



OFFERING MEMORANDUM

# 405 NORTH DAVIS STREET ANAMOSA, IA 52205

MULTIFAMILY FOR SALE & LEASE

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**THE KatalYST**  
TEAM by 

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## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	03
EXTERIOR PHOTOS .....	07
INTERIOR PHOTOS .....	11
LOCATION MAPS .....	29
AERIAL PHOTOS .....	33
FINANCIAL SUMMARY .....	36
DEMOGRAPHICS .....	41
KATALYST TEAM .....	44

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# EXECUTIVE SUMMARY

405 NORTH DAVIS STREET, ANAMOSA, IA 52205

# PROPERTY OVERVIEW

The KataLYST Team as part of KW Commercial is pleased to bring to market, the NestleWood Apartments located in Anamosa, IA. These units consist of 16-1Bd apartments with boiler heat and in-wall AC units. Over the years the previous owners have completed new windows, new siding, unit upgrades, and more!

On-site washer and dryer available for tenant's use and only a few blocks away from the local grocery store and Main St. This property is truly a trophy asset for a new owner!



# PROPERTY SUMMARY

## PROPERTY HIGHLIGHTS

- The property features 16 one-bedroom units, providing consistent rental income.
- Recent upgrades include new windows, siding, and unit improvements.
- Conveniently located just a few blocks from grocery stores and Main Street.
- Situated in a strong employment area with major employers nearby.
- Offers a solid investment with a 8.09% Cap Rate and a price of \$45,938 per unit.

## LOCATION OVERVIEW

Anamosa, IA is the county seat and boasts strong employment through the State Penitentiary, regional Unity Point Hospital, and Super Walmart while only being minutes away from the growing Marion, IA marketplace.



## OFFERING OVERVIEW

<b>Address</b>	<b>405 North Davis Street</b>
<b>City, State, Zip Code</b>	<b>Anamosa, IA 52205</b>
<b>Building SF</b>	7,856 SF
<b>CAP Rate</b>	8.09%
<b>Lot Size</b>	0.40 Acres
<b>NOI</b>	\$59,534
<b>Price/ SF</b>	\$93.56
<b>Price/ Unit</b>	\$45,937
<b>Price</b>	\$735,000
<b>Type</b>	Multifamily
<b>Year Built</b>	1970
<b>Zoning</b>	Residential

## LOCATION INFORMATION

**Address**

405 North Davis Street

**City, State, Zip Code**

Anamosa, IA 52205

**Year Built**

1970



A photograph of a long, two-story brick apartment building with multiple windows and doors. The building is set back from a sidewalk by a green lawn. The sky is overcast. The image is dimmed to allow for text overlay.

