

4719 Toronto Street

AMES, IA 50014

\$342,500

Property Features

🏠 ± 2,994 SF

📅 1977

💰 5.27%

PROPERTY OVERVIEW

The KataLYST Team as part of KW Commercial is pleased to market for sale this fourplex conveniently located in Ames, IA. Current ownership has completed many capital improvements including; new roof, updated parking lot, renovation of units, renovation of common areas, and replacement of appliances. Additionally, the units feature concrete floors or LVP for less maintenance and ownership is only responsible for water/sewer, trash, and common area electric.



JARED HUSMANN

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PRO-FORMA FINANCIAL ANALYSIS

PROPERTY		INCOME & EXPENSE	
Property Type	Multifamily	Gross Operating Income	\$32,140
Property	4719 Toronto St. Ames, IA	Monthly GOI	\$2,845
Address	4719 Toronto Street	Total Annual Expenses	(\$16,070)
City, State	Ames, IA 50014	Monthly Expenses	(\$1,339)
Year Built	1977		

PURCHASE INFORMATION		FINANCIAL INFORMATION	
Purchase Price	\$342,500	Initial Equity	\$256,875
Fair Market Value	\$266,700	Federal Tax Rate	37.00%
Units	4	Discount Rate	6.00%
Total Rentable SF	2,800		
Lot Size	0.250 Acres		
Resale Valuation	2.50% (Annual Appreciation)		
Resale Expenses	6.00%		

LOANS						
Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$256,875	30 Years	30 Years	7.50%	\$1,796	-



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PROPERTY HIGHLIGHTS

- New roof, updated parking, renovated units.
- Concrete floors or LVP for easy maintenance.
- Responsible only for water/sewer, trash, and common area electric.
- Close to Iowa State University and growing metro area.
- Competitive CAP rate of 5.27%.

LOCATION OVERVIEW

Located in Ames, IA which is home to Iowa State University (one of the three major Iowa Universities) with a population of 66,950 people with an annual student enrollment of 30,708. Ames, IA as a metropolitan is growing by 1.27% annualized with an average household median value of \$366,500 and a median household income of \$57,428.

POPULATION	1 MILE	3 MILES	5 MILES
Male	3,240	25,866	33,135
Female	2,772	24,020	31,723
Total Population	6,012	49,886	64,858



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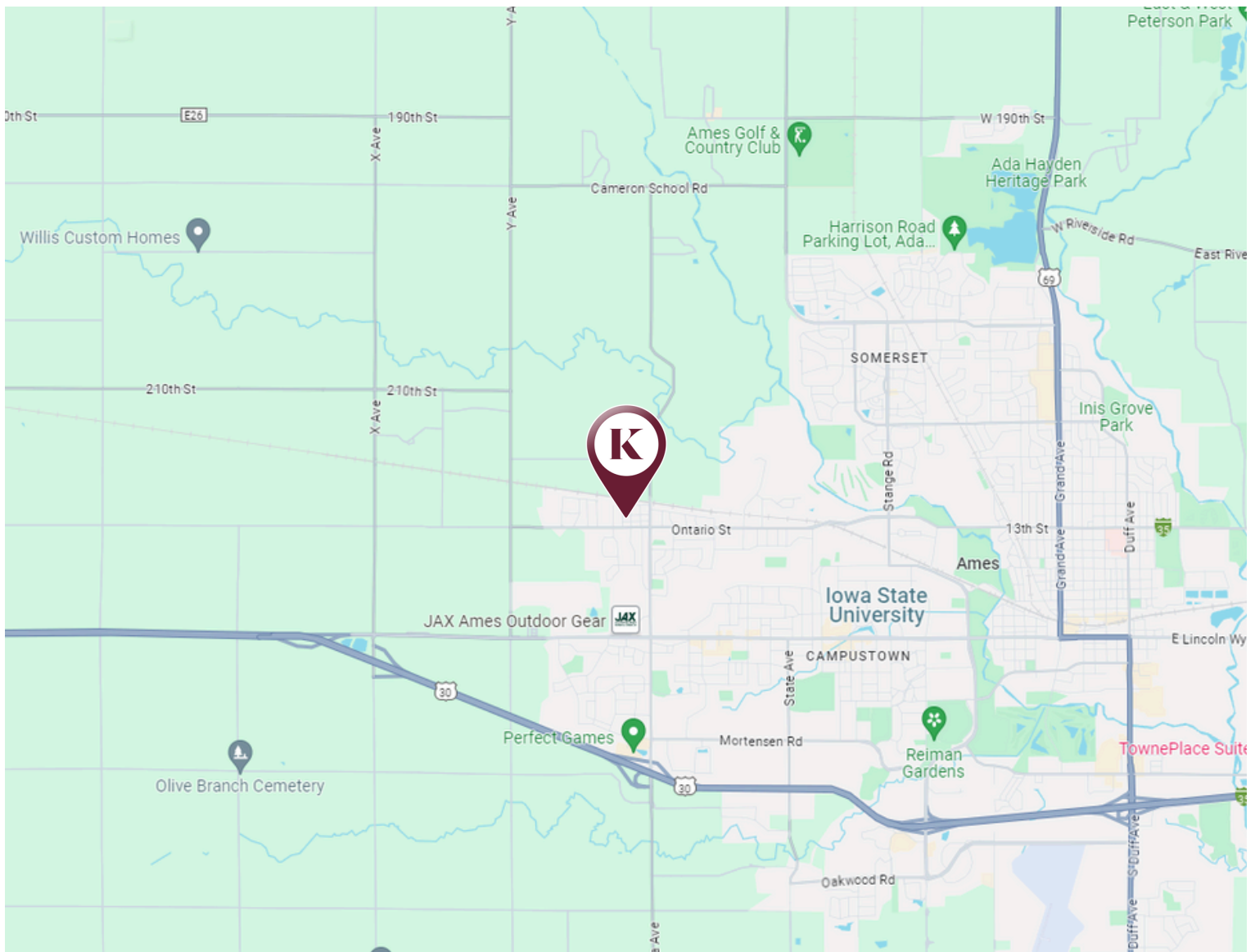
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OFFERING OVERVIEW

Price	\$342,500
Building SF	2,994
CAP Rate	5.27%
Price/SF	\$114.40
Price/Unit	\$85,625
Year Built	1977
Zoning	Residential



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