



OFFERING MEMORANDUM

1513 N ANKENY BOULEVARD, ANKENY, IA 50023

MULTI-TENANT OFFICE FOR SALE

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THE KatalYST
TEAM by 

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THE KatalYST
TEAM by 

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EXECUTIVE SUMMARY

1513 N ANKENY BOULEVARD, ANKENY, IA 50023

PROPERTY OVERVIEW

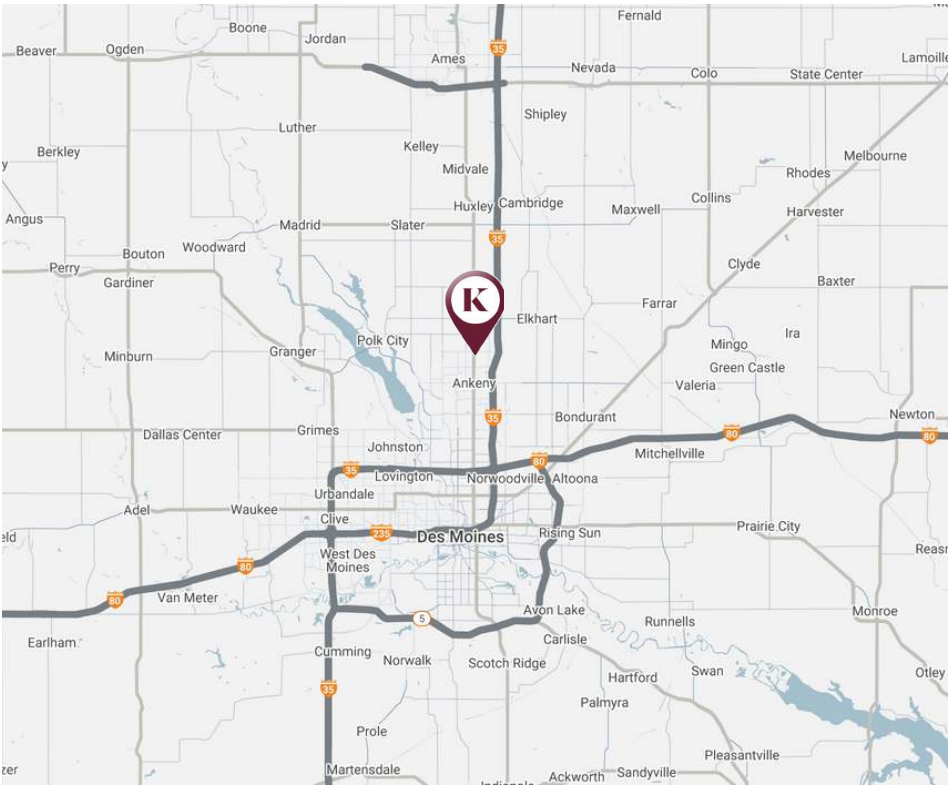
The KataLYST Team at KW Commercial is proud to present this value-driven, multi-tenant office investment located in the thriving community of Ankeny, Iowa. Currently, over 70% of the net rentable square footage is leased to the USDA under a gross lease—providing investors with the stability of government-backed income. With strong in-place cash flow and the opportunity to lease up the remaining space or renegotiate terms, this property offers a path to double-digit cash-on-cash returns for those who know how to unlock value. It's a rare blend of secure tenancy and strategic upside in one of Central Iowa's most dynamic submarkets.



PROPERTY SUMMARY

LOCATION OVERVIEW

Over the past five years, Ankeny's population has surged by roughly 14% to reach nearly 78,000 residents. This rapid growth far outpaces the Des Moines metro and Iowa's overall growth rates in the same period. The city is also notably affluent: its median household income hovers around \$106,600 (after a 5% jump in the last year alone), significantly higher than the Des Moines metro (\$84,200) and Iowa (~\$73,100) averages. These metrics highlight Ankeny's robust economic base and demographic momentum, making it a prime location for multi-tenant office investment property opportunities.



INVESTMENT SUMMARY	
Address	1513 North Ankeny Boulevard
City, State, Zip Code	Ankeny, IA 50023
Price	\$895,000
Building SF	10,822
CAP Rate	6.44%
Lease Rate	\$15.00
Lot Size	1.40 Acres
NOI	\$57,717
Occupancy	Multiple
Price / SF	\$82.70
Rentable SF	10,153
Year Built	1996
Zoning	C-2