# EXTERIOR PHOTOS

405 NORTH DAVIS STREET, ANAMOSA, IA 52205











# INTERIOR PHOTOS

405 NORTH DAVIS STREET, ANAMOSA, IA 52205





9

10

LETTERS





































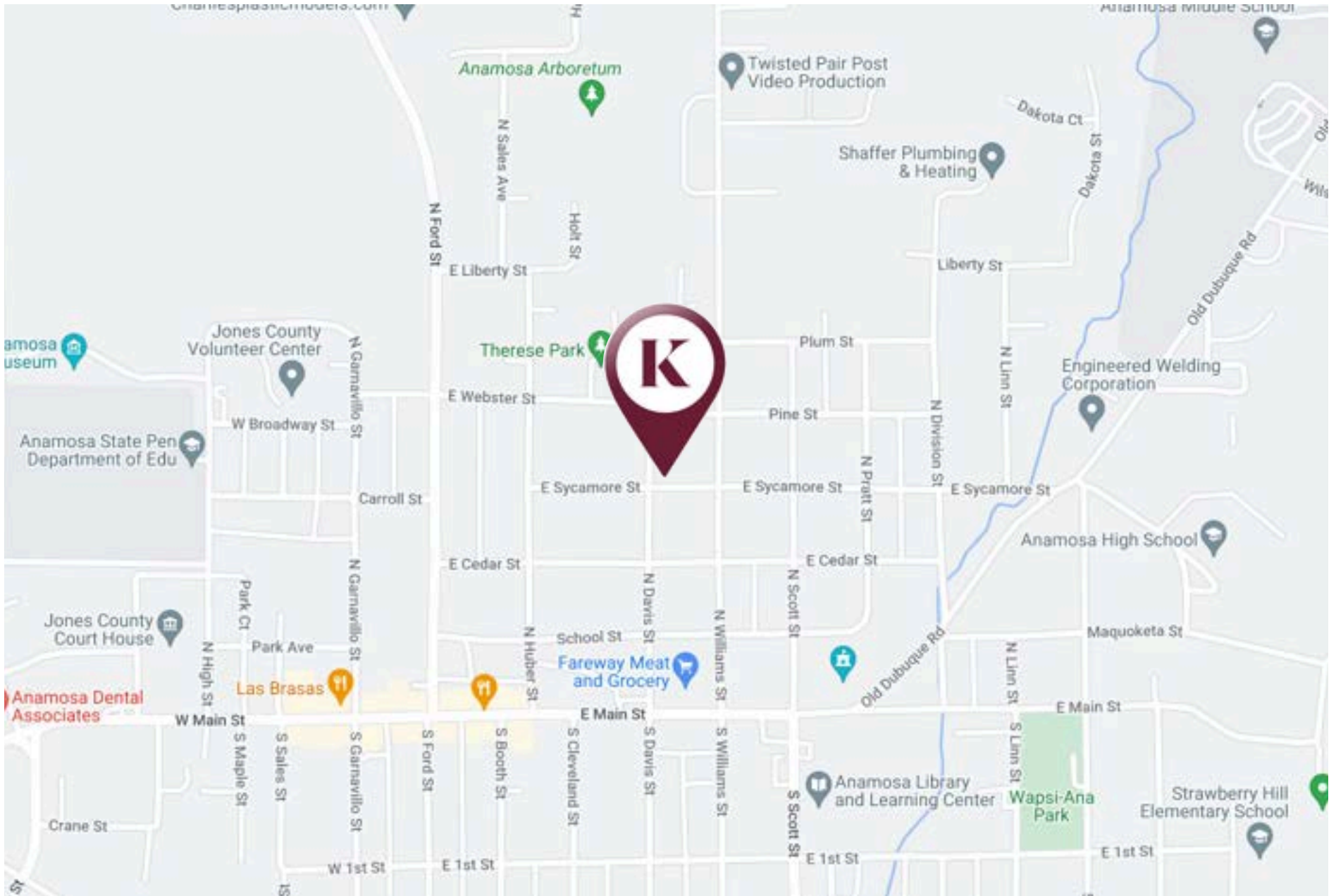
# LOCATION MAPS

405 NORTH DAVIS STREET, ANAMOSA, IA 52205

# LOCATION MAPS



# BUSINESS MAP



# REGIONAL MAP





An aerial photograph of a long, two-story brick apartment building. The building has a uniform facade with multiple windows and small balconies. In front of the building is a well-maintained green lawn, and a concrete sidewalk runs along the edge of the property. The sky is overcast with grey clouds. The entire image is overlaid with a semi-transparent dark purple filter.

# AERIAL PHOTOS

405 NORTH DAVIS STREET, ANAMOSA, IA 52205

An aerial satellite-style photograph of a suburban residential neighborhood. The houses are arranged in a grid-like pattern with green lawns and trees. A specific house is highlighted with a red semi-transparent overlay. A dark red rectangular box with white text is positioned over the house. The Google Earth logo and 'Airbus' are visible in the bottom right corner.

405 NORTH DAVIS STREET,  
ANAMOSA, IA 52205

Google Earth  
Airbus

An aerial satellite-style view of a residential neighborhood in Anamosa, Iowa. The image shows a grid of streets with numerous houses, many of which have large green lawns and mature trees. A red rectangle is superimposed on the image, highlighting a specific property located in the upper-middle section of the frame. The text '405 NORTH DAVIS STREET, ANAMOSA, IA 52205' is overlaid on a dark red background within this highlighted area.

