

# WEBSTER CITY PORTFOLIO

Webster City | IA

Multifamily & Residential



PROPERTY 1 | 620 Park Avenue



PROPERTY 2 | 1103 Broadway Street



PROPERTY 3 | 522 Division Street



PROPERTY 4 | 1705 River Street

## JUST **LYSTED**

### PORTFOLIO **OVERVIEW**

The KataLYST Team is pleased to market exclusively for sale this Single-Family rental portfolio that can be purchased as a package or as individual properties.

This portfolio consists of two SFR houses, one duplex, and one fourplex with gross rents monthly of \$6,695!



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

FOR MORE DETAILS  
**CALL OR EMAIL!**

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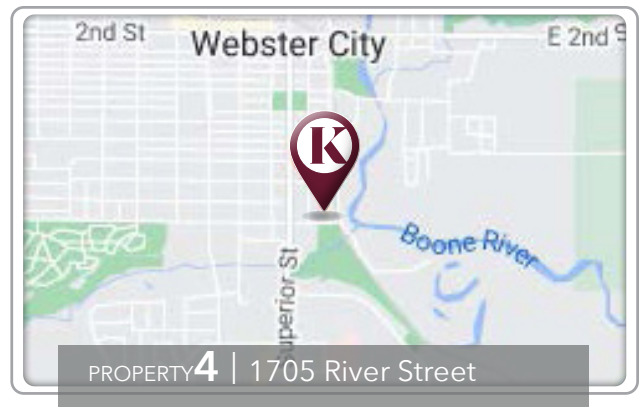
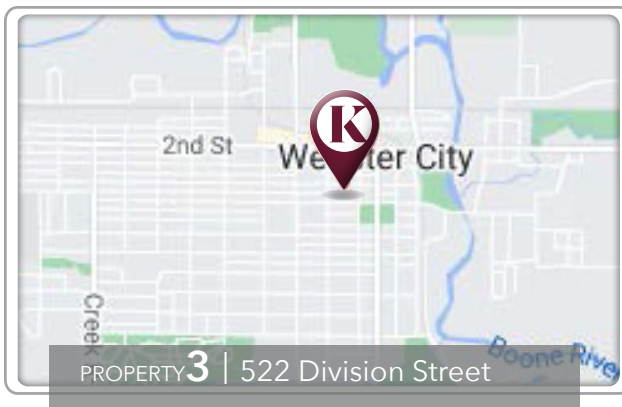
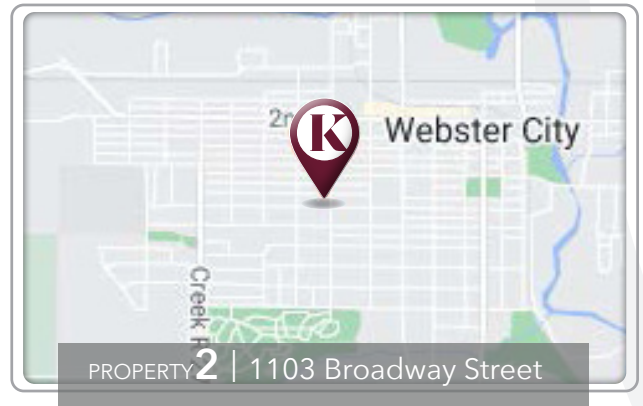
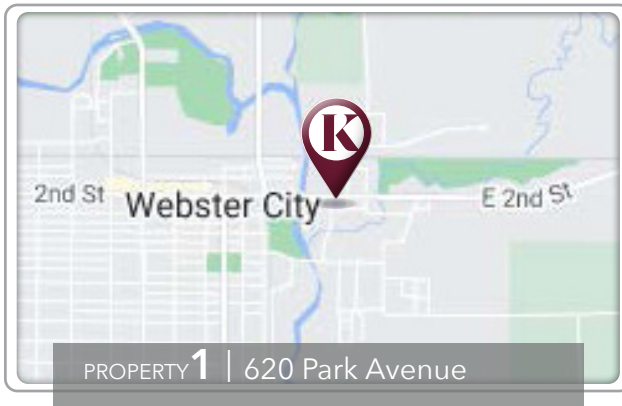
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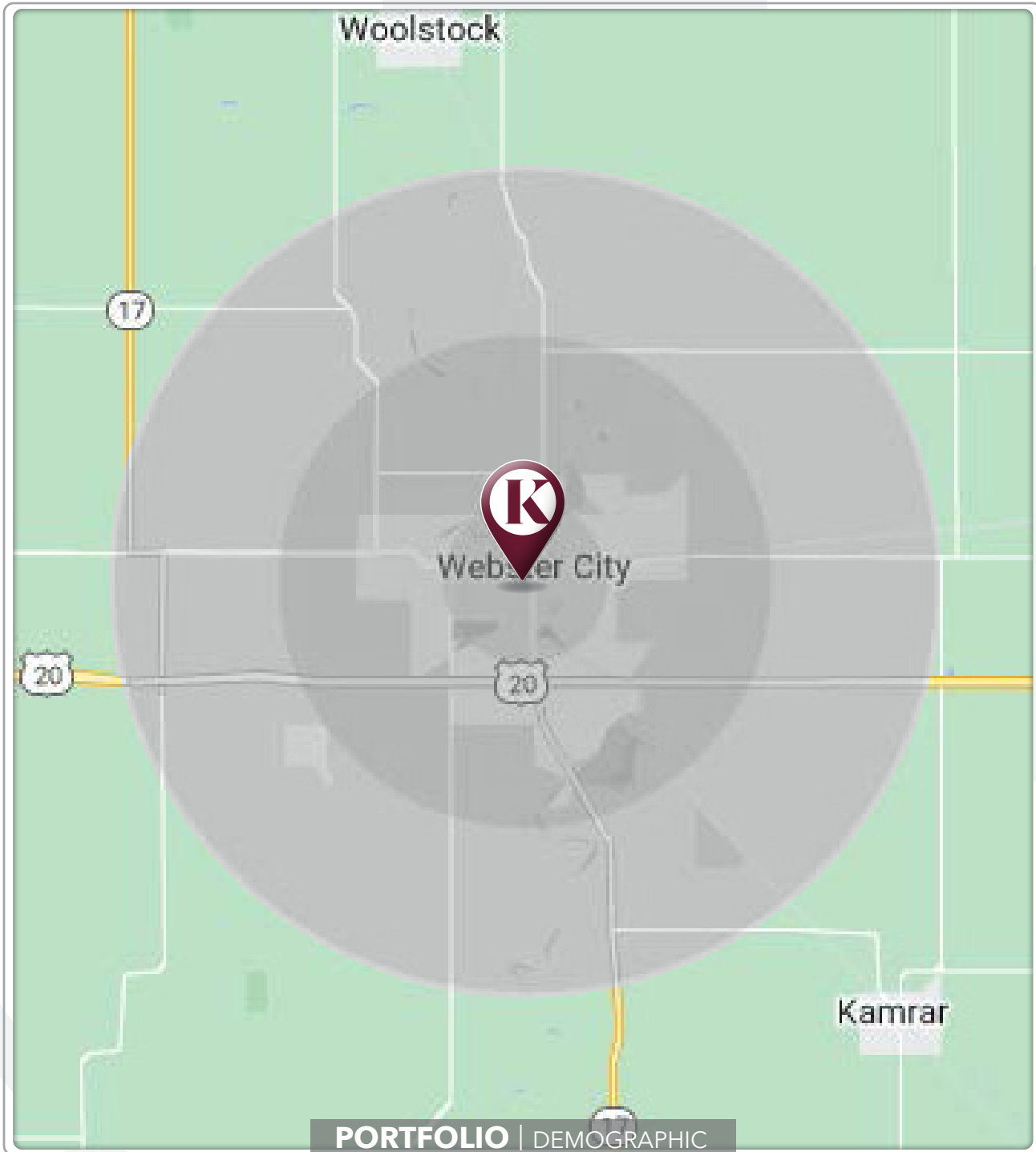
4 PROPERTY | PORTFOLIO