LOCATION INFORMATION

Property Type

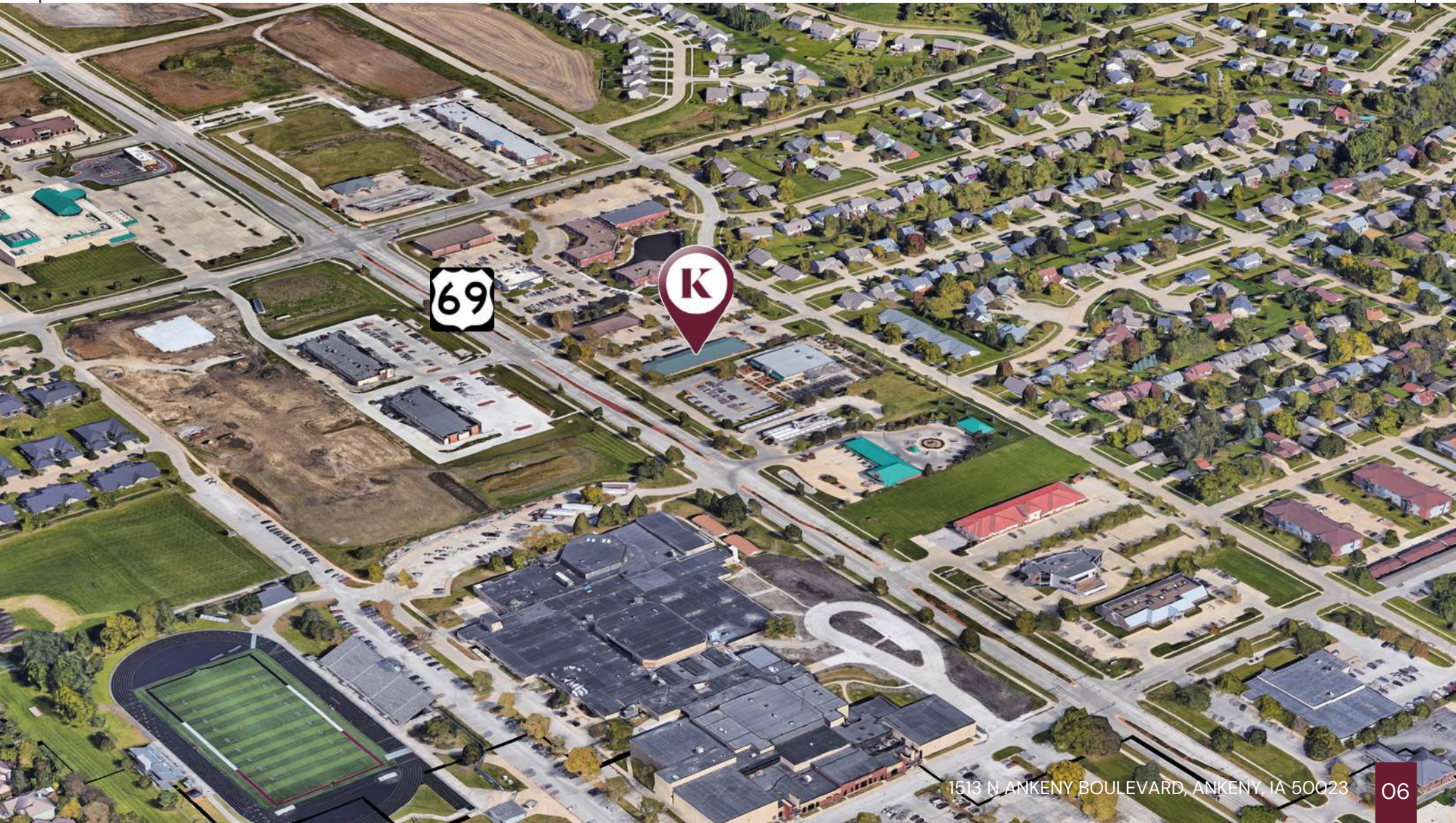
Multi-tenant office building

Address

1513 North Ankeny Boulevard

City, State, Zip Code

Ankeny, IA 50023



1513 N. ANKENY BOULEVARD, ANKENY, IA 50023

A photograph of a single-story brick building with a dark roof. An American flag flies on a tall pole in front of the building. The address number '1513' is visible above the entrance. The foreground is a paved area. The image is overlaid with a semi-transparent dark layer and white text.

EXTERIOR PHOTO

1513 N ANKENY BOULEVARD, ANKENY, IA 50023







USDA
SERVICE CENTER
1513 N. ANKENY BOULEVARD
ANKENY, IA 50023

A photograph of a single-story brick building with a dark roof. A tall flagpole stands in front of the building, flying the American flag. The building has several windows and a small entrance area. The foreground is a paved parking lot. The image is dimmed to serve as a background for text.

