



OFFERING MEMORANDUM

1805 ARLINGTON AVENUE DES MOINES, IA 50314

MULTIFAMILY FOR SALE

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EXECUTIVE SUMMARY

1805 ARLINGTON AVENUE, DES MOINES, IA 50314

PROPERTY OVERVIEW

Offered exclusively by **The KataLYST Team of KW Commercial**, River's Run Apartments is a premier 36-unit asset featuring 2Bd/1Ba residences. Each unit is fully renovated with standout interior design, commanding above-average rents and lease terms. This meticulously updated property is projected to deliver a 5-year ROI of 9.3% and a pro-forma cap rate of 8.54%, with opportunities for creative financing. Don't miss your chance to invest in a high-performing asset in one of Des Moines' most dynamic markets. Contact us today to learn more!



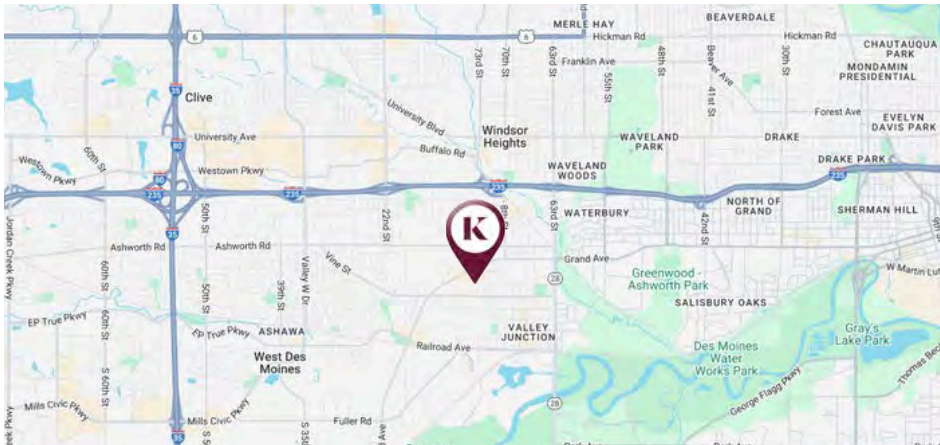
PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Creative Financing Options Available!
- Offered at Completed Renovation Pricing!
- Above Market Rents Achieved through Interior Design and Renovations!

LOCATION OVERVIEW

Discover a standout property in the historic Riverbend District, set on over two acres with exceptional potential for expansion. This versatile site is perfect for adding garages, self-storage, or other revenue-generating developments. Ideally located next to major arteries like 2nd Ave. and 6th Ave., it offers direct, convenient access to the vibrant Ankeny marketplace and the downtown central business district. With 6th Ave. recently renovated and plans underway for 2nd Ave., this area is attracting significant investment and continuous development. Position yourself at the forefront of this dynamic growth—seize the opportunity to maximize your investment in a locale poised for sustained value enhancement.



INVESTMENT SUMMARY

Address	1805 Arlington Avenue
City, State, Zip Code	Des Moines, IA 50314
Price	\$2,400,000
Price/Unit	\$66,667
RSF	24,300
Price/RS	\$98.77
Lot Size	2.34 Acres
Cap Rate	7.21%
Market Cap Rate	8.09%
Year Built	1968