# WEBSTER CITY PORTFOLIO

## Webster City | IA

Area, Local Demographic Maps





1  
PROPERTY

# MULTIFAMILY 4-PLEX

620 Park Ave | Webster City IA

Price: \$225,000



JUST **LYSTED**

## PROPERTY **OVERVIEW**

This Webster City property at 620 Park Ave. is a 4 plex with all units consisting of two bedrooms, one bathroom and laundry, all with modest upgrades through paint and flooring as well. Convenient off-street parking and garages are also available for residents.

## PROPERTY **HIGHLIGHTS**

- Brick Exterior
- Reinforced Concrete Foundation
- Spacious Units
- Garage Spaces
- Metered Utilities

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### INVESTMENT OVERVIEW

Encompassing a blend of comfort and functionality, the property showcases two outdoor covered patios. Furthermore, this property has a history of attracting reliable long-term tenants, ensuring a stable and prosperous investment. The utilities in this property are metered, allowing for an efficient and equitable distribution of costs among tenants. This feature adds to the hassle-free experience for both landlords and tenants alike.

### LOCATION OVERVIEW

620 Park Ave. in Webster City offers a premier location on Highway 20, providing easy access to US20 and I-80. The city features affordable city-owned electric services and is home to ten leading employers, including Vantec, Seneca Foundry, Van Diest Medical Center, and Mertz Engineering. Don't miss out on this prime investment opportunity in a thriving and well-connected community!

### OFFERING SUMMARY

Price	\$225,000
Number of Units	4
Price / Unit	\$56,250
Building SF	2022/SF <small>(Base Foundation)</small>
Price / SF	\$55.64
NOI	\$23,012
CAP Rate	10.2
Occupancy	100%
Lot Size	15,360 SF
Year Built	1978
Parking	Garage
Parking Ratio	1.25 / Unit
Zoning	Res 3+

### DEMOGRAPHICS OVERVIEW

	1 MILE	3 MILES	5 MILES
Total Population	2,539	8,180	8,533
Total Units	1,191	3,836	4,084
Occupied	1,052	3,465	3,694
Income Median	\$56,407	\$39,894	\$42,190



# MULTIFAMILY 4-PLEX

620 Park Ave | Webster City IA

Price: \$225,000

## EXECUTIVE SUMMARY

### ACQUISITION SUMMARY

Purchase Price, Points and Closing Costs	\$226,838
Investment Cash	\$43,088
First Loan (Fixed)	\$183,750

### INVESTMENT SUMMARY

Purchase Price	\$225,000
Price / Unit	\$56,250
Price / SF	\$110.08
Expense / Unit	(\$3,000)

### INCOME, EXPENSE & CASH FLOW SUMMARY

<b>Gross Scheduled Income</b>	<b>\$35,100</b>
Total Vacancy & Credits	\$0
Total Annual Expenses	(\$11,998)
<b>Net Operating Income</b>	<b>\$23,102</b>
Debt Service	(\$14,546)
Replacement Reserves	(\$1,053)
<b>Cash Flow Before Taxes</b>	<b>\$7,503</b>

### FINANCIAL SUMMARY

Cash-On-Cash Return Before Taxes	17.41%
Debt Coverage Ratio	1.59
Capitalization Rate	10.27%
Gross Rent Multiplier	6.41
Gross Income / SF	\$17.17
Gross Expenses / SF	(\$5.87)
Operating Expense Ratio	34.18%



PROPERTY 2

# RESIDENTIAL FOR SALE

1103 Broadway St | Webster City IA

Price: \$140,000



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## PROPERTY OVERVIEW

1103 Broadway St. in Webster City, IA is a value-add opportunity with deferred maintenance. This property offers 5 bedrooms and 2 bathrooms, ready for renovation.