INTERIOR PHOTOS

1513 N ANKENY BOULEVARD, ANKENY, IA 50023





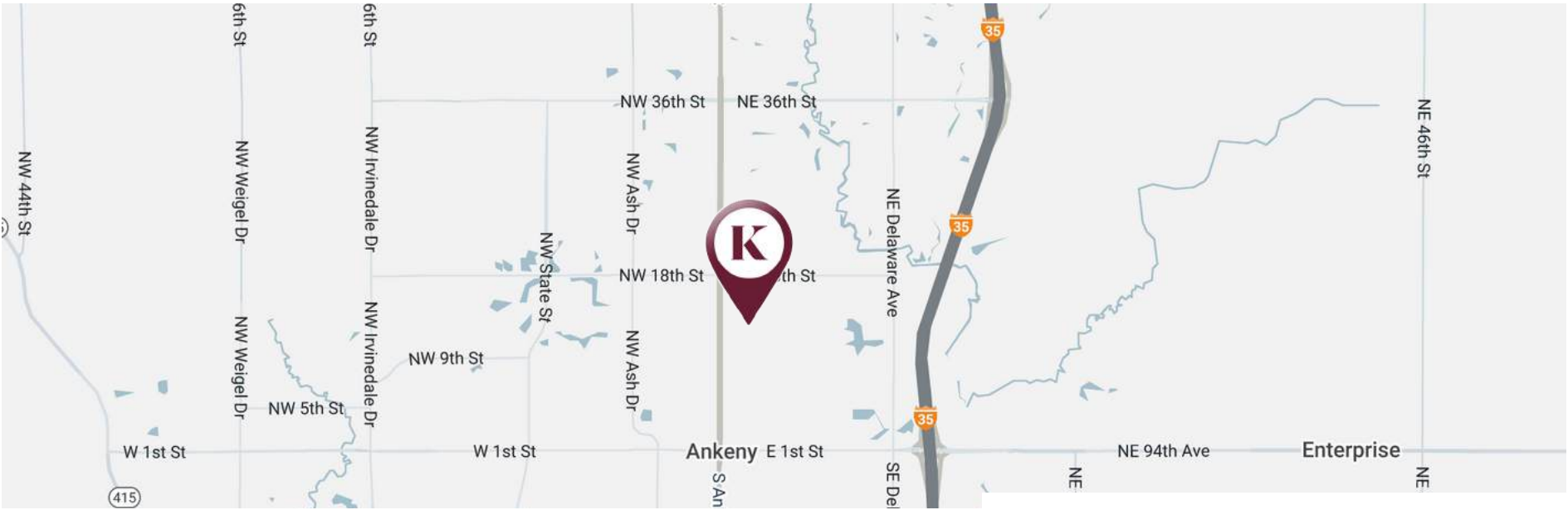
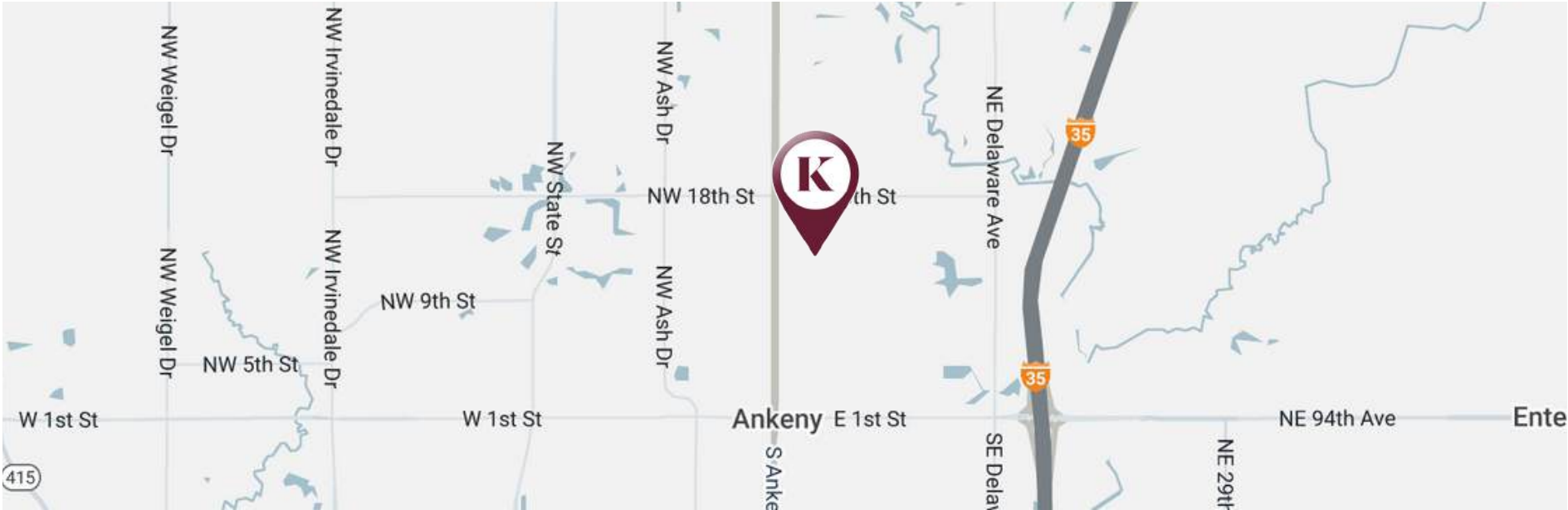


A photograph of a brick building with a flagpole in front, overlaid with a dark gradient and white text. The building is a single-story structure with a dark roof and a brick facade. A flagpole with an American flag stands in front of the building. The text "LOCATION MAPS" is prominently displayed in the center, with the address "1513 N ANKENY BOULEVARD, ANKENY, IA 50023" below it.