LOCATION INFORMATION

Property Type

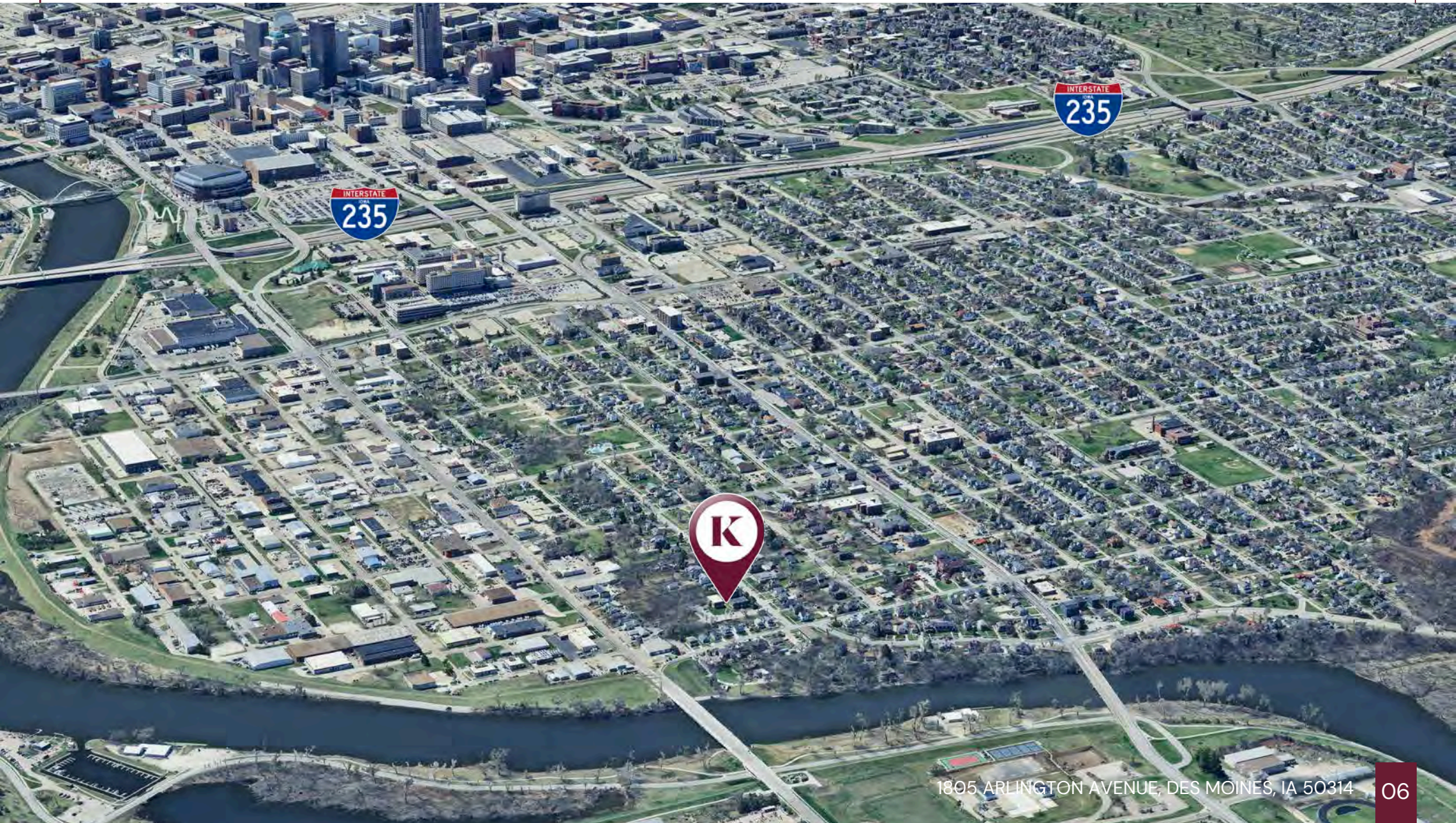
Multifamily

Address

1805 Arlington Avenue

City, State, Zip Code

Des Moines, IA 50314



A photograph of a two-story brick house with a prominent wooden deck and stairs leading to the entrance. The house has multiple windows and a small sign above the door. The image is overlaid with a dark gradient and white text.

EXTERIOR PHOTO

1805 ARLINGTON AVENUE, DES MOINES, IA 50314



PRIVATE PROPERTY

The image shows the exterior of a two-story brick house. A prominent feature is a wooden deck structure on the second floor, with a set of wooden stairs leading up to it from the ground level. The house has multiple windows, some with flower boxes underneath. A "PRIVATE PROPERTY" sign is visible on the deck railing. The overall scene is dimly lit, suggesting dusk or dawn.

