT MIX & SCHEDULED INCOME

Type	Units	Actual	Total	Market	Total
Mix 1	1	\$0	\$0	\$0	\$0
Totals	1		\$29,100		\$0

ANNUALIZED INCOME

Description	Actual
Gross Potential Rent	\$29,100
- Less: Vacancy	(\$2,910)
Effective Gross Income	\$26,190
- Less: Expenses	(\$2,910)
Net Operating Income	\$23,280
- Debt Service	(\$6,685)
Net Cash Flow after Debt Svc	\$16,595
+ Principal Reduction	\$2,222
Total Return	\$18,817

ANNUALIZED EXPENSES

Description	Actual
Property Management Fee	\$2,910
Total Expenses	\$2,910
Expenses Per RSF	\$2,910
Expenses Per Unit	\$2,910

ANNUAL PROPERTY OPERATING DATA

104 South Oak Street | Donnellson IA

FINANCIAL ANALYSIS | 3

SALE PRICE: \$100,000

6 PLEX PROPERTY

Description Year Ending	Year 1 05/2023	Year 2 05/2024	Year 3 05/2025	Year 4 05/2026	Year 5 05/2027
INCOME DATA					
Rental Income	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100
Gross Scheduled Income	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100
Turnover Vacancy	(\$2,910)	(\$2,910)	(\$2,910)	(\$2,910)	(\$2,910)
Gross Operating Income	\$26,190	\$26,190	\$26,190	\$26,190	\$26,190
EXPENSE DATA					
Property Management Fee	(\$2,910)	(\$2,910)	(\$2,910)	(\$2,910)	(\$2,910)
Speed Analysis Expenses	(\$14,550)	(\$14,550)	(\$14,550)	(\$14,550)	(\$14,550)
Total Operating Expenses	(\$17,460)	(\$17,460)	(\$17,460)	(\$17,460)	(\$17,460)
Operating Expense Ratio	66.67%	66.67%	66.67%	66.67%	66.67%
Net Operating Income	\$8,730	\$8,730	\$8,730	\$8,730	\$8,730