## PROPERTY HIGHLIGHTS

- Converted Duplex potential
- Large Yard
- Value-Add Opportunity

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PROPERTY 2 | WEBSTER CITY PORTFOLIO

# RESIDENTIAL FOR SALE

1103 Broadway St | Webster City IA

Price: \$140,000



## INVESTMENT OVERVIEW

With potential for upgrades and improvements, it presents an ideal chance to increase its value. Conveniently located in a desirable neighborhood, seize this opportunity to transform 1103 Broadway St. into a profitable investment.

## LOCATION OVERVIEW

1103 Broadway St., located in Webster City, on Highway 20. Webster City is in a premier location for US20 and I-80, affordable city owned electric, and has 10 leading employers such as; Vantec, Seneca Foundry, Van Diest Medical Center, Mertz Engineering, and more.

## OFFERING SUMMARY

Price	\$140,000
Bedrooms	5
Building SF	2,044
Price / SF	\$68.49
Occupancy	100%
NOI	\$11,700
CAP Rate	13.77
Lot Size	10,023 SF
Year Built	1950
Access	Driveway

## DEMOGRAPHICS OVERVIEW

	1 MILE	3 MILES	5 MILES
Total Population	2,539	8,180	8,533
Total Units	1,191	3,836	4,084
Occupied	1,052	3,465	3,694
Income Median	\$56,407	\$39,894	\$42,190



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**EXECUTIVE SUMMARY****ACQUISITION SUMMARY**

Purchase Price, Points and Closing Costs	\$140,000
Investment Cash	\$140,000

**INVESTMENT SUMMARY**

Purchase Price	\$140,000
Price / Unit	\$28,000
Price / SF	\$97.22
Expense / Unit	(\$980)

**INCOME, EXPENSE & CASH FLOW SUMMARY**

<b>Gross Scheduled Income</b>	<b>\$18,000</b>
Total Vacancy & Credits	\$0
Total Annual Expenses	(\$4,902)
<b>Net Operating Income</b>	<b>\$13,098</b>
Debt Service	\$0
Replacement Reserves	(\$1,500)
<b>Cash Flow Before Taxes</b>	<b>\$11,598</b>

**FINANCIAL SUMMARY**

Cash-On-Cash Return Before Taxes	8.28%
Debt Coverage Ratio	N/A
Capitalization Rate	9.36%
Gross Rent Multiplier	7.78
Gross Income / SF	\$12.50
Gross Expenses / SF	(\$3.40)
Operating Expense Ratio	27.23%



PROPERTY 3

# RESIDENTIAL 3 BEDROOM

522 Division St | Webster City IA

Price: \$125,000



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## PROPERTY OVERVIEW

Single-Family Home with four bedrooms, two bathrooms, and a large open living space!

## PROPERTY HIGHLIGHTS

- Performing Asset
- Long Term Tennants
- Updated interior
- Value-Add Exterior

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### INVESTMENT OVERVIEW

Don't miss out on this prime investment opportunity in a thriving and well-connected community!

### LOCATION OVERVIEW

522 Division St., in Webster City offers a premier location on Highway 20, providing easy access to US20 and I-80. The city features affordable city-owned electric services and is home to ten leading employers, including Vantec, Seneca Foundry, Van Diest Medical Center, and Mertz Engineering.

### OFFERING SUMMARY

Price	\$125,000
Bedrooms	3
Building SF	1,334
Price / SF	\$93.70
Occupancy	100%
NOI	\$10,530
CAP Rate	8.42
Lot Size	8,580 SF
Year Built	1887
Renovated	1950
Access	Driveway / Garage

DEMOGRAPHICS OVERVIEW	1 MILE	3 MILES	5 MILES
Total Population	2,539	8,180	8,533
Total Units	1,191	3,836	4,084
Occupied	1,052	3,465	3,694
Income Median	\$56,407	\$39,894	\$42,190



