



OFFERING MEMORANDUM

1710 OAKLAND AVE. DES MOINES, IA

10 PLEX + ADU

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THE KataLYST
TEAM by 

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TEAM by 



EXECUTIVE SUMMARY

1710 OAKLAND AVE. DES MOINES, IA

PROPERTY OVERVIEW

The KataLYST Team as part of KW Commercial is pleased to market exclusively for sale this multifamily asset consisting of 10-Units and House for rent attached on the Western portion of the lot as an Additional Dwelling-Unit (ADU).

These units are all 2Bd/1Ba units with upgrades throughout and the ability to develop an additional unit attached to the ADU.

Located in the Riverbend neighborhood and along the 6th Ave. corridor which is seeing a resurgence of new and redevelopment activity this investment property is ideal for the growing investor.



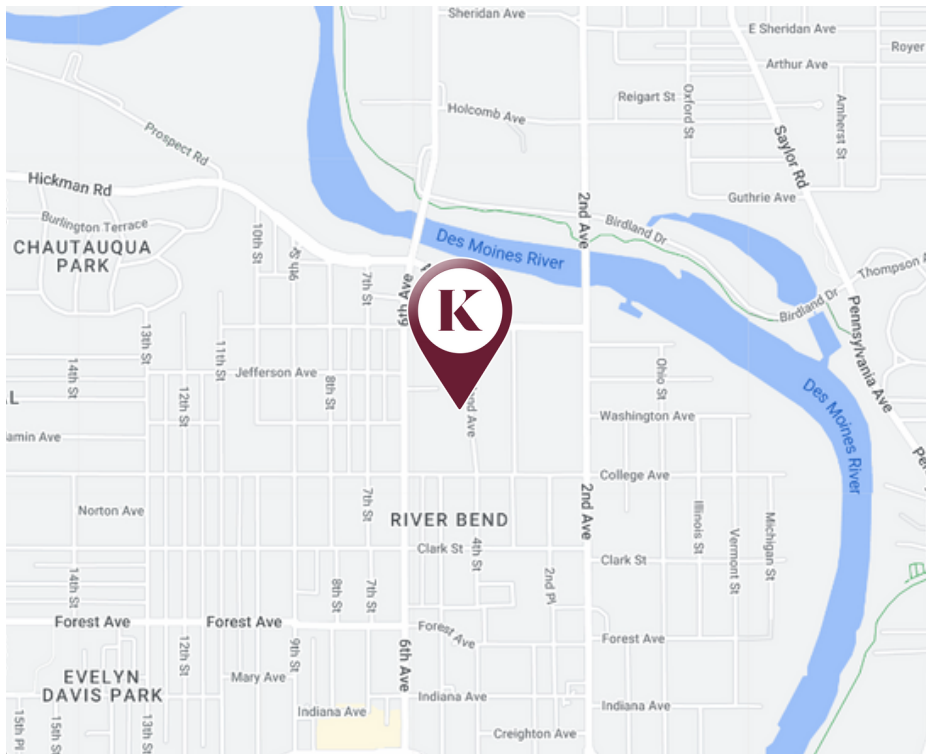
PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Ability to Develop an Additional ADU
- In-Place Rents at Market-Rate
- Offered at an Attractive Cap-Rate
- Located in Close Proximity to Redevelopment

LOCATION OVERVIEW

Located In the Riverbend neighborhood along the resurging 6th Ave. corridor, this investment property is perfect for savvy investors.



OFFERING OVERVIEW

Price	\$675,000
Lot Size	0.569 Acres
Cap Rate	9.17%
GRM	7.51
Year Built	1950
Number of Units	11
Building SF	7,756 SF
Price/SF	\$87.03

A photograph of a two-story house with a dark roof and large windows, surrounded by trees and a lawn. The image is darkened to serve as a background for text.

EXTERIOR PHOTOS

1710 OAKLAND AVE. DES MOINES, IA





















A photograph of a two-story house with a dark roof and large trees in the background. The house has a light-colored exterior and a prominent chimney. The image is overlaid with a dark, semi-transparent filter. The text "INTERIOR PHOTOS" is centered in a large, white, serif font. Below it, the address "1710 OAKLAND AVE. DES MOINES, IA" is written in a smaller, white, sans-serif font.

