



OFFERING MEMORANDUM

125 NW AURORA AVENUE DES MOINES, IA 50313

MULTIFAMILY FOR SALE & LEASE

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THE KatalYST
TEAM by 

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TEAM by 

EXECUTIVE SUMMARY

125 NW AURORA AVENUE, DES MOINES, IA 50313

PROPERTY OVERVIEW

The KataLYST Team is pleased to market exclusively for sale these 11-Units which consist of 10-1Bd units which feature zero-entry, in-unit washer and dryer, and are fully remodeled. With an additional house on the North that consists of 3Bd and an attached garage. This property has been completely renovated over the last year with over \$250,000+ in capital improvements! With low maintenance and common area costs, this property offers turnkey abilities for an investor!



PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- The property includes 11 fully remodeled units, each with in-unit washer and dryer, and zero-entry access.
- A major renovation was completed last year with over \$250,000 in capital improvements.
- Situated on a spacious 0.95-acre lot with a total building size of 8,232 SF.
- Strong investment potential with an 8.14% CAP Rate and a price per unit of \$77,272.
- Located in a desirable area, just one block from the 2nd Ave corridor in the Highland Park neighborhood.

LOCATION OVERVIEW

Located one block East off from the major 2nd Ave. corridor and within the Highland Park neighborhood.



OFFERING OVERVIEW

Building SF	8,232 SF
CAP Rate	8.14%
Lot Size	0.95 Acres
NOI	\$69,225
Price/SF	\$103.26
Price / Unit	\$77,272
Price	\$850,000
Type	Multifamily
Year Built	1948
Zoning	MDR

LOCATION INFORMATION

Address

125 Northwest Aurora Avenue

City, State, Zip Code

Des Moines, IA 50313

Year Built

1948



A photograph of a house's exterior, featuring a wooden fence in the foreground and trees in the background. The image is dark and serves as a background for the text.