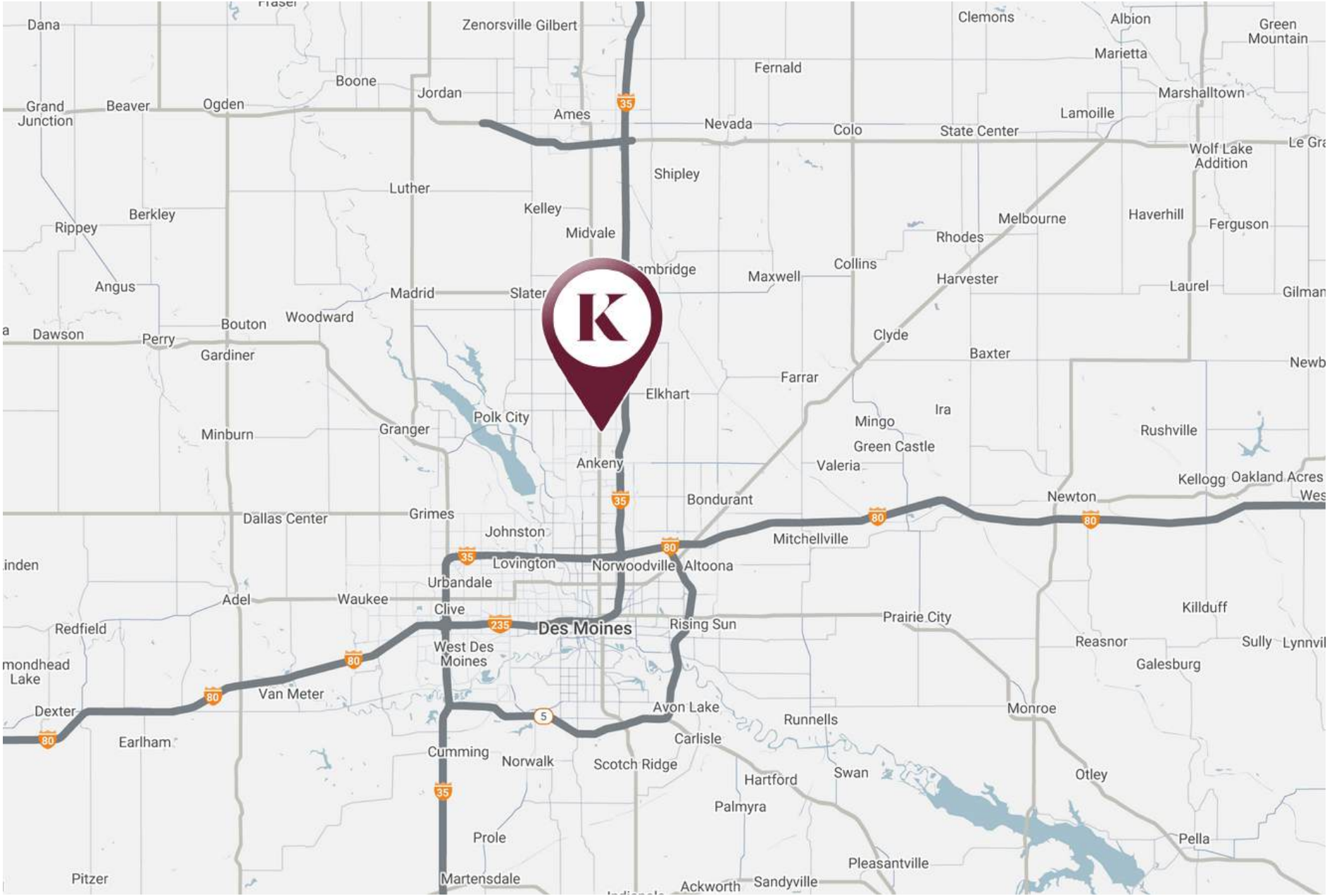
LOCATION MAPS

1513 N ANKENY BOULEVARD, ANKENY, IA 50023

LOCATION MAPS



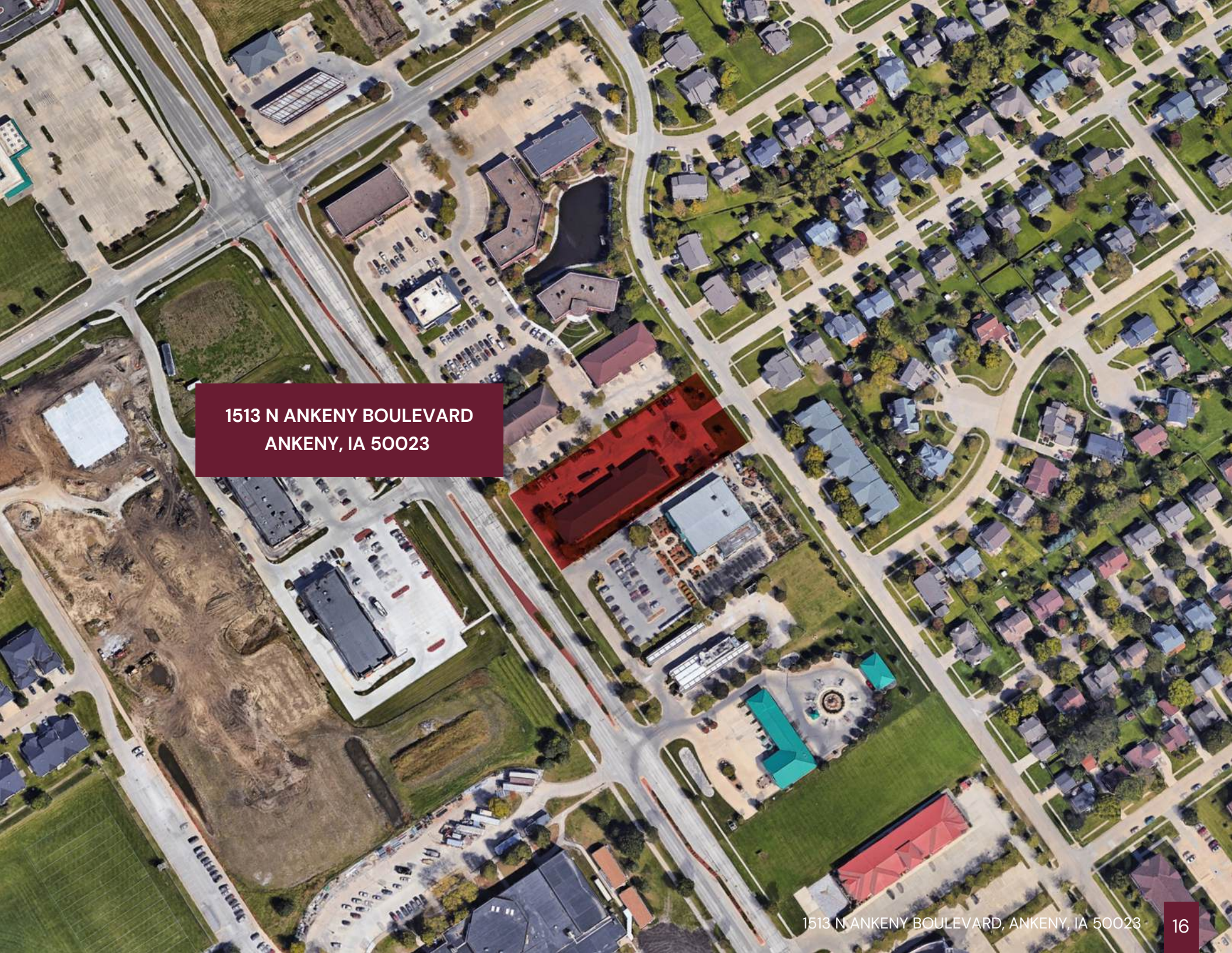
REGIONAL MAP




An aerial photograph of a long, single-story brick building with a dark roof. A tall flagpole with an American flag stands in front of the building. The foreground is a paved area. The image is darkened to serve as a background for text.

AERIAL PHOTOS

1513 N ANKENY BOULEVARD, ANKENY, IA 50023

An aerial photograph of a suburban neighborhood. A large, rectangular building with a red roof is highlighted in the center. To its left is a large parking lot and a multi-lane road. To its right is a residential street with many houses. In the foreground, there is a large, undeveloped lot with some construction equipment. The background shows more residential streets and houses.

1513 N ANKENY BOULEVARD
ANKENY, IA 50023



1513 N ANKENY BOULEVARD
ANKENY, IA 50023

A photograph of a brick building with a flagpole in front, overlaid with a dark gradient and white text. The building is a single-story structure with a dark roof and a brick facade. A flagpole stands in front of the building, and the number '1513' is visible on the wall. The foreground is a paved area.

FINANCIAL ANALYSIS

1513 N ANKENY BOULEVARD, ANKENY, IA 50023

INVESTMENT DETAILS

Analysis						
Analysis Date				August 2025		
Property				Income & Expense		
Property Information	Details		Gross Operating Income		\$157,732	