INTERIOR PHOTOS

1805 ARLINGTON AVENUE, DES MOINES, IA 50314



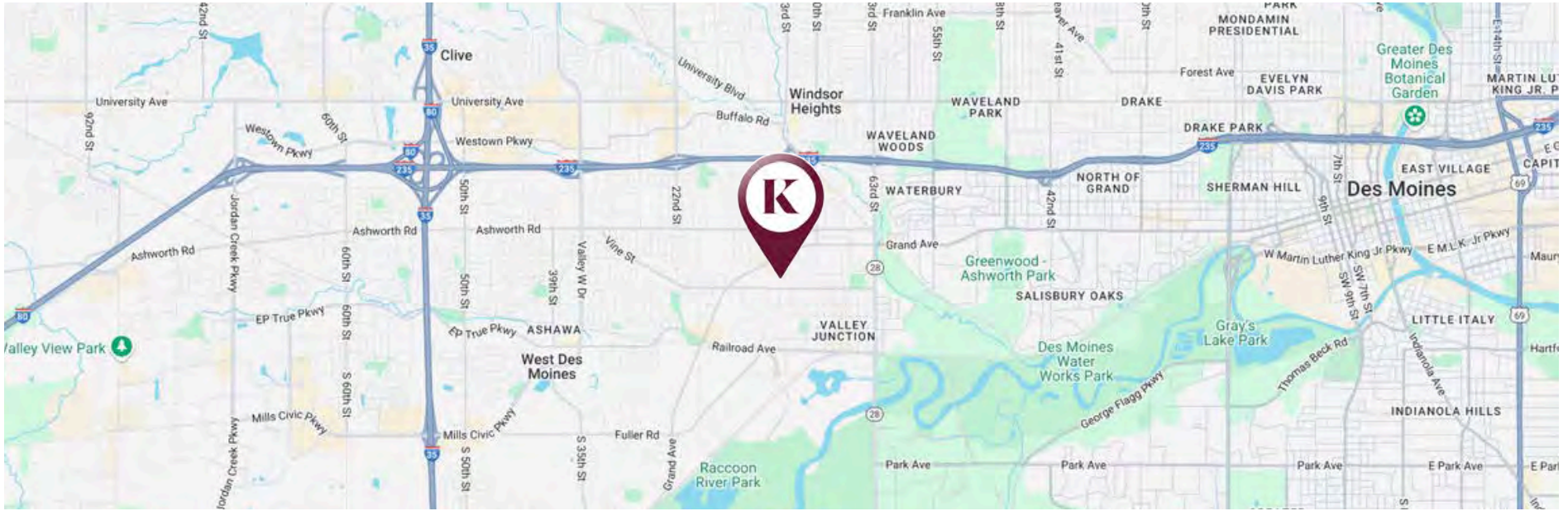




LOCATION MAPS

1805 ARLINGTON AVENUE, DES MOINES, IA 50314

LOCATION MAPS



An aerial photograph of a two-story brick building with a prominent wooden deck and stairs leading to a second-floor entrance. The building has multiple windows and a brick facade. The text is overlaid in the center of the image.

AERIAL PHOTOS

1805 ARLINGTON AVENUE, DES MOINES, IA 50314



1805 ARLINGTON AVENUE
DES MOINES, IA 50314

An aerial photograph of a residential neighborhood in Des Moines, IA. The image shows a grid of streets with houses, lawns, and trees. A specific property at 1805 Arlington Avenue is highlighted with a semi-transparent red overlay. The property is a large, irregularly shaped lot with a house and a driveway. A dark red text box is overlaid on the top part of the red area, containing the address. The surrounding area includes other houses, parking lots, and a large open field in the upper right.

1805 ARLINGTON AVENUE
DES MOINES, IA 50314



FINANCIAL ANALYSIS

1805 ARLINGTON AVENUE, DES MOINES, IA 50314

INVESTMENT DETAILS

ANALYSIS

Analysis Date

February 2025

PROPERTY

Property Type	Multifamily
Address	1805 Arlington Avenue
City, State, Zip Code	Des Moines, IA 50314
Year Built	1968

INCOME & EXPENSE

Gross Operating Income	\$332,986
Monthly GOI	\$27,749
Total Annual Expenses	(\$159,961)
Monthly Expenses	(\$13,330)

PURCHASE INFORMATION

Purchase Price	\$2,400,000
Fair Market Value	\$2,400,000
Units	36
Total Rentable SF	24,300
Lot Size	2.340 acres
Resale Valuation	3.00%(Annual Appreciation)
Resale Expenses	6.00%

FINANCIAL INFORMATION

Initial Equity	\$600,000
LT Capital Gain	20.00%
Federal Tax Rate	37.50%
State Tax Rate	5.7000%
Discount Rate	7.00%

LOANS

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$1,800,000	25 Years	25 Years	6.95%	\$12,665	-

PRO-FORMA SUMMARY

INVESTMENT SUMMARY

Price	\$2,400,000
Year Built	1968
Units	36
Price/Unit	\$66,667
RSF	24,300
Price/RS	\$98.77
Lot Size	2.34 acres
Floors	3
Cap Rate	7.21%
GRM	6.78

FINANCIAL SUMMARY

Loan 1 (Fixed)	\$1,800,000
Initial Equity	\$600,000
Interest Rate	6.95%
Term	25 years
Monthly Payment	\$12,665
DCR	1.14

UNIT MIX & ANNUAL SCHEDULED INCOME

Type	Units	Total
2Bd/1Ba	36	\$354,240
Totals	36	\$354,240

ANNUALIZED INCOME

Description	Market
Gross Potential Rent	\$354,240
- Less: Vacancy	\$21,254
Effective Gross Income	\$332,986
- Less: Expenses	(\$159,961)
Net Operating Income	\$173,024
- Debt Service	(\$151,976)
Net Cash Flow After Debt Service	\$21,048
+ Principal Reduction	\$27,749
Total Return	\$48,797