INTERIOR PHOTOS

1710 OAKLAND AVE. DES MOINES, IA











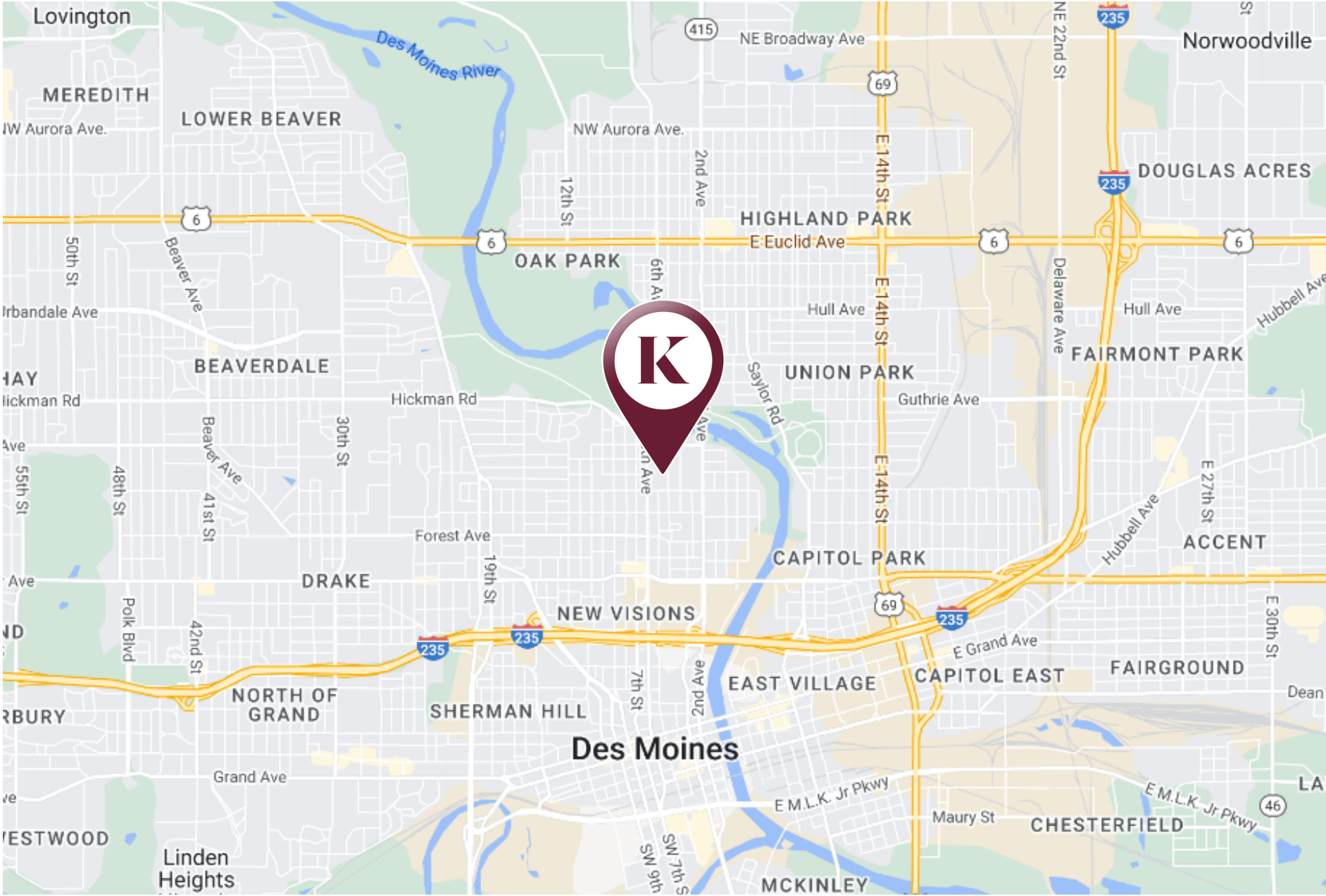




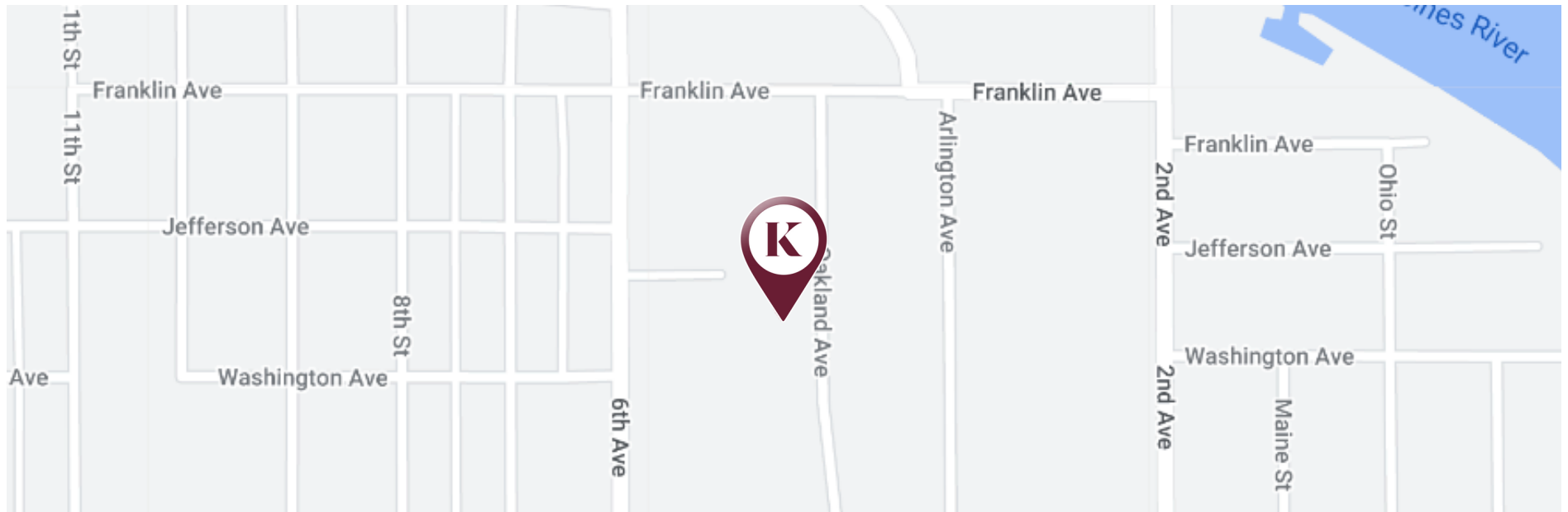
LOCATION INFORMATION

1710 OAKLAND AVE. DES MOINES, IA

REGIONAL MAP



LOCATION MAPS



An aerial photograph of a two-story house with a dark roof and light-colored siding. The house has several windows and a small porch on the left side. A large, mature tree with dense green foliage is in the foreground, partially obscuring the house. The text "AERIAL PHOTOS" is overlaid in large, white, serif capital letters. Below it, the address "1710 OAKLAND AVE. DES MOINES, IA" is written in smaller, white, sans-serif capital letters. The entire image is framed by a thin white border.

AERIAL PHOTOS

1710 OAKLAND AVE. DES MOINES, IA

An aerial photograph of a suburban neighborhood in Des Moines, Iowa. The area is characterized by numerous large, mature green trees interspersed among residential buildings. A prominent building with a bright red roof is highlighted in the center of the image. Surrounding this building are various other houses, some with grey or brown roofs, and several parking lots containing cars. The overall scene depicts a quiet, tree-lined residential street.

**1710 OAKLAND AVENUE,
DES MOINES, IA 50314**