Property	1513 N. Ankeny Blvd Ankeny, IA		Monthly GOI		\$13,144	
Address	1513 North Ankeny Boulevard		Total Annual Expenses		-\$100,015	
City, State	Ankeny, IA 50023		Monthly Expenses		-\$8,335	
Year Built	1996					
Purchase Information				Financial Information		
Purchase Price		\$895,000		Initial Equity		\$179,000
Tenants		3				
Total Rentable SF		10,153				
Lot Size		1.40 acres				
Loans						
Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$716,000	20 years	20 years	6.75%	\$5,444	

PRO-FORMA SUMMARY

Investment Summary

Price	\$895,000
Year Built	1996
Tenants	3
RSF	10,153
Price/RSF	\$88.15
Lot Size	1.40 acres
Floors	1
Cap Rate	6.45%
Pro-Forma Cap Rate	9.64%

Financing Summary

Loan 1 (Fixed)	\$716,000
Initial Equity	\$179,000
Interest Rate	6.75%
Term	20 years
Monthly Payment	\$5,444
DCR	0.88

Tenant Annual Scheduled Income

Tenant	Actual	Pro-Forma
Vacant	\$0	\$28,590
USDA	\$143,836	\$143,836
TK Concrete	\$13,896	\$13,896
Totals	\$157,732	\$186,322

Annualized Income

Description	Actual	Pro-Forma
Gross Potential Rent	\$157,732	\$186,322
- Less: Vacancy	\$0	\$0
Effective Gross Income	\$157,732	\$186,322
- Less: Expenses	-\$100,015	-\$100,015
Net Operating Income	\$57,717	\$86,307
- Debt Service	-\$65,330	-\$65,330
Net Cash Flow after Debt Service	-\$7,614	\$20,976
+ Principal Reduction	\$17,536	\$17,536
Total Return	\$9,923	\$38,513

Annualized Expenses

Description	Actual	Pro-Forma
Total Expenses	\$100,015	\$100,015
Expenses Per RSF	\$9.85	\$9.85