ANNUALIZED EXPENSES

Description	Market
Total Expenses	\$159,961
Expenses Per RSF	\$6.58
Expenses Per Unit	\$4,443

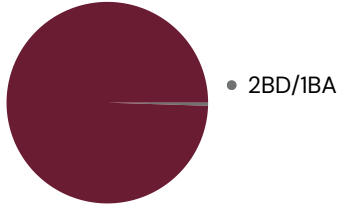
ANNUAL PROPERTY OPERATING DATA

DESCRIPTION YEAR ENDING	YEAR 1 01/2026	YEAR 2 01/2027	YEAR 3 01/2028	YEAR 4 01/2029	YEAR 5 01/2030
Income					
Rental Income	\$354,240	\$360,616	\$367,107	\$373,715	\$380,442
Gross Scheduled Income	\$354,240	\$360,616	\$367,107	\$373,715	\$380,442
General Vacancy	(\$21,254)	(\$21,637)	(\$22,026)	(\$22,423)	(\$22,827)
Gross Operating Income	\$332,986	\$338,979	\$345,081	\$351,292	\$357,616
Expenses					
Accounting	(\$549)	(\$549)	(\$549)	(\$549)	(\$549)
Building Insurance	(\$21,600)	(\$21,600)	(\$21,600)	(\$21,600)	(\$21,600)
General Supplies	(\$18,000)	(\$18,000)	(\$18,000)	(\$18,000)	(\$18,000)
Grounds Maintenance	(\$4,900)	(\$4,900)	(\$4,900)	(\$4,900)	(\$4,900)
Janitorial	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)
Maintenance	(\$18,000)	(\$18,000)	(\$18,000)	(\$18,000)	(\$18,000)
Management Fees	(\$15,000)	(\$15,000)	(\$15,000)	(\$15,000)	(\$15,000)
Misc	(\$15,000)	(\$15,000)	(\$15,000)	(\$15,000)	(\$15,000)
Reserves	(\$6,600)	(\$6,600)	(\$6,600)	(\$6,600)	(\$6,600)
Taxes - Real Estate	(\$22,752)	(\$22,752)	(\$22,752)	(\$22,752)	(\$22,752)
Trash Removal	(\$1,800)	(\$1,800)	(\$1,800)	(\$1,800)	(\$1,800)
Utility - Gas	(\$21,600)	(\$21,600)	(\$21,600)	(\$21,600)	(\$21,600)
Utility - Water/Sewer	(\$12,960)	(\$12,960)	(\$12,960)	(\$12,960)	(\$12,960)
Total Operating Expenses	(\$159,961)	(\$159,961)	(\$159,961)	(\$159,961)	(\$159,961)
Operating Expense Ratio	48.04%	47.19%	46.35%	45.54%	44.73%
Net Operating Income	\$173,024	\$179,018	\$185,120	\$191,331	\$197,654

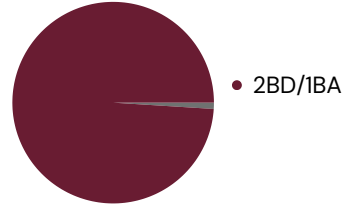
UNIT MIX REPORT

UNITS	TYPE	APPROX. SF	AVG. RENTS	MONTHLY	MKT RENTS	MONTHLY
36	2Bd/1Ba	675	\$820	\$29,520	\$820	\$29,520
36		24,300		\$29,520		\$29,520

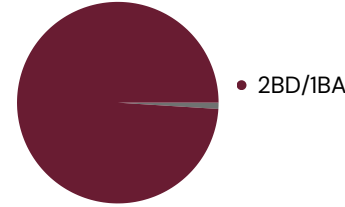
UNIT MIX



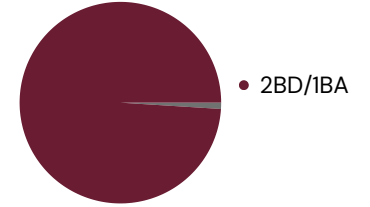
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