An aerial photograph of a suburban neighborhood. The image shows a grid of streets with houses, trees, and lawns. A red dashed rectangular box is drawn around a specific property in the center of the image. The property is a large, two-story house with a brown roof and a large front yard. The surrounding area includes other houses, some with swimming pools, and many mature trees. The overall scene is a typical suburban residential area.

**1710 OAKLAND AVENUE,
DES MOINES, IA 50314**



FINANCIAL ANALYSIS

1710 OAKLAND AVE. DES MOINES, IA

DETAILED GENERAL EXPENSES

DESCRIPTION YEAR ENDING	YEAR 1 08/2024	YEAR 2 08/2025	YEAR 3 08/2026	YEAR 4 08/2027	YEAR 5 08/2028
Building Insurance	(\$4,950)	(\$4,950)	(\$4,950)	(\$4,950)	(\$4,950)
Lawn-care & Snow Removal	(\$2,600)	(\$2,600)	(\$2,600)	(\$2,600)	(\$2,600)
Janitorial	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)
Maintenance	(\$6,600)	(\$6,600)	(\$6,600)	(\$6,600)	(\$6,600)
Management Fees	(\$8,832)	(\$8,832)	(\$8,832)	(\$8,832)	(\$8,832)
Misc	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)
Reserves	(\$3,300)	(\$3,300)	(\$3,300)	(\$3,300)	(\$3,300)
Taxes – Real Estate	(\$10,079)	(\$10,079)	(\$10,079)	(\$10,079)	(\$10,079)
Trash Removal	(\$900)	(\$900)	(\$900)	(\$900)	(\$900)
Utility – Water/Sewer	(\$3,300)	(\$3,300)	(\$3,300)	(\$3,300)	(\$3,300)
Total Expenses	(\$42,961)	(\$42,961)	(\$42,961)	(\$42,961)	(\$42,961)
Operating Expense Ratio	40.96%	39.31%	37.73%	36.21%	34.75%