405 NORTH DAVIS STREET,  
ANAMOSA, IA 52205

Google Earth



# FINANCIAL ANALYSIS

405 NORTH DAVIS STREET, ANAMOSA, IA 52205

# INVESTMENT DETAILS

## ANALYSIS

Analysis Date

August 2024

## PROPERTY

Property Type	Multifamily
Address	405 North Davis Street
City, State, Zip Code	Anamosa, IA 52205
Year Built	1970

## INCOME & EXPENSE

Gross Operating Income	\$124,800
Monthly GOI	\$10,400
Total Annual Expenses	(\$70,313)
Monthly Expenses	(\$5,859)

## PURCHASE INFORMATION

Purchase Price	\$735,000
Units	16
Total Rentable SF	7,600
Lot Size	0.40 acres

## FINANCIAL INFORMATION

Initial Equity	\$183,750
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## LOANS

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$551,250	25 Years	25 Years	6.96%	\$3,882	-

# PRO-FORMA SUMMARY

## INVESTMENT SUMMARY

Price	\$735,000
Year Built	1970
Units	16
Price/Unit	\$45,938
RSF	7,600
Price/RSF	\$96.71
Lot Size	0.40 acres
Floors	2
Cap Rate	8.09%
Pro-Forma Cap Rate	8.09%
GRM	5.89

## FINANCIAL SUMMARY

Loan 1 (Fixed)	\$551,250
Initial Equity	\$183,750
Interest Rate	6.96%
Term	25 years
Monthly Payment	\$3,882
DCR	1.17

## UNIT MIX & ANNUAL SCHEDULED INCOME

Type	Units	Actual	Total
1BD/1BA	16	\$7,800	\$124,800
<b>Totals</b>	<b>16</b>		<b>\$124,800</b>

## ANNUALIZED INCOME

Description	Actual
<b>Gross Potential Rent</b>	<b>\$124,800</b>
- Less: Vacancy	\$0
<b>Effective Gross Income</b>	<b>\$124,800</b>
- Less: Expenses	(\$70,313)
<b>Net Operating Income</b>	<b>\$54,487</b>
- Debt Service	(\$46,585)
<b>Net Cash Flow After Debt Service</b>	<b>\$7,903</b>
+ Principal Reduction	\$8,485
<b>Total Return</b>	<b>\$16,388</b>

## ANNUALIZED EXPENSES

Description	Actual	Market
<b>Total Expenses</b>	<b>\$70,313</b>	<b>\$70,313</b>
<b>Expenses Per RSF</b>	<b>\$9.25</b>	<b>\$9.25</b>
<b>Expenses Per Unit</b>	<b>\$4,395</b>	<b>\$4,395</b>