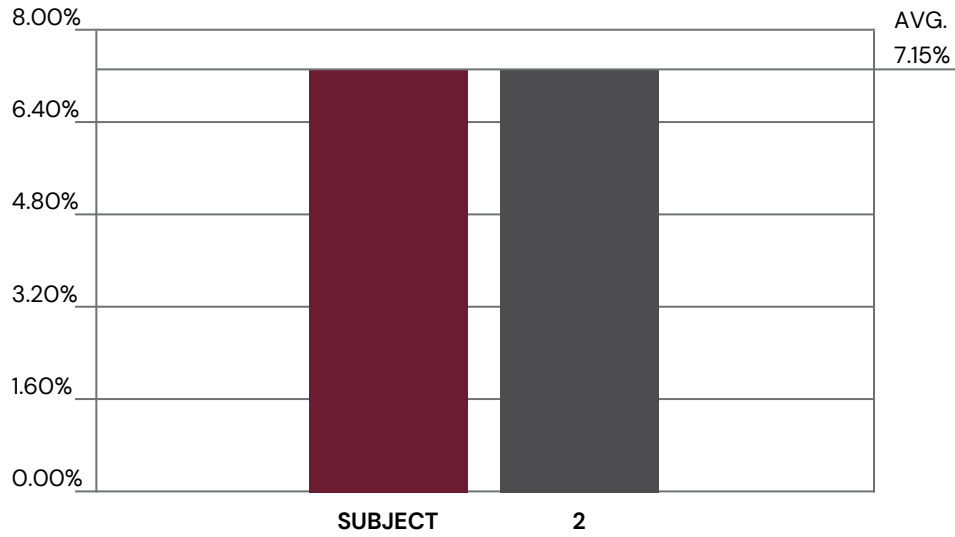


SALE COMPARABLES

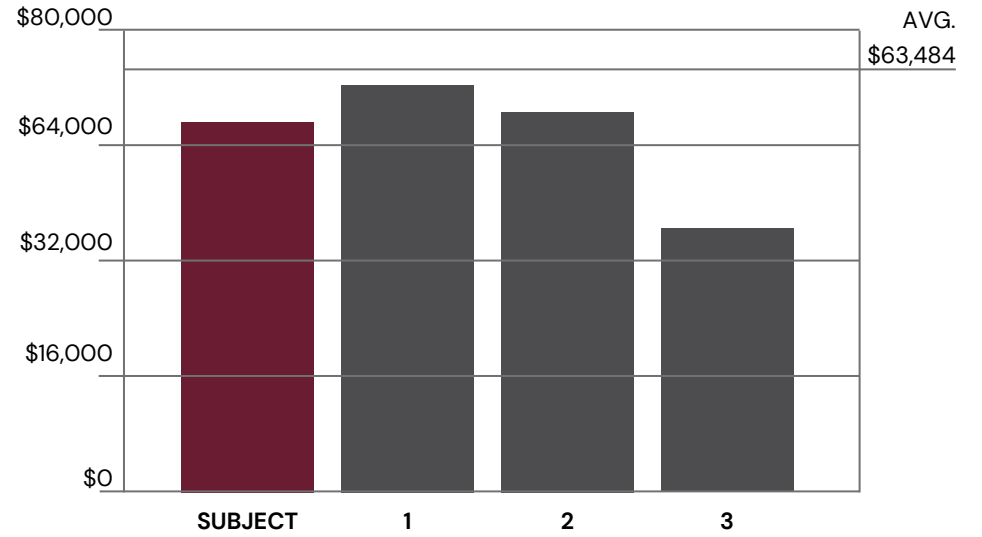
1805 ARLINGTON AVENUE, DES MOINES, IA 50314

SALE COMPARABLES

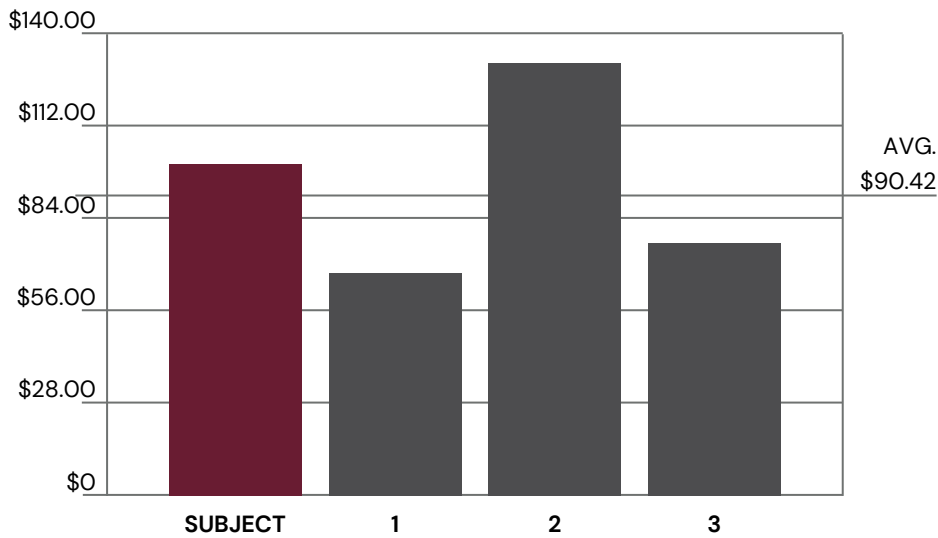
Cap Rate



Price Per Unit



Price Per SF



SALE COMPARABLES

SUBJECT PROPERTY



1805 ARLINGTON AVENUE
DES MOINES, IA 50314

Sale Price	\$2,400,000
Units	36
Price/Unit	\$66,667
Price/SF	\$98.77
Acres	2.340
Cap Rate	7.21%
GRM	6.78
Year Built	1968