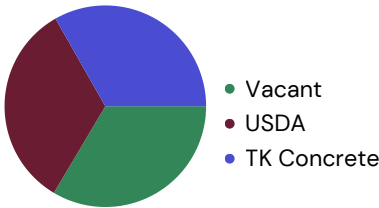
ANNUAL PROPERTY OPERATING DATA

Description Year Ending	Year 1 07/2026	Year 2 07/2027	Year 3 07/2028	Year 4 07/2029	Year 5 07/2030
Income					
Rental Income	\$157,732	\$157,732	\$157,732	\$157,732	\$157,732
Gross Scheduled Income	\$157,732	\$157,732	\$157,732	\$157,732	\$157,732
Gross Operating Income	\$157,732	\$157,732	\$157,732	\$157,732	\$157,732
Expenses					
Building Insurance	-\$3,091	-\$3,091	-\$3,091	-\$3,091	-\$3,091
Lawn care/Snow Removal	-\$10,420	-\$10,420	-\$10,420	-\$10,420	-\$10,420
Janitorial	-\$8,400	-\$8,400	-\$8,400	-\$8,400	-\$8,400
Maintenance	-\$6,490	-\$6,490	-\$6,490	-\$6,490	-\$6,490
Misc	-\$5,015	-\$5,015	-\$5,015	-\$5,015	-\$5,015
Taxes – Real Estate	-\$53,448	-\$53,448	-\$53,448	-\$53,448	-\$53,448
Trash Removal	-\$1,641	-\$1,641	-\$1,641	-\$1,641	-\$1,641
Utilities – Water/Sewer	-\$2,657	-\$2,657	-\$2,657	-\$2,657	-\$2,657
Utilities – Electricity	-\$8,854	-\$8,854	-\$8,854	-\$8,854	-\$8,854
Total Operating Expenses	-\$100,015	-\$100,015	-\$100,015	-\$100,015	-\$100,015
Operating Expense Ratio	63.41%	63.41%	63.41%	63.41%	63.41%
Net Operating Income	\$57,717	\$57,717	\$57,717	\$57,717	\$57,717

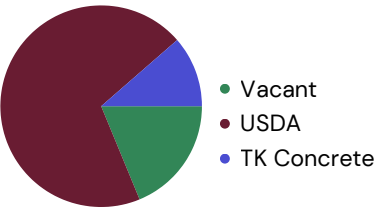
UNIT MIX REPORT

Suite	Tenants	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
A	Vacant	1,906	\$2,383	\$2,383	\$2,383	\$2,383
B	USDA	7,089	\$11,986	\$11,986	\$11,986	\$11,986
C	TK Concrete	1,158	\$1,158	\$1,158	\$1,158	\$1,158
Total		10,153		\$15,527		\$15,527

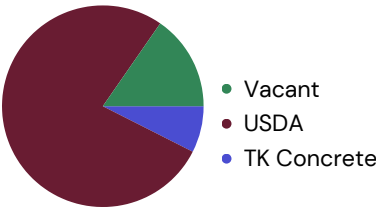
TENANT MIX



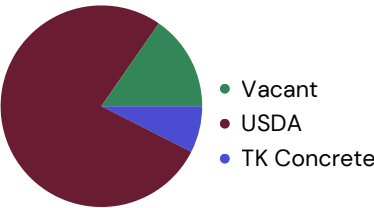
TENANT MIX SQUARE FEET



TENANT MIX INCOME



TENANT MIX MARKET INCOME

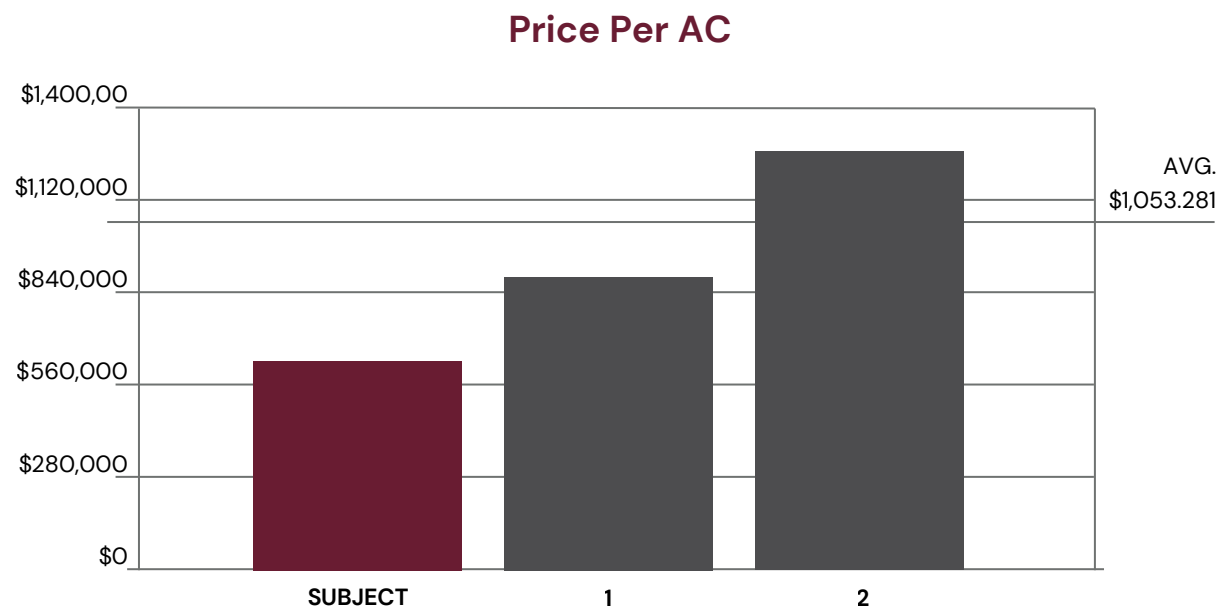
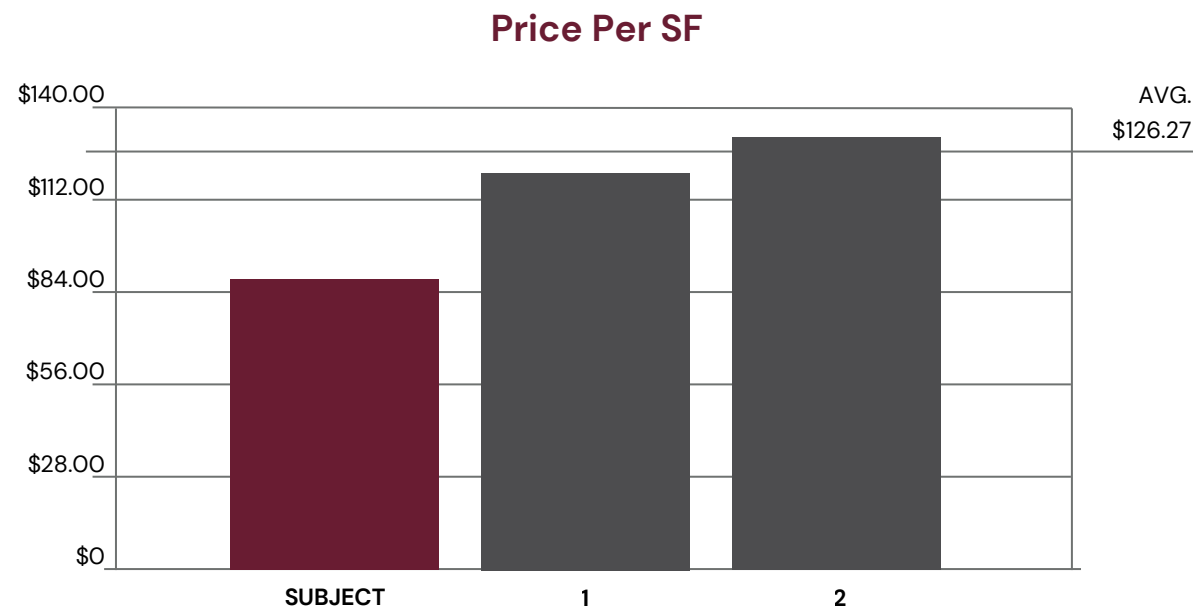