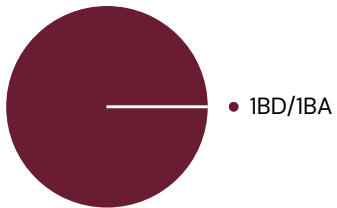
# ANNUAL PROPERTY OPERATING DATA

DESCRIPTION YEAR ENDING	YEAR 1 04/2025	YEAR 2 04/2026	YEAR 3 04/2027	YEAR 4 04/2028	YEAR 5 04/2029
<b>Income</b>					
Rental Income	\$124,800	\$124,800	\$124,800	\$124,800	\$124,800
<b>Gross Scheduled Income</b>	<b>\$124,800</b>	<b>\$124,800</b>	<b>\$124,800</b>	<b>\$124,800</b>	<b>\$124,800</b>
<b>Gross Operating Income</b>	<b>\$124,800</b>	<b>\$124,800</b>	<b>\$124,800</b>	<b>\$124,800</b>	<b>\$124,800</b>
<b>Expenses</b>					
Building Insurance	(\$9,600)	(\$9,600)	(\$9,600)	(\$9,600)	(\$9,600)
General Supplies	(\$3,750)	(\$3,750)	(\$3,750)	(\$3,750)	(\$3,750)
Grounds Maintenance	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)
Janitorial	(\$600)	(\$600)	(\$600)	(\$600)	(\$600)
Pest Services	(\$800)	(\$800)	(\$800)	(\$800)	(\$800)
Maintenance	(\$3,750)	(\$3,750)	(\$3,750)	(\$3,750)	(\$3,750)
Reserves	(\$3,300)	(\$3,300)	(\$3,300)	(\$3,300)	(\$3,300)
Taxes – Real Estate	(\$8,092)	(\$8,092)	(\$8,092)	(\$8,092)	(\$8,092)
Trash Removal	(\$6,163)	(\$6,163)	(\$6,163)	(\$6,163)	(\$6,163)
Utility – Electricity	(\$4,447)	(\$4,447)	(\$4,447)	(\$4,447)	(\$4,447)
Utility – Gas	(\$8,407)	(\$8,407)	(\$8,407)	(\$8,407)	(\$8,407)
Utility – Water	(\$20,203)	(\$20,203)	(\$20,203)	(\$20,203)	(\$20,203)
<b>Total Operating Expenses</b>	<b>(\$70,313)</b>	<b>(\$70,313)</b>	<b>(\$70,313)</b>	<b>(\$70,313)</b>	<b>(\$70,313)</b>
<b>Operating Expense Ratio</b>	<b>56.34%</b>	<b>56.34%</b>	<b>56.34%</b>	<b>56.34%</b>	<b>56.34%</b>
<b>Net Operating Income</b>	<b>\$54,487</b>	<b>\$54,487</b>	<b>\$54,487</b>	<b>\$54,487</b>	<b>\$54,487</b>

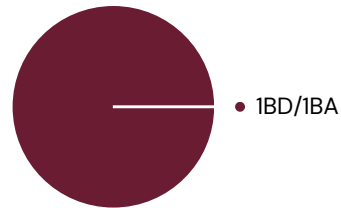
# UNIT MIX REPORT

UNITS	TYPE	APPROX. SF	AVG. RENTS	MONTHLY	MKT RENTS	MONTHLY
16	1BD/1BA	475	\$650	\$10,400	\$650	\$10,400
<b>16</b>		<b>7,600</b>		<b>\$10,400</b>		<b>\$10,400</b>

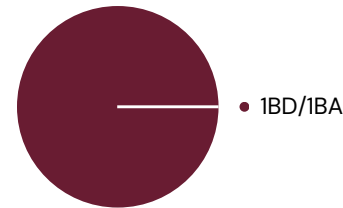
UNIT MIX



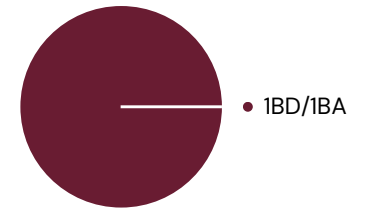
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME







# DEMOGRAPHICS

405 NORTH DAVIS STREET, ANAMOSA, IA 52205

# DEMOGRAPHICS

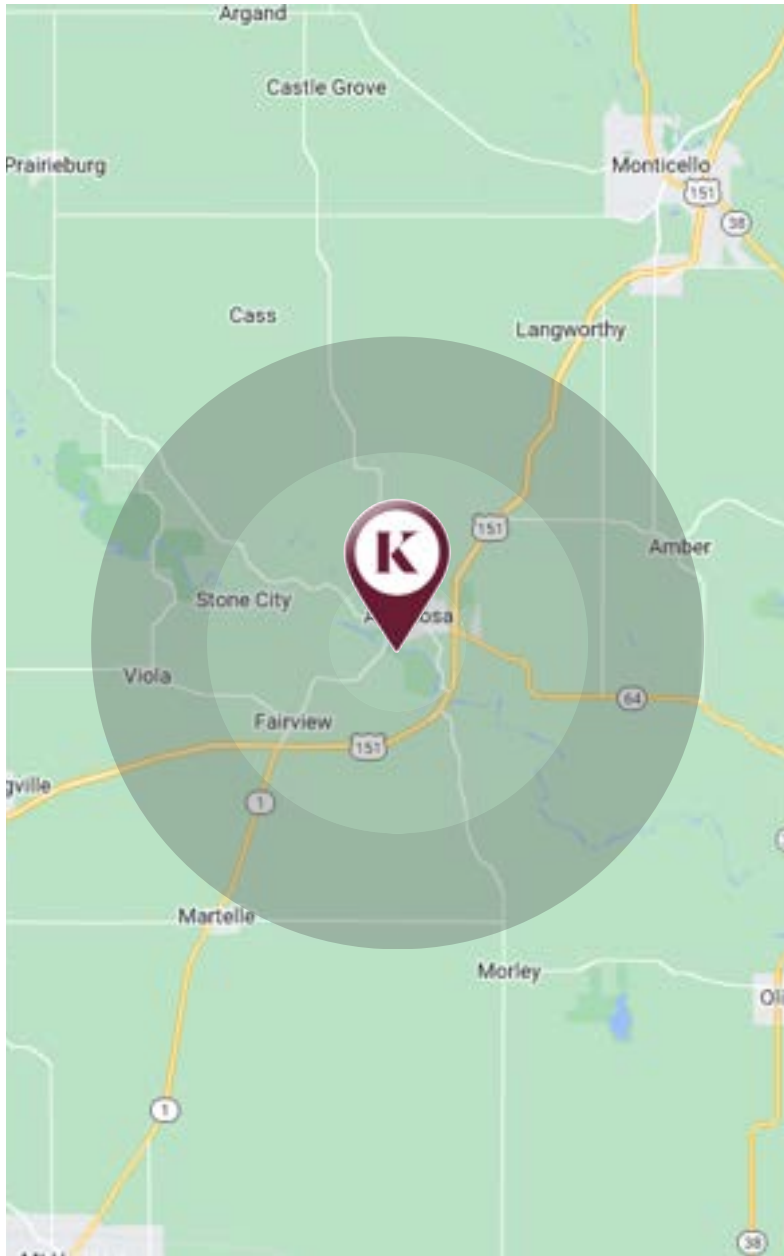


POPULATION	1 MILE	3 MILES	5 MILES
Male	725	3,574	5,021
Female	903	2,613	4,071
<b>Total Population</b>	<b>1,628</b>	<b>6,187</b>	<b>9,092</b>

AGE	1 MILE	3 MILES	5 MILES
Ages 0-14	309	944	1,524
Ages 15-24	217	733	1,180
Ages 25-34	544	2,668	3,612
Ages 35-44	180	853	1,214
Ages 45-54	378	989	1,562

RACE	1 MILE	3 MILES	5 MILES
White	1,622	5,784	8,663
Black	N/A	357	357
AM In/ AK Nat	N/A	17	17
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	71	74
Multi-Racial	10	28	78

# DEMOGRAPHICS



INCOME	1 MILE	3 MILES	5 MILES
<b>Median</b>	\$32,267	\$39,242	\$52,586
<b>&lt; \$15,000</b>	109	152	280
<b>\$15,000-\$24,999</b>	188	377	458
<b>\$25,000-\$34,999</b>	49	212	406
<b>\$35,000-\$49,999</b>	64	269	465
<b>\$50,000-\$74,999</b>	101	368	566
<b>\$75,000-\$99,999</b>	109	330	523
<b>\$100,000-\$149,999</b>	56	349	467
<b>\$150,000-\$199,999</b>	8	66	140
<b>&gt; \$200,000</b>	8	8	31

HOUSING	1 MILE	3 MILES	5 MILES
<b>Total Units</b>	758	2,250	3,553
<b>Occupied Owner</b>	703	2,092	3,304
<b>Occupied Renter</b>	488	1,564	2,495
<b>Occupied</b>	215	528	809
<b>Vacant</b>	55	158	249



# MEET KATALYST TEAM

405 NORTH DAVIS STREET, ANAMOSA, IA 52205

## 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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