OFFERING MEMORANDUM



DEMOGRAPHIC INFORMATION

104 South Oak Street | Donnellson IA

4

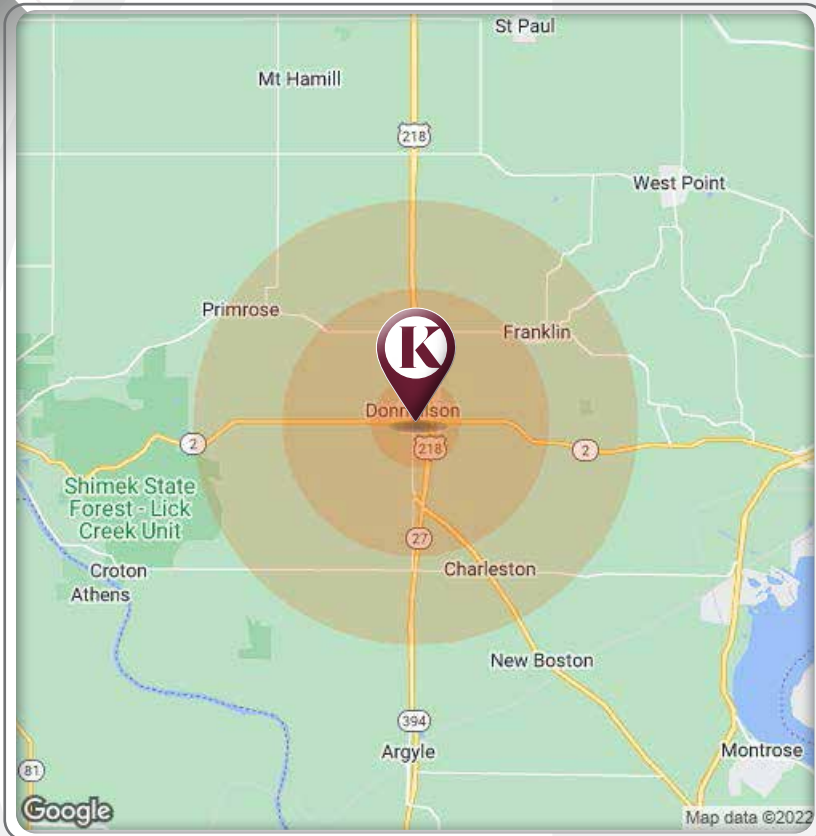
DEMOGRAPHICS MAP

DEMOGRAPHICS MAP

104 South Oak Street | Donnellson IA

SALE PRICE: \$100,000

DEMOGRAPHIC INFORMATION | 4



POPULATION

	1 MILE	3 MILES	5 MILES
Male	372	372	938
Female	475	475	961
Total Population	847	847	1,899

AGE

	1 MILE	3 MILES	5 MILES
Ages 0-14	179	179	393
Ages 15-24	124	124	296
Ages 55-64	108	108	255
Ages 65+	136	136	293

RACE

	1 MILE	3 MILES	5 MILES
White	847	847	1,899
Black	N/A	N/A	N/A
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	N/A
Multi-Racial	N/A	N/A	N/A

THE KatalYST
TEAM by KW

4001 Westown Parkway
West Des Moines, Iowa 50266
(515) 706-4305
Sales@KatalYSTteam.com

TRUST THROUGH TRANSPARENCY

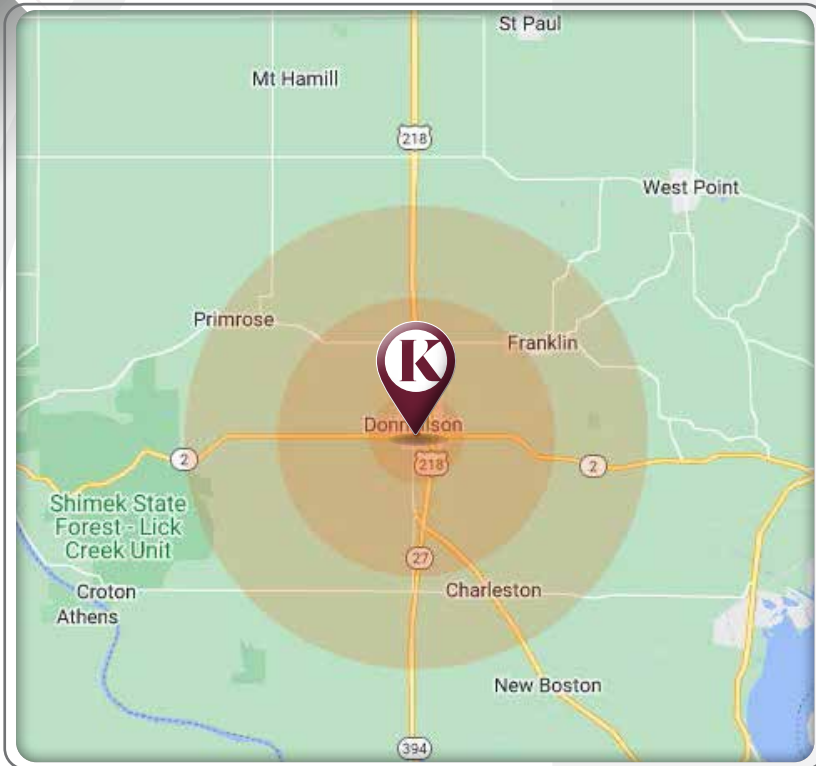
Licensed in IOWA to sell Real Estate | Each Office Independently Owned and Operated | kwcommercial.com

DEMOGRAPHICS MAP

104 South Oak Street | Donnellson IA

SALE PRICE: \$100,000

DEMOGRAPHIC INFORMATION | 4



INCOME	1 MILE	3 MILES	5 MILES
Median	\$39,920	\$39,920	\$55,784
< \$15,000	25	25	60
\$15,000-\$24,999	41	41	90
\$25,000-\$34,999	46	46	61
\$35,000-49,999	75	75	134
\$50,000-\$74,999	83	83	182
\$75,000-\$99,999	17	17	61
\$100,000-\$149,999	22	22	88
\$150,000-\$199,999	25	25	40
>\$200,000	4	4	42