EXTERIOR PHOTOS

125 NW AURORA AVENUE, DES MOINES, IA 50313

















INTERIOR PHOTOS

125 NW AURORA AVENUE, DES MOINES, IA 50313





















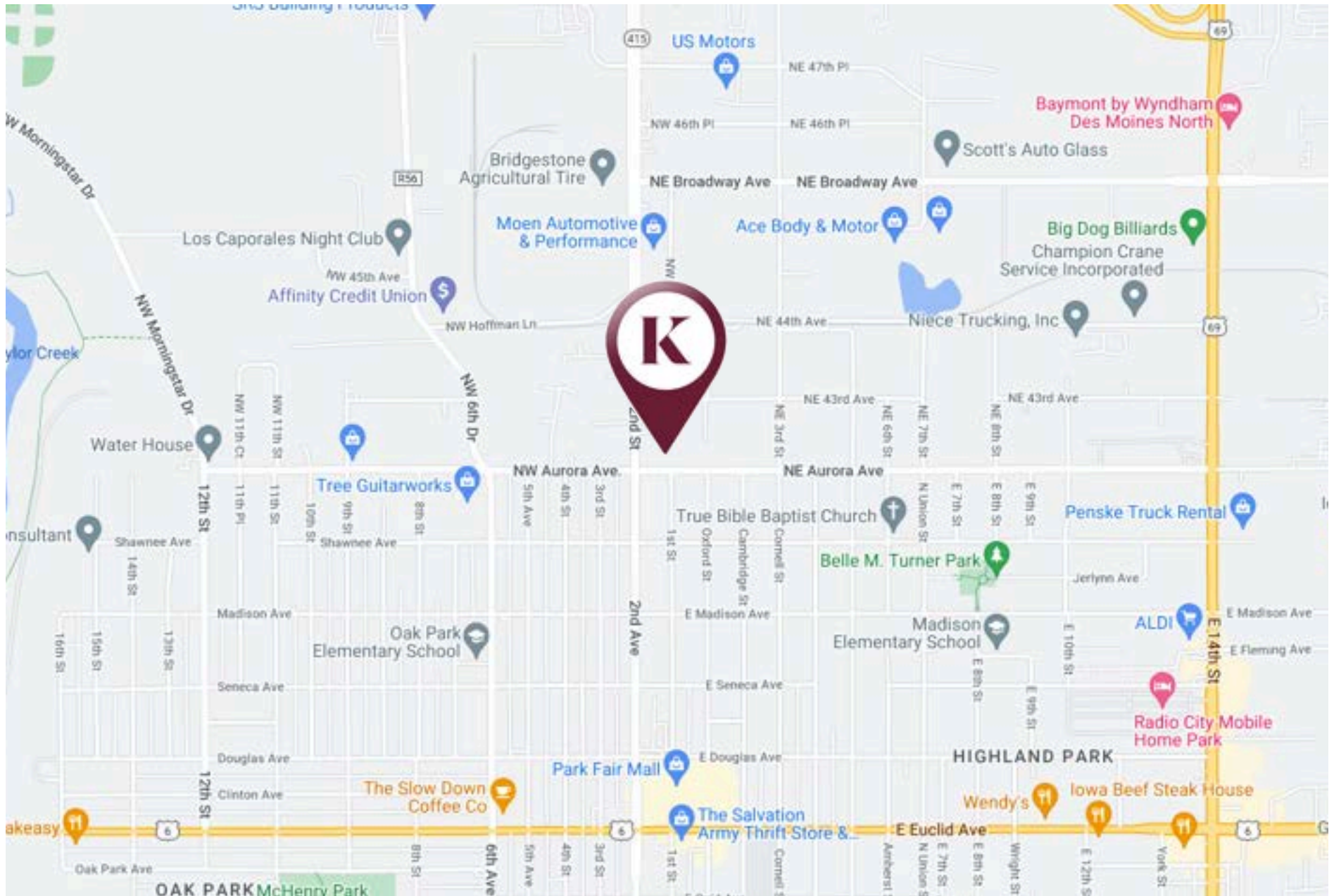
LOCATION MAPS

125 NW AURORA AVENUE, DES MOINES, IA 50313

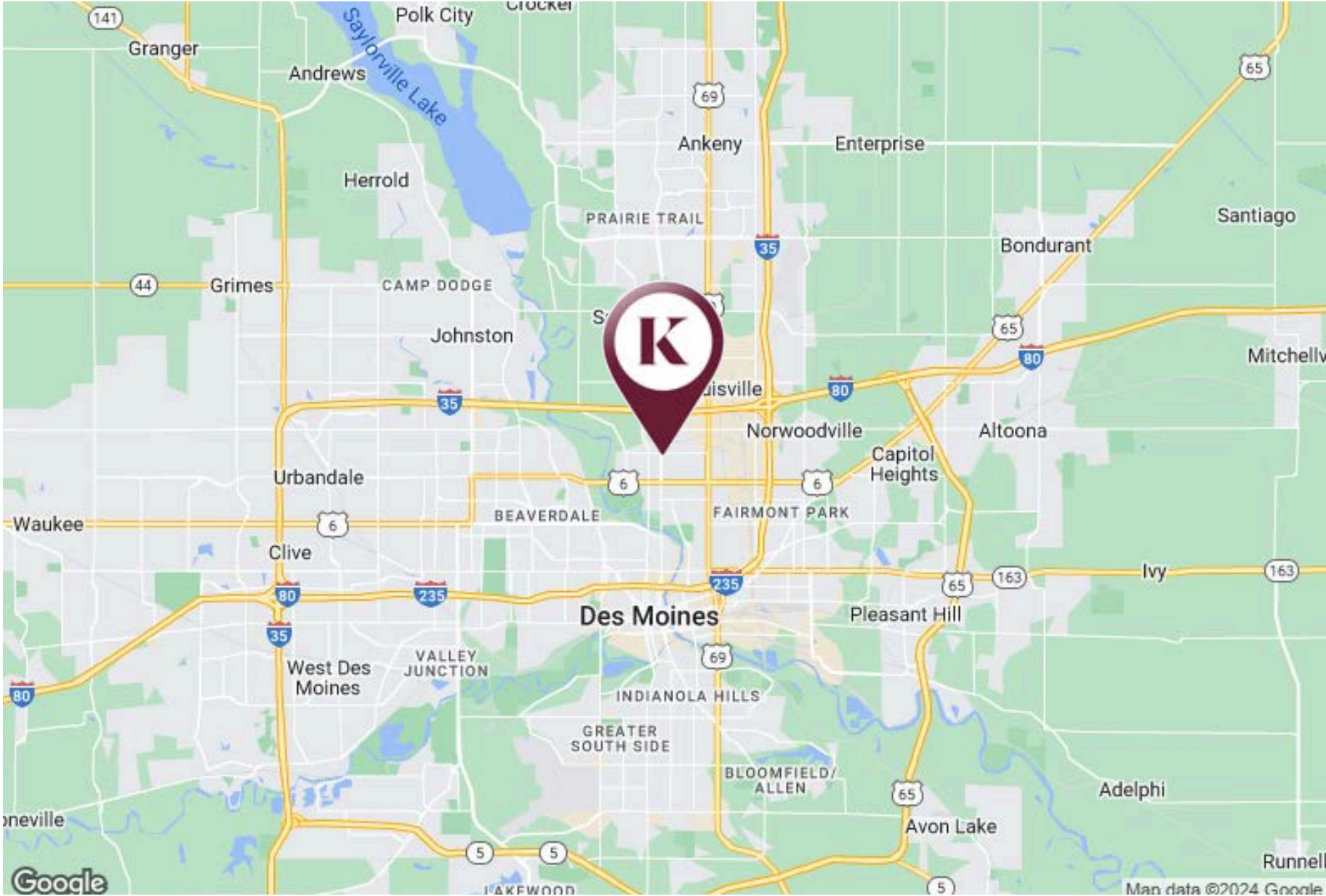
LOCATION MAPS



BUSINESS MAP



REGIONAL MAP



An aerial photograph of a residential property. In the foreground, there is a well-maintained green lawn with a light-colored concrete or stone path leading towards a wooden fence. The fence is made of vertical wooden planks and runs across the middle of the frame. Behind the fence is a single-story brick house with a light-colored roof. The house has several windows and a small porch area. In the background, there are several tall, dark green trees under a cloudy sky. The entire image is overlaid with a semi-transparent dark purple gradient, and the text is centered in white.

AERIAL PHOTOS

125 NW AURORA AVENUE, DES MOINES, IA 50313

125 NORTHWEST AURORA AVENUE,
DES MOINES, IA 50313

Google Earth

An aerial satellite view of a residential neighborhood in Des Moines, IA. A red rectangle highlights a specific property located on the east side of Northwest Aurora Avenue. The surrounding area includes various houses, trees, and parking lots. A dark red text box is overlaid on the image, providing the address.