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SALE COMPARABLES

1513 N ANKENY BOULEVARD, ANKENY, IA 50023

SALE COMPARABLES



SALE COMPARABLES

SUBJECT PROPERTY



**1513 NORTH ANKENY BOULEVARD
ANKENY, IA 50023**

Sale Price	\$895,000
Spaces	3
Rentable SF	10,153
Price/SF	\$88.15
Acres	1.4
Cap Rate	6.45%
Year Built	1996

01



**335 SOUTHEAST ORALABOR ROAD
DES MOINES, IA 50322**

Sale Price	\$2,115,750
Spaces	2
Rentable SF	17,360
Price/SF	\$121.88
Acres	2.4
Year Built	1996
Sale Date	6/23/2025

02



**2525 NORTH ANKENY BOULEVARD
ANKENY, IA 50023**

Sale Price	\$490,000
Spaces	1
Rentable SF	3,750
Price/SF	\$130.67
Acres	0.4
Year Built	2005
Sale Date	7/26/2024

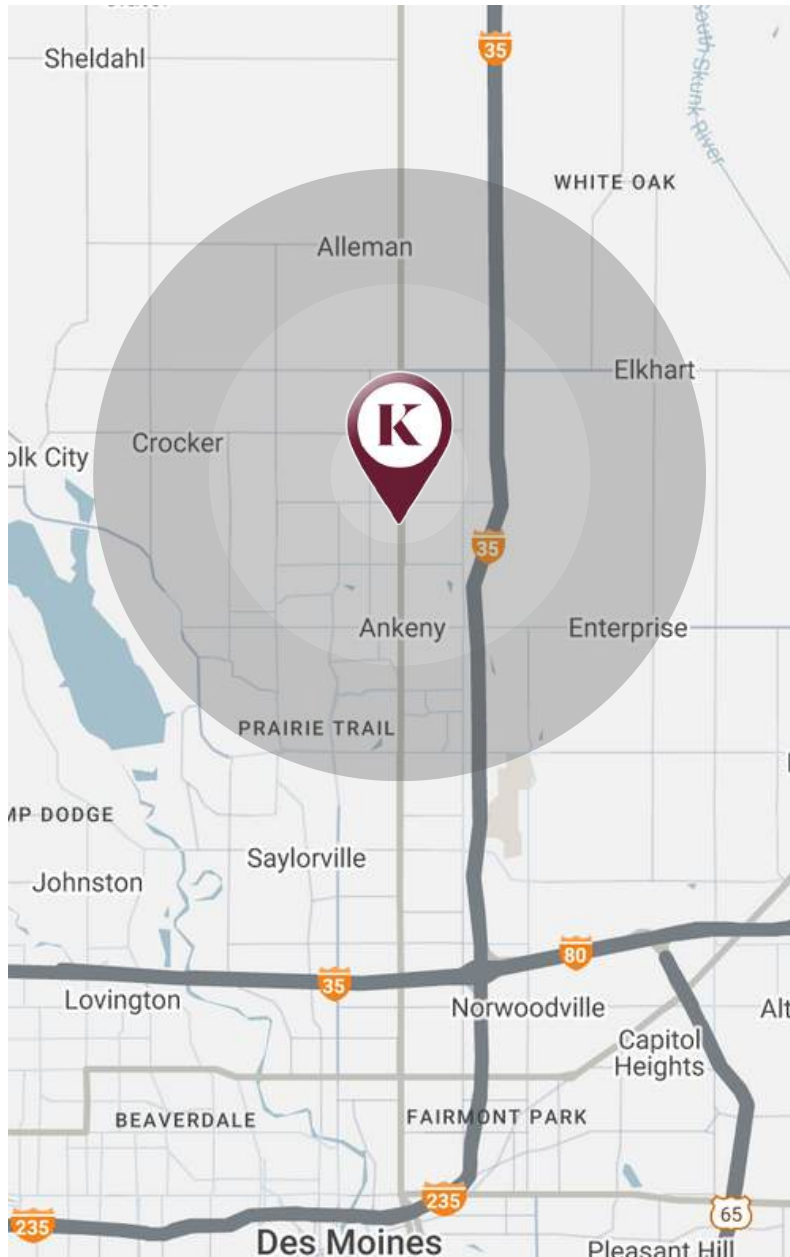
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DEMOGRAPHICS