ANNUAL PROPERTY OPERATING DATA

DESCRIPTION YEAR ENDING	YEAR 1 08/2024	YEAR 2 08/2025	YEAR 3 08/2026	YEAR 4 08/2027	YEAR 5 08/2028
Income					
Rental Income	\$110,400	\$115,037	\$119,868	\$124,903	\$130,149
Gross Scheduled Income	\$110,400	\$115,037	\$119,868	\$124,903	\$130,149
Turnover Vacancy	(\$5,520)	(\$5,752)	(\$5,993)	(\$6,245)	(\$6,507)
General Vacancy	\$0	\$0	\$0	\$0	\$0
Gross Operating Income	\$104,880	\$109,285	\$113,875	\$118,658	\$123,641
Expenses					
Building Insurance	(\$4,950)	(\$4,950)	(\$4,950)	(\$4,950)	(\$4,950)
Lawn-care & Snow Removal	(\$2,600)	(\$2,600)	(\$2,600)	(\$2,600)	(\$2,600)
Janitorial	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)
Maintenance	(\$6,600)	(\$6,600)	(\$6,600)	(\$6,600)	(\$6,600)
Management Fees	(\$8,832)	(\$8,832)	(\$8,832)	(\$8,832)	(\$8,832)
Misc	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)
Reserves	(\$3,300)	(\$3,300)	(\$3,300)	(\$3,300)	(\$3,300)
Taxes – Real Estate	(\$10,079)	(\$10,079)	(\$10,079)	(\$10,079)	(\$10,079)
Trash Removal	(\$900)	(\$900)	(\$900)	(\$900)	(\$900)
Utility – Water/Sewer	(\$3,300)	(\$3,300)	(\$3,300)	(\$3,300)	(\$3,300)
Total Operating Expenses	(\$42,961)	(\$42,961)	(\$42,961)	(\$42,961)	(\$42,961)
Operating Expense Ratio	40.96%	39.31%	37.73%	36.21%	34.75%
Net Operating Income	\$61,919	\$66,324	\$70,914	\$75,697	\$80,680