125 NORTHWEST AURORA AVENUE,
DES MOINES, IA 50313

Google Earth

FINANCIAL ANALYSIS

125 NW AURORA AVENUE, DES MOINES, IA 50313

INVESTMENT DETAILS

ANALYSIS

Analysis Date

May 2023

PROPERTY

Property Type	Multifamily
Address	125 Northwest Aurora Avenue
City, State, Zip Code	Des Moines, IA 50313
Year Built	1948

INCOME & EXPENSE

Gross Operating Income	\$105,138
Monthly GOI	\$8,762
Total Annual Expenses	(\$45,354)
Monthly Expenses	(\$3,780)

PURCHASE INFORMATION

Purchase Price	\$850,000
Units	11
Total Rentable SF	7,834
Lot Size	0.950 acres
Resale Valuation	3.00%(Annual Appreciation)
Resale Expenses	6.00%

FINANCIAL INFORMATION

Initial Equity	\$212,500
Discount Rate	8.00%

LOANS

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$637,500	25 Years	25 Years	6.95%	\$4,485	-

PRO-FORMA SUMMARY

INVESTMENT SUMMARY

Price	\$850,000
Year Built	1948
Units	11
Price/Unit	\$77,273
RSF	7,834
Price/RSF	\$108.50
Lot Size	0.95 acres
Floors	1
Pro Forma Cap Rate	8.14%
GRM	7.66

FINANCIAL SUMMARY

Loan 1 (Fixed)	\$637,500
Initial Equity	\$212,500
Interest Rate	6.95%
Term	25 years
Monthly Payment	\$4,485
DCR	1.11

UNIT MIX & ANNUAL SCHEDULED INCOME

Type	Units	Actual	Total
1BD/1BA	10	\$95,400	\$95,400
3BD/1BA	1	\$15,600	\$15,600
Totals	11		\$111,000