UNITS	TYPE	APPROX. SF	AVG. RENTS
36	2Bd/1Ba	675	\$820

01



6315 HICKMAN ROAD
DES MOINES, IA 50322

Sale Price	\$1,700,000
Units	24
Price/Unit	\$70,833
Price/SF	\$65.38
Acres	0.520
Cap Rate	--
Year Built	1968
Sale Date	9/6/2024

02



650 16TH STREET
DES MOINES, IA 50314

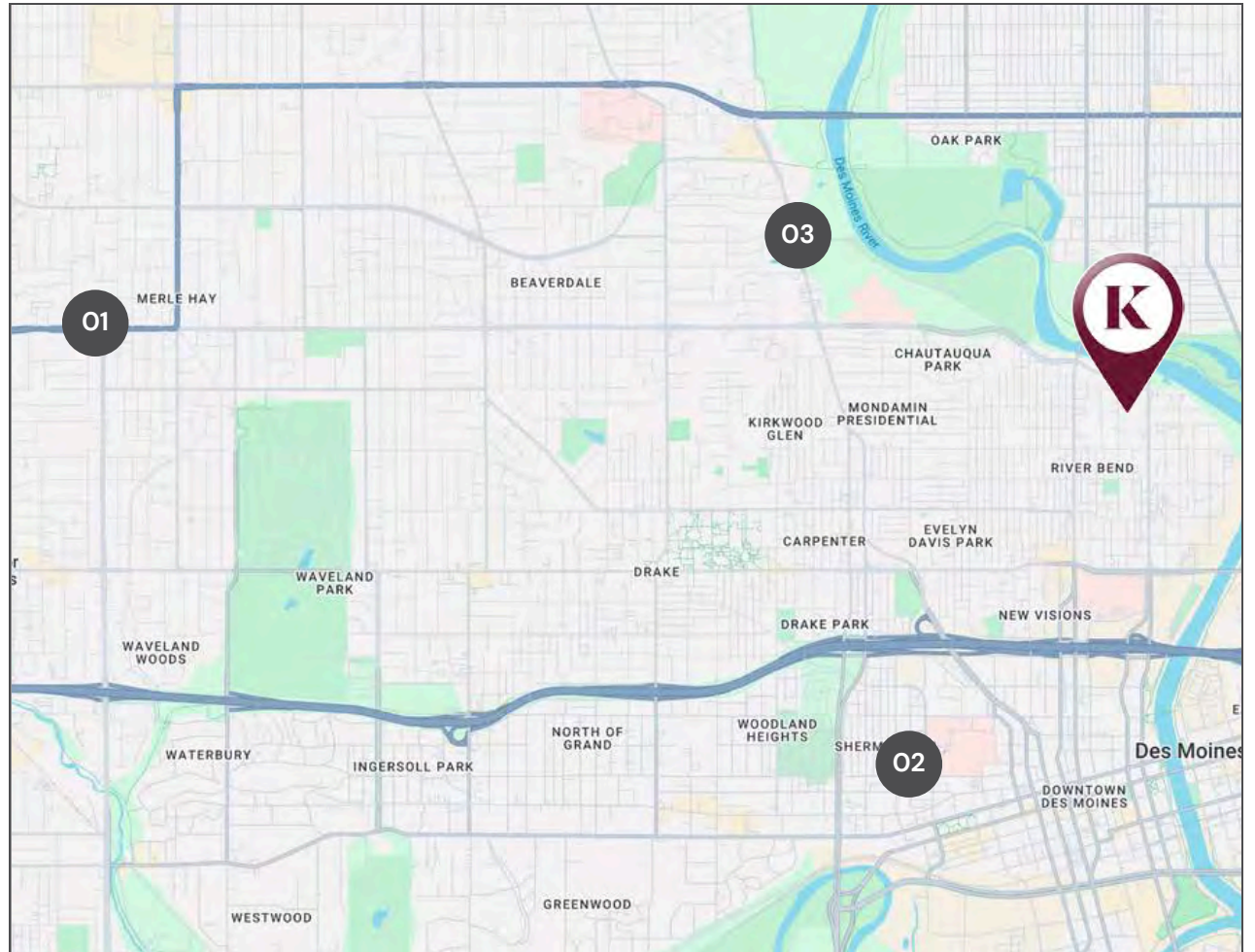
Sale Price	\$2,320,000
Units	35
Price/Unit	\$66,286
Price/SF	\$131.26
Acres	0.540
Cap Rate	7.15%
Year Built	1920
Sale Date	7/11/2024