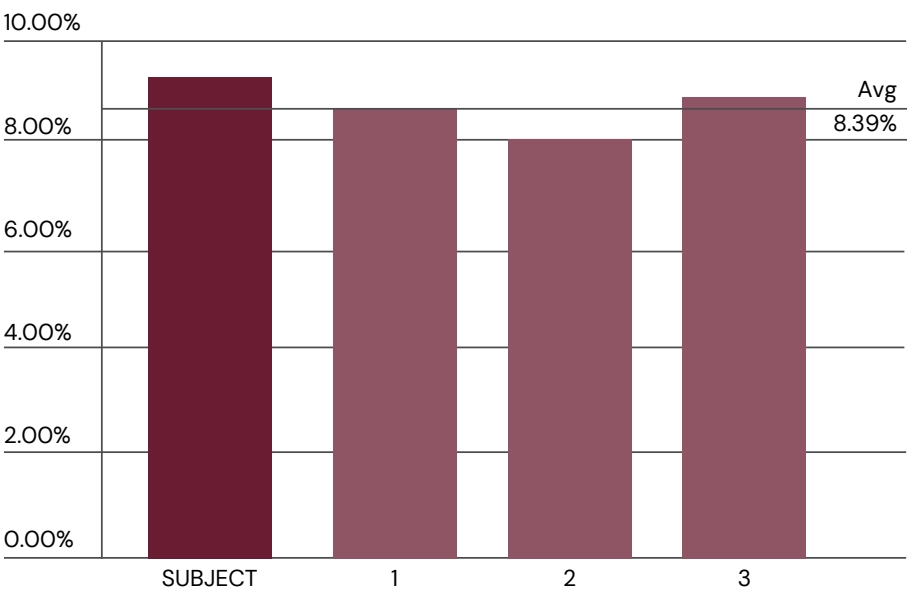


SALES COMPARABLES

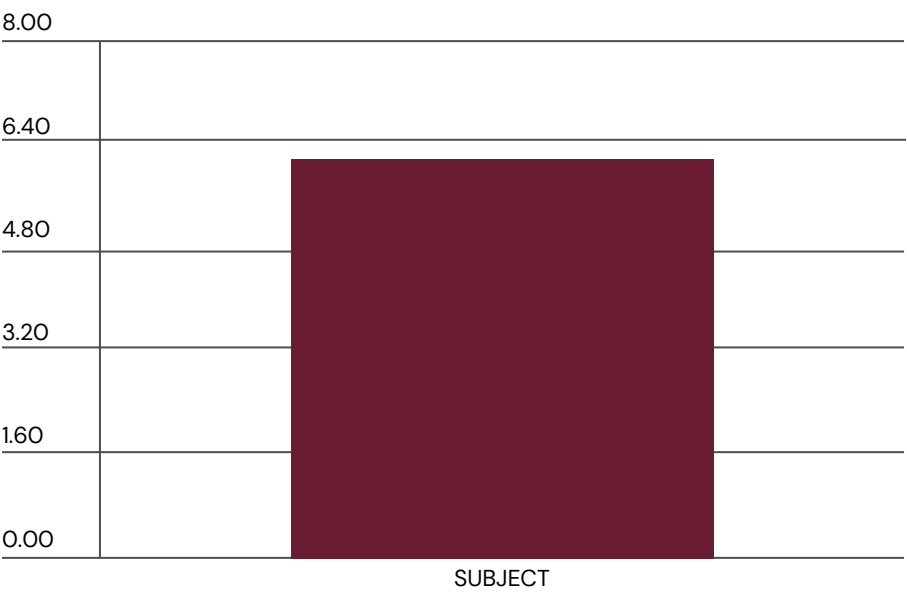
1710 OAKLAND AVE. DES MOINES, IA

SALES COMPARABLES

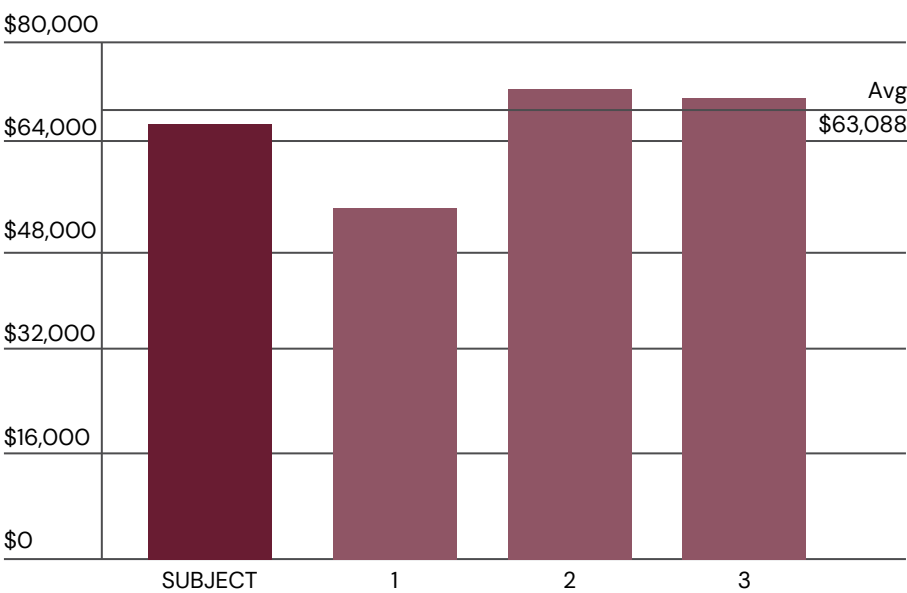
CAP RATE



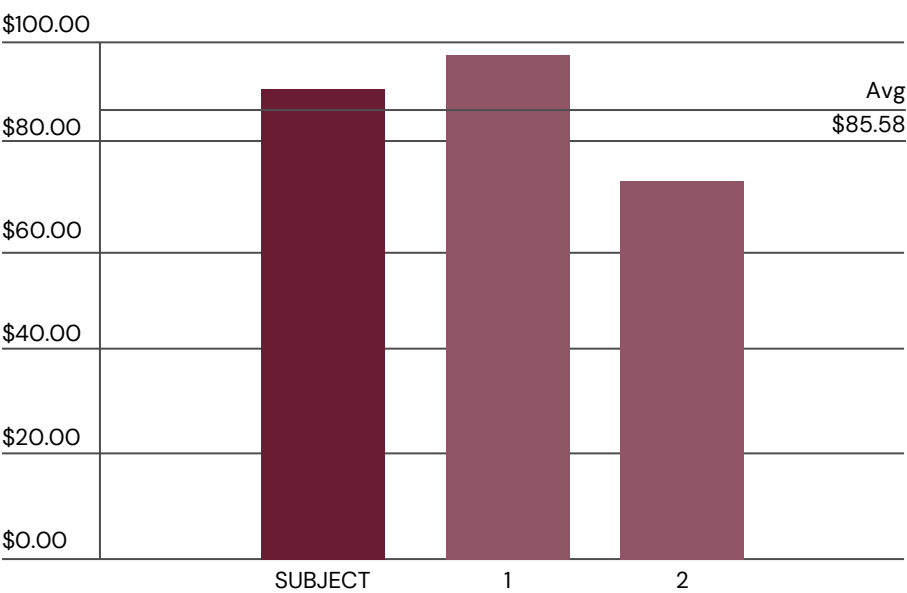
GROSS RENT MULTIPLIER

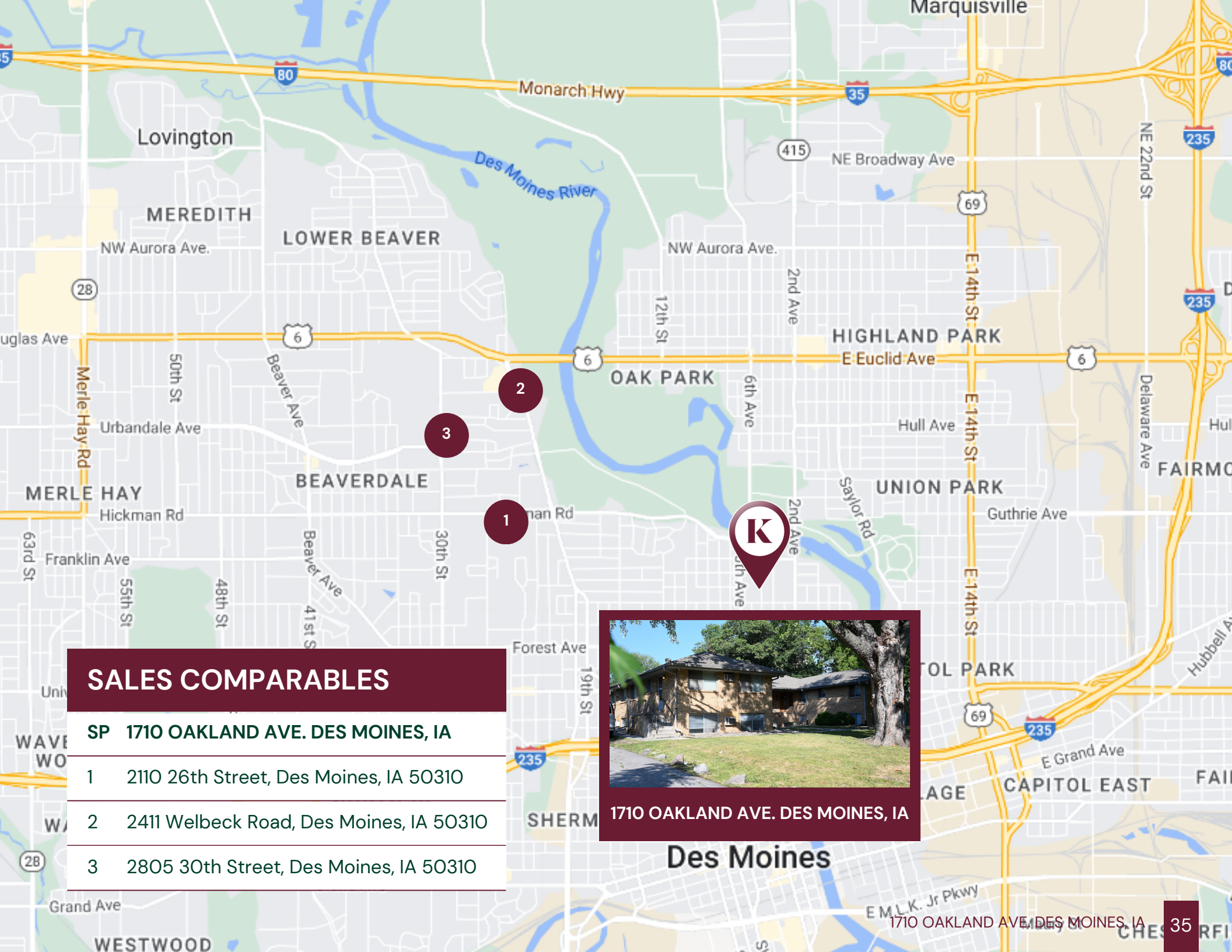


PRICE PER UNIT



PRICE PER SF





SALES COMPARABLES

SP 1710 OAKLAND AVE. DES MOINES, IA

1 2110 26th Street, Des Moines, IA 50310

2 2411 Welbeck Road, Des Moines, IA 50310

3 2805 30th Street, Des Moines, IA 50310



1710 OAKLAND AVE. DES MOINES, IA

SALES COMPARABLES

PROPERTY ADDRESS	SALE PRICE	UNITS	PRICE/UNIT	PRICE/SF	ACRES	CAP RATE	GRM	YEAR BUILT
1710 OAKLAND AVENUE, DES MOINES, IA 50314	\$675,000	11	\$61,364	\$90.12	0.560	9.17%	6.11	1950
2110 26TH STREET, DES MOINES, IA 50310	\$700,000	13	\$53,846	-	0.660	8.4%	-	1971
2411 WELBECK ROAD, DES MOINES, IA 50310	\$825,000	12	\$68,750	\$93.92	-	8.69%	-	1968
2805 30TH STREET, DES MOINES, IA 50310	\$2,000,000	30	\$66,667	\$77.23	7.09%	\$68.70	-	1969