ANNUALIZED INCOME

Description	Actual
Gross Potential Rent	\$111,000
- Less: Vacancy	(\$5,862)
Effective Gross Income	\$105,138
- Less: Expenses	(\$45,354)
Net Operating Income	\$59,784
- Debt Service	(\$53,825)
Net Cash Flow After Debt Service	\$5,959
+ Principal Reduction	\$9,828
Total Return	\$15,787

ANNUALIZED EXPENSES

Description	Actual
Total Expenses	\$45,354
Expenses Per RSF	\$5.79
Expenses Per Unit	\$4,123

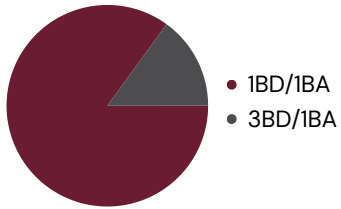
ANNUAL PROPERTY OPERATING DATA

DESCRIPTION YEAR ENDING	YEAR 1 04/2025	YEAR 2 04/2026	YEAR 3 04/2027	YEAR 4 04/2028	YEAR 5 04/2029
Income					
Rental Income	\$111,000	\$114,252	\$117,600	\$121,046	\$124,593
Gross Scheduled Income	\$111,000	\$114,252	\$117,600	\$121,046	\$124,593
Turnover Vacancy	(\$5,862)	(\$6,032)	(\$6,208)	(\$6,388)	(\$6,574)
Gross Operating Income	\$105,138	\$108,220	\$111,392	\$114,657	\$118,019
Expenses					
Advertising	(\$385)	(\$385)	(\$385)	(\$385)	(\$385)
Building Insurance	(\$6,600)	(\$6,600)	(\$6,600)	(\$6,600)	(\$6,600)
General Supplies	(\$2,750)	(\$2,750)	(\$2,750)	(\$2,750)	(\$2,750)
Grounds Maintenance	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)
Pest Services	(\$800)	(\$800)	(\$800)	(\$800)	(\$800)
Management Fees	(\$8,658)	(\$8,658)	(\$8,658)	(\$8,658)	(\$8,658)
Misc	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)
Repairs	(\$2,750)	(\$2,750)	(\$2,750)	(\$2,750)	(\$2,750)
Reserves	(\$6,600)	(\$6,600)	(\$6,600)	(\$6,600)	(\$6,600)
Taxes – Real Estate	(\$6,783)	(\$6,783)	(\$6,783)	(\$6,783)	(\$6,783)
Trash Removal	(\$1,928)	(\$1,928)	(\$1,928)	(\$1,928)	(\$1,928)
Utility – Water/Sewer	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)	(\$5,400)
Total Operating Expenses	(\$45,354)	(\$45,354)	(\$45,354)	(\$45,354)	(\$45,354)
Operating Expense Ratio	43.14%	41.91%	40.72%	39.56%	38.43%
Net Operating Income	\$59,784	\$62,865	\$66,038	\$69,303	\$72,665

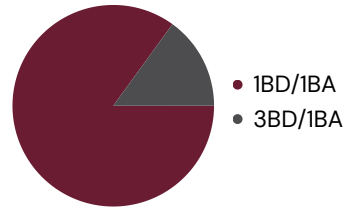
UNIT MIX REPORT

UNITS	TYPE	APPROX. SF	AVG. RENTS	MONTHLY
10	1BD/1BA	677	\$795	\$7,950
1	3BD/1BA	1,064	\$1,300	\$1,300
11		7,834		\$9,250

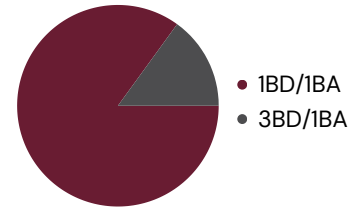
UNIT MIX



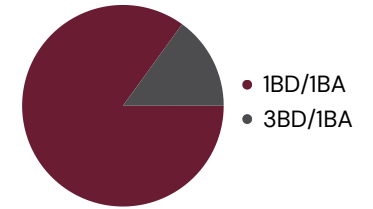
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME

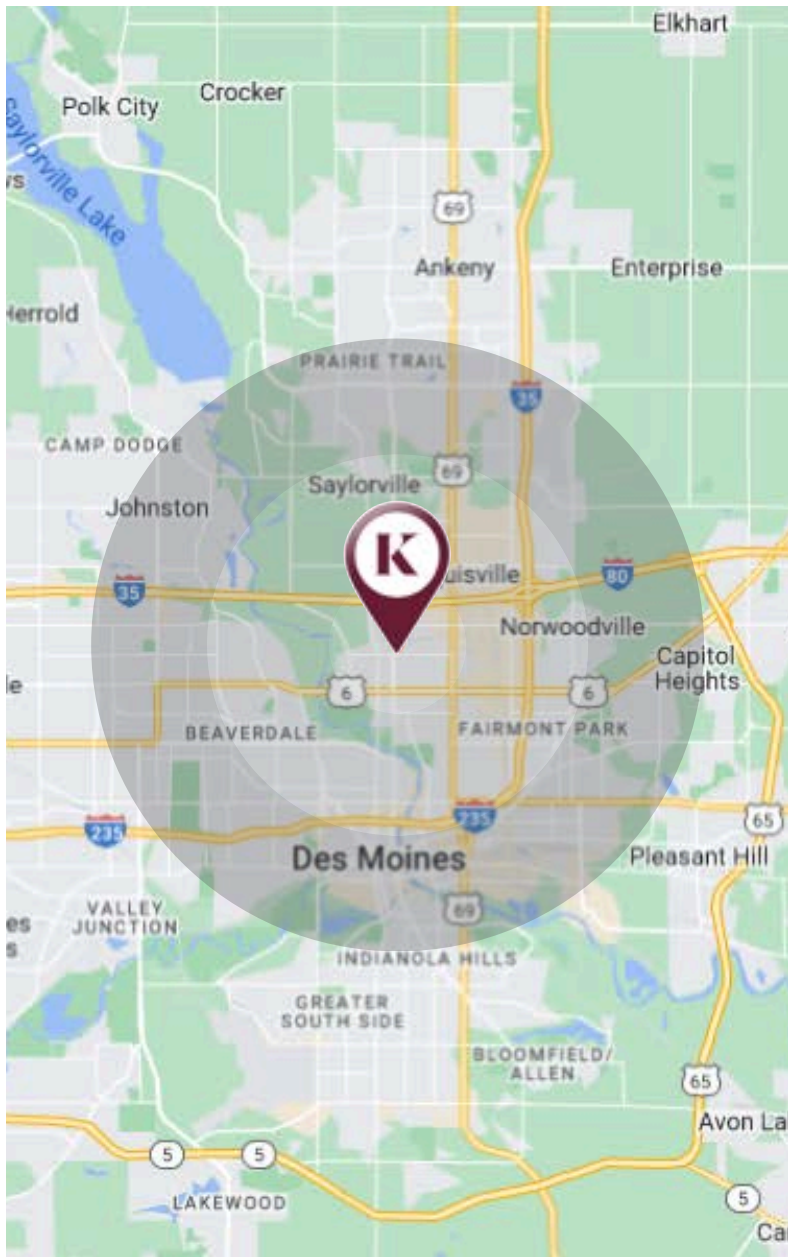




DEMOGRAPHICS

125 NW AURORA AVENUE, DES MOINES, IA 50313

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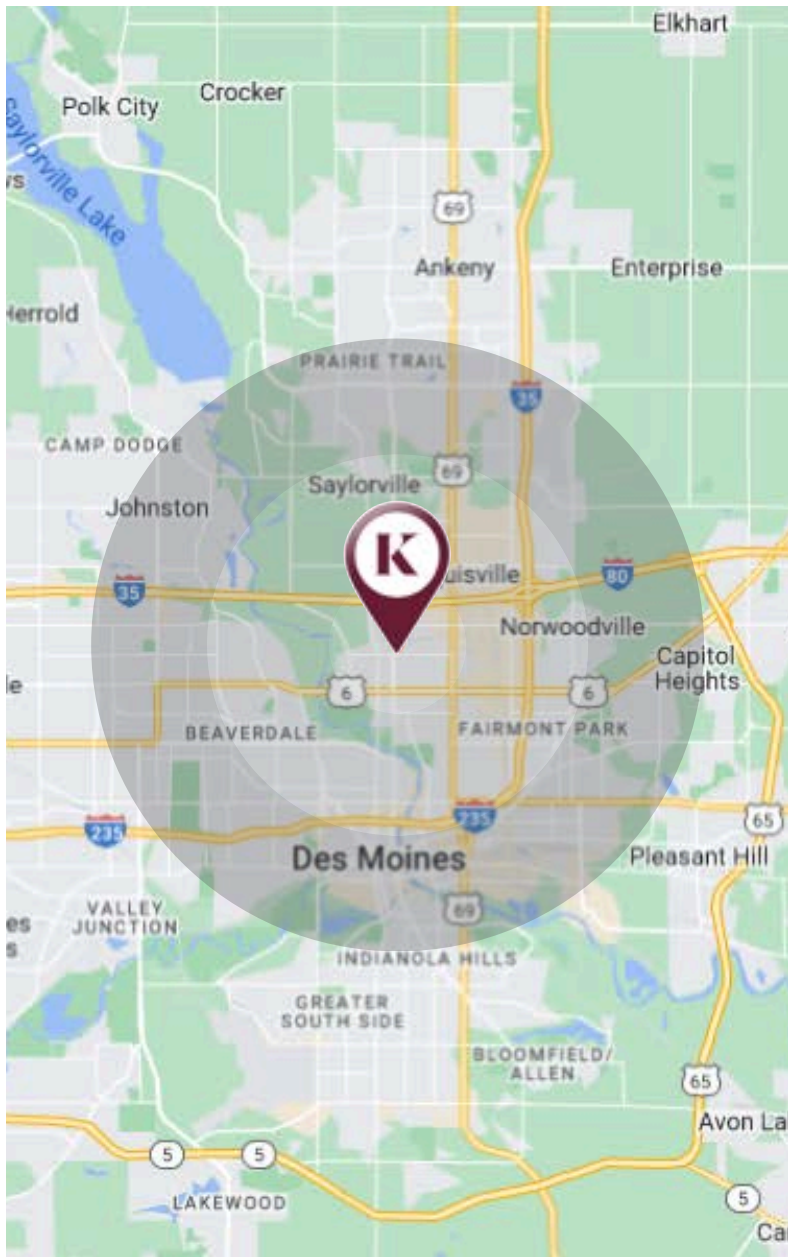


POPULATION	1 MILE	3 MILES	5 MILES
Male	5,358	35,708	89,097
Female	5,488	37,457	92,633
Total Population	10,846	73,165	181,730

AGE	1 MILE	3 MILES	5 MILES
Ages 0-14	2,522	17,436	39,973
Ages 15-24	1,396	9,633	22,664
Ages 25-34	4,089	27,870	71,058
Ages 35-44	1,250	7,692	20,521
Ages 45-54	1,589	10,534	27,514

RACE	1 MILE	3 MILES	5 MILES
White	9,099	52,064	146,789
Black	572	10,331	16,894
AM In/ AK Nat	12	98	155
Hawaiian	N/A	33	59
Hispanic	1,761	12,849	21,333
Multi-Racial	1,854	15,300	26,478

DEMOGRAPHICS



INCOME	1 MILE	3 MILES	5 MILES
Median	\$51,845	\$43,018	\$46,120
< \$15,000	553	4,098	10,497
\$15,000-\$24,999	569	3,732	9,394
\$25,000-\$34,999	461	3,276	8,068
\$35,000-\$49,999	682	4,648	12,249
\$50,000-\$74,999	1,222	5,723	15,093
\$75,000-\$99,999	745	2,842	8,934
\$100,000-\$149,999	101	1,842	6,469
\$150,000-\$199,999	N/A	246	1,246
> \$200,000	N/A	222	1,248

HOUSING	1 MILE	3 MILES	5 MILES
Total Units	4,644	28,268	78,566
Occupied Owner	4,206	25,699	71,974
Occupied Renter	3,030	17,031	45,683
Occupied	1,176	8,668	26,291
Vacant	438	2,569	6,592

MEET KATALYST TEAM

125 NW AURORA AVENUE, DES MOINES, IA 50313

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 networth, 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."



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