# MULTIFAMILY 4-PLEX

## 522 | Webster City IA

Price: \$225,000

### EXECUTIVE SUMMARY

#### ACQUISITION SUMMARY

Purchase Price, Points and Closing Costs	\$125,000
Investment Cash	\$125,000

#### INVESTMENT SUMMARY

Purchase Price	\$125,000
Price / Unit	\$41,667
Price / SF	\$116.17
Expense / Unit	(\$1,557)

#### INCOME, EXPENSE & CASH FLOW SUMMARY

<b>Gross Scheduled Income</b>	<b>\$16,200</b>
Total Vacancy & Credits	\$0
Total Annual Expenses	(\$4,670)
<b>Net Operating Income</b>	<b>\$11,530</b>
Debt Service	(\$0)
Replacement Reserves	(\$500)
<b>Cash Flow Before Taxes</b>	<b>\$11,030</b>

#### FINANCIAL SUMMARY

Cash-On-Cash Return Before Taxes	8.82%
Debt Coverage Ratio	N / A
Capitalization Rate	9.22%
Gross Rent Multiplier	7.72
Gross Income / SF	\$15.06
Gross Expenses / SF	(\$4.34)
Operating Expense Ratio	28.83%



PROPERTY 4

# RESIDENTIAL FOR SALE

1705 River St | Webster City IA

Price: \$85,000



# JUST LYSTED

## PROPERTY OVERVIEW

This investment property is a two-story gem featuring four bedrooms and two bathrooms. With a well-kept interior, a large driveway, and a detached garage, it offers ample parking and storage space. The fenced-in backyard adds privacy and a desirable outdoor area.

## PROPERTY HIGHLIGHTS

- 2-story, 4 beds, 2 bath
- Storage space
- Fenced in backyard

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PROPERTY 4 | WEBSTER CITY PORTFOLIO

# RESIDENTIAL FOR SALE

## 1705 River St | Webster City IA

Price: \$85,000



### INVESTMENT OVERVIEW

Long-term tenant with upgrades made prior to leasing such as carpet, floor, and paint.

### LOCATION OVERVIEW

1705 River St. in Webster City offers a premier location on Highway 20, providing easy access to US20 and I-80. The city features affordable city-owned electric services and is home to ten leading employers, including Vantec, Seneca Foundry, Van Diest Medical Center, and Mertz Engineering. Don't miss out on this prime investment opportunity in a thriving and well-connected community!

### OFFERING SUMMARY

Price	\$85,000
Bedrooms	4
Price / SF	\$59.02
Building SF	1,440
Occupancy	100%
NOI	\$7,410
CAP Rate	8.71
Lot Size	10,230 / SF
Renovated	N / A
Year Built	1950

### DEMOGRAPHICS OVERVIEW

	1 MILE	3 MILES	5 MILES
Total Population	2,539	8,180	8,533
Total Units	1,191	3,836	4,084
Occupied	1,052	3,465	3,694
Income Median	\$56,407	\$39,894	\$42,190



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**EXECUTIVE** SUMMARY**ACQUISITION** SUMMARY

Purchase Price, Points and Closing Costs	\$85,000
Investment Cash	\$85,000

**INVESTMENT** SUMMARY

Purchase Price	\$85,000
Price / Unit	\$85,000
Price / SF	\$59.03
Expense / Unit	(\$3,940)

**INCOME, EXPENSE & CASH FLOW** SUMMARY

<b>Gross Scheduled Income</b>	<b>\$11,400</b>
Total Vacancy & Credits	\$0
Total Annual Expenses	(\$3,940)
<b>Net Operating Income</b>	<b>\$7,460</b>
Debt Service	(\$0)
Replacement Reserves	(\$336)
<b>Cash Flow Before Taxes</b>	<b>\$7,124</b>

**FINANCIAL** SUMMARY

Cash-On-Cash Return Before Taxes	8.38%
Debt Coverage Ratio	N / A
Capitalization Rate	8.78%
Gross Rent Multiplier	7.46
Gross Income / SF	\$7.92
Gross Expenses / SF	(\$2.74)
Operating Expense Ratio	34.56%



# BEHIND THE **DESK** :



*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.

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-  **Jared Husmann**  
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