710 OAKLAND AVENUE, DES MOINES, IA 50314



2110 26TH STREET, DES MOINES, IA 50310



2411 WELBECK ROAD, DES MOINES, IA 50310



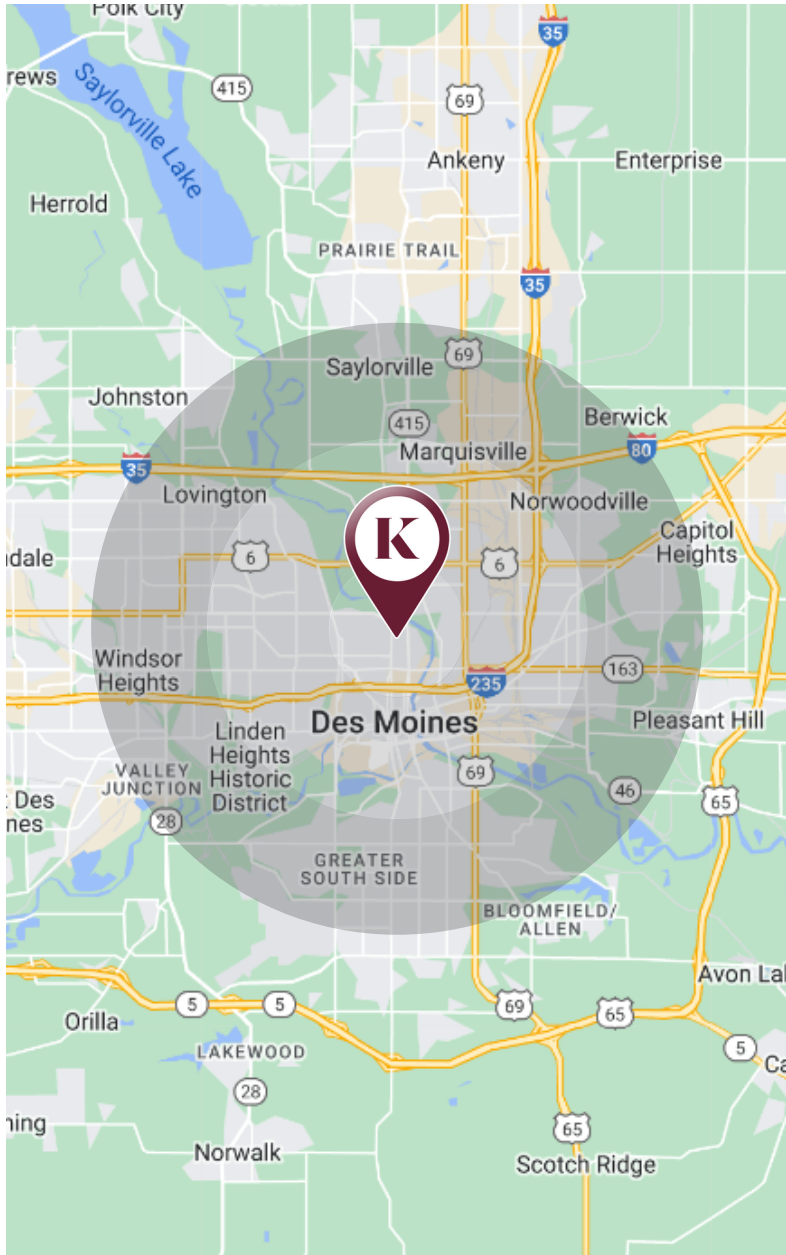
2805 30TH STREET, DES MOINES, IA 50310



DEMOGRAPHICS

1710 OAKLAND AVE. DES MOINES, IA

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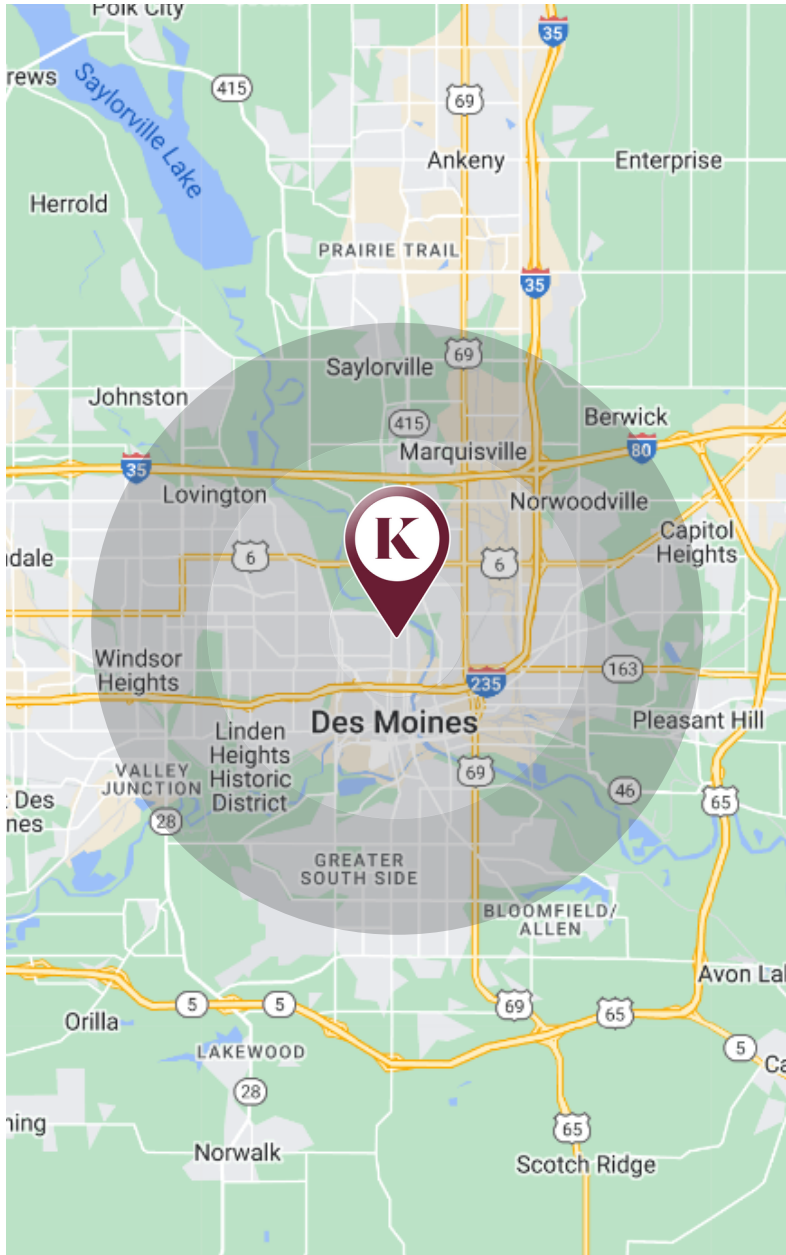


POPULATION	1 MILE	3 MILES	5 MILES
Male	6,525	49,767	103,668
Female	7,000	51,275	108,210
Total Population	13,525	101,042	211,878

AGE	1 MILE	3 MILES	5 MILES
Ages 0-14	4,145	23,583	46,853
Ages 15-24	2,068	12,517	26,391
Ages 25-34	4,713	40,710	83,118
Ages 35-44	1,201	10,688	23,874
Ages 45-54	1,398	13,544	31,642

RACE	1 MILE	3 MILES	5 MILES
White	5,729	72,619	170,349
Black	4,157	14,054	19,589
AM In/ AK Nat	49	145	213
Hawaiian	13	59	70
Hispanic	3,877	16,782	26,036
Multi-Racial	5,356	21,098	32,130

DEMOGRAPHICS



INCOME	1 MILE	3 MILES	5 MILES
Median	\$35,136	\$39,800	\$46,262
< \$15,000	863	7,962	12,256
\$15,000–\$24,999	758	6,189	11,138
\$25,000–\$34,999	541	4,826	9,595
\$35,000–\$49,999	814	6,729	14,539
\$50,000–\$74,999	811	7,439	17,412
\$75,000–\$99,999	316	3,890	10,155
\$100,000–\$149,999	191	2,527	7,098
\$150,000–\$199,999	20	450	1,585
> \$200,000	15	474	1,649

HOUSING	1 MILE	3 MILES	5 MILES
Total Units	4,895	44,603	91,121
Occupied Owner	4,231	39,916	83,500
Occupied Renter	2,281	21,977	52,465
Occupied	1,950	17,939	31,035
Vacant	664	4,687	7,621

A photograph of a two-story brick house with a dark roof and large windows. The house is surrounded by trees and a lawn. The image is overlaid with a dark, semi-transparent filter. The text "MEET KATALYST TEAM" is written in a large, white, serif font across the middle of the image. Below it, the address "1710 OAKLAND AVE. DES MOINES, IA" is written in a smaller, white, sans-serif font.

MEET KATALYST TEAM

1710 OAKLAND AVE. DES MOINES, IA

THE KATALYST TEAM BY KW COMMERCIAL

kata • lyst

(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.

JARED HUSMANN

PRESIDENT, KATALYST TEAM

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."



THE KatalYST
TEAM by **KW**
COMMERCIAL

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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