HOUSING	1 MILE	3 MILES	5 MILES
Total Units	387	387	930
Occupied	356	356	840
Owner Occupied	260	260	678
Renter Occupied	96	96	162
Vacant	31	31	90

THE **KatalYST**
TEAM by KW

4001 Westown Parkway
West Des Moines, Iowa 50266
(515) 706-4305
Sales@KatalYSTteam.com

TRUST THROUGH TRANSPARENCY

Licensed in IOWA to sell Real Estate | Each Office Independently Owned and Operated | kwcommercial.com



OFFERING MEMORANDUM



MEET THE **KataLYST** TEAM

4001 Westown Parkway | West Des Moines



TRUST THROUGH TRANSPARENCY

BEHIND THE DESK

TRUST THROUGH TRANSPARENCY

4001 Westown Parkway | West Des Moines

MEET THE KATALYST TEAM | ◆

COMMERCIAL

KataLYST

(noun) - (ka-tuh-lyst):

an agent that provokes or speeds significant growth in your commercial real estate goals

The Katalyst Team is a specialized team that is part of the nationwide brokerage firm KW Commercial Realty. Based out of Des Moines, IA, the Katalyst Team focuses on commercial real estate assets located throughout the state of Iowa. The team's specialty is advising and working with individual clients who have invested in commercial real estate and are looking to grow their assets, grow their network, grow their income, and ultimately find success in commercial real estate investing. The team's focus allows it to develop relationships with clients beyond one transaction and be a life-long partner and advisor in their real estate investments.

THE **KataLYST**
TEAM by KW

4001 Westown Parkway
West Des Moines, Iowa 50266
(515) 706-4305
Sales@KatalYSTteam.com

TRUST THROUGH TRANSPARENCY

Licensed in IOWA to sell Real Estate | Each Office Independently Owned and Operated | kwcommercial.com

BEHIND **THE DESK**

4001 Westown Parkway | West Des Moines

MEET THE KATALYST TEAM | ◆



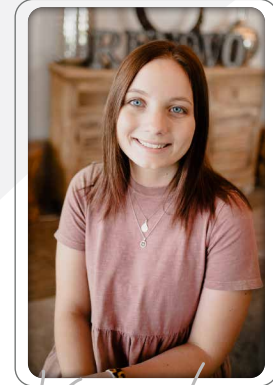
Jared Husmann
PRESIDENT

Jared's Mother and Father who each respectively participated in Residential and Commercial investment, ownership, and development. At the age of 18 Jared began his own individual investment career by purchasing his first investment property. Within 6 years he built an investment portfolio of over 72 doors spread around Central Iowa over 30+ properties. Frustrated with Residential properties Jared began his career as a commercial real estate agent and made a commitment to help other owners and investors like himself by providing better services, data, communication, and life-experience than traditional agents who marketed themselves as "Investor-Agents."



Heather Hellman
DIRECTOR OF OPERATIONS

Heather came to us from working as a strategic analyst for a well-known annuity company in Urbandale. She has a love for numbers and fine-tuning systems. When Heather is not working, she can be found on any day running one of her 4 children to one of their many activities, or volunteering around her hometown of Panora. She enjoys spending time on their farm with all her animals...with chickens being her favorite. The one time city girl, has really adapted to the quiet, country life, and wouldn't have it any other way.



Kori Vogel
ADMINISTRATIVE ASSISTANT

Kori is the most recent addition to our team. She moved to the Des Moines area from a small town seeking a degree in business marketing. While increasing her knowledge in real estate and marketing, she is really starting to find herself quite at home learning to run the online social media aspects of the business and absolutely loves it. Otherwise, outside of work, you can usually find Kori with family and friends, or curled up with a good book.



Jared Husmann
PRESIDENT



Thank you!

THE **KataLYST** TEAM by

Maximize Your **PRICE...**
LYST With Us!

Maximize Your **BUY...**
Join Our **LYST!**

 (515) 706-4305

 Sales@KataLYSTteam.com

 KataLYSTteam.com

FOR MORE DETAILS
CALL OR EMAIL!

TRUST THROUGH TRANSPARENCY

Licensed in IOWA to sell Real Estate | Each Office Independently Owned and Operated | kwcommercial.com