SALE COMPARABLES



**2800 MARTIN LUTHER KING
JUNIOR PARKWAY
DES MOINES, IA 50310**

Sale Price	\$2,400,000
Units	45
Price/Unit	\$53,333
Price/SF	\$74.63
Acres	1.170
Cap Rate	--
Year Built	1971
Sale Date	4/14/2024

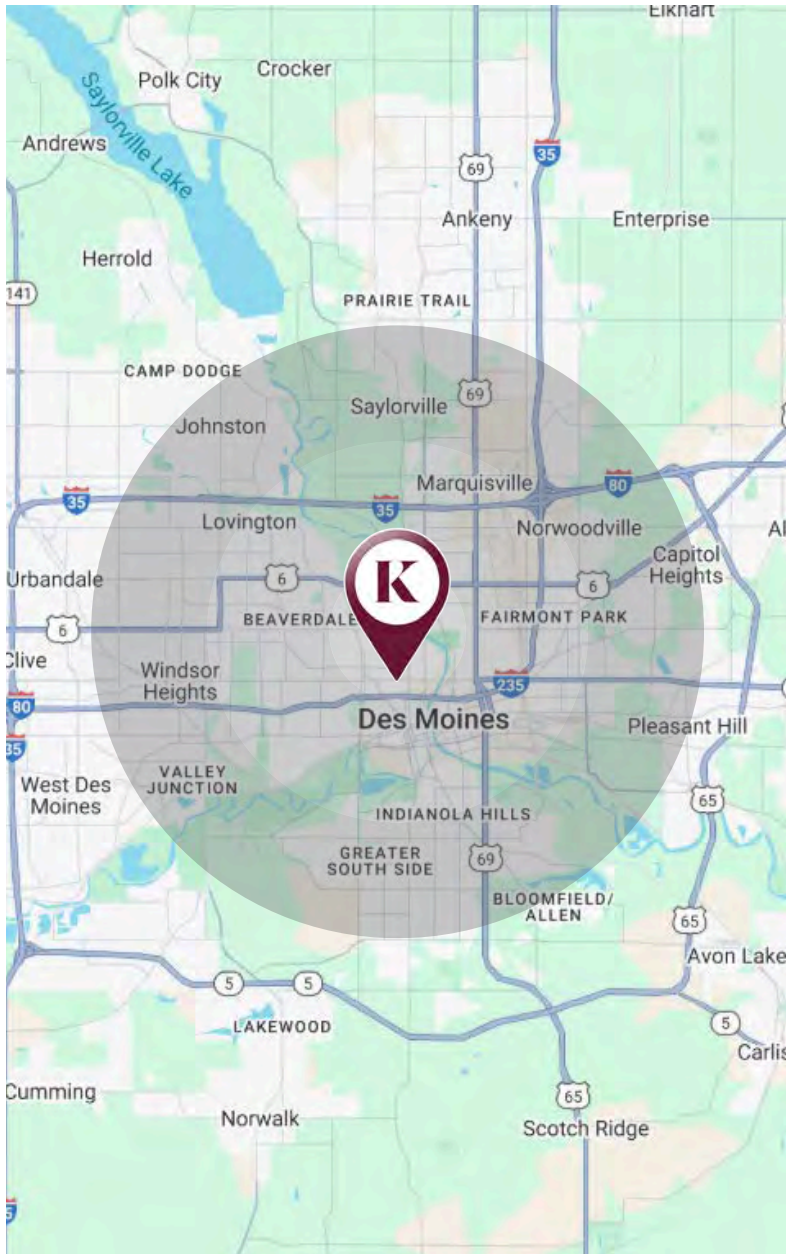




DEMOGRAPHICS

1805 ARLINGTON AVENUE, DES MOINES, IA 50314

DEMOGRAPHICS

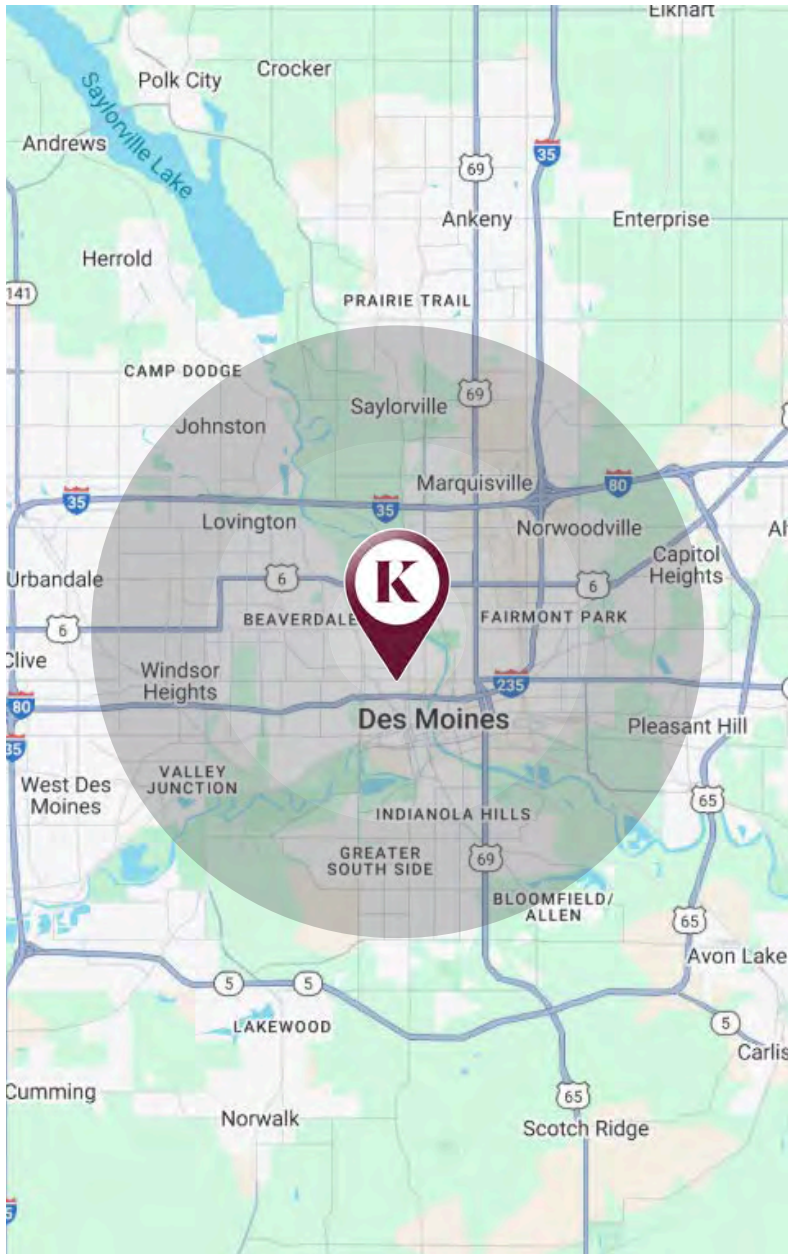


POPULATION	1 MILE	3 MILES	5 MILES
Male	7,874	48,910	101,952
Female	8,367	50,356	106,488
Total Population	16,241	99,266	208,440

AGE	1 MILE	3 MILES	5 MILES
Ages 0-14	4,821	23,323	46,177
Ages 15-24	2,444	12,360	26,010
Ages 25-34	5,807	39,849	81,676
Ages 35-44	1,443	10,413	23,500
Ages 45-54	1,726	13,321	31,077

RACE	1 MILE	3 MILES	5 MILES
White	8,040	70,791	167,449
Black	4,137	14,046	19,409
AM In/ AK Nat	71	145	213
Hawaiian	13	59	67
Hispanic	4,613	16,888	25,788
Multi-Racial	5,968	21,204	31,766

DEMOGRAPHICS



INCOME	1 MILE	3 MILES	5 MILES
Median	\$35,136	\$39,519	\$46,399
< \$15,000	927	7,918	12,010
\$15,000-\$24,999	1,057	6,178	10,980
\$25,000-\$34,999	622	4,856	9,422
\$35,000-\$49,999	957	6,642	14,276
\$50,000-\$74,999	973	7,201	17,202
\$75,000-\$99,999	429	3,661	10,004
\$100,000-\$149,999	248	2,279	6,904
\$150,000-\$199,999	20	403	1,453
> \$200,000	15	461	1,638

HOUSING	1 MILE	3 MILES	5 MILES
Total Units	5,866	43,446	89,458
Occupied Owner	5,121	38,913	81,998
Occupied Renter	2,842	21,292	51,747
Occupied	2,279	17,621	30,251
Vacant	745	4,533	7,460



MEET KATALYST TEAM

1805 ARLINGTON AVENUE, DES MOINES, IA 50314

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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