1513 N ANKENY BOULEVARD, ANKENY, IA 50023

DEMOGRAPHICS

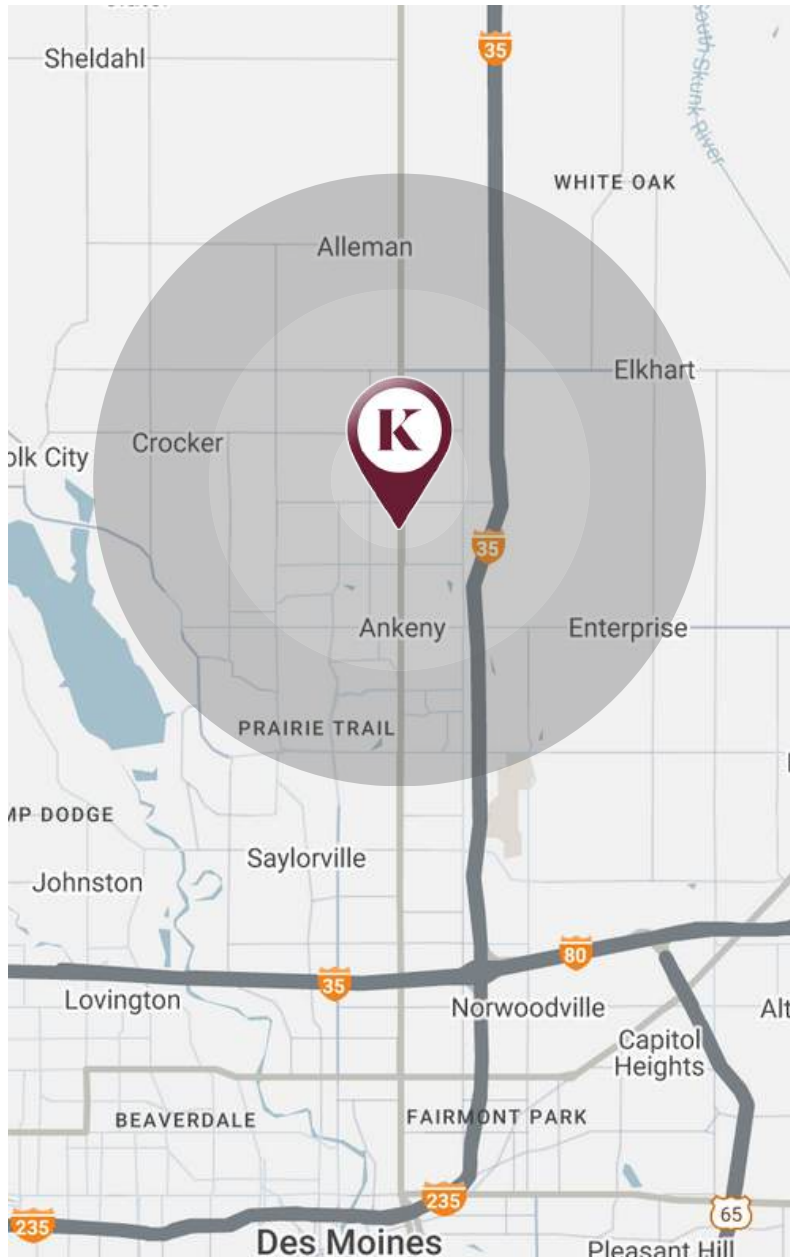


POPULATION	1 MILE	3 MILES	5 MILES
MALE	3,485	21,558	29,041
FEMALE	3,608	22,906	30,231
TOTAL POPULATION	7,098	44,464	59,272

AGE	1 MILE	3 MILES	5 MILES
Ages 0-14	1,484	9,649	13,109
Ages 15-24	989	6,265	8,614
Ages 25-54	2,913	17,870	23,063
Ages 55-64	856	4,879	6,633
Ages 65+	851	5,801	7,853

RACE	1 MILE	3 MILES	5 MILES
White	6,923	43,412	57,936
Black	20	167	240
Am In/AK Nat	N/A	4	4
Hawaiian	N/A	N/A	N/A
Hispanic	114	651	802
Multi-Racial	192	1,044	1,276

DEMOGRAPHICS



INCOME	1 MILE	3 MILES	5 MILES
Median	\$82,441	\$71,606	\$72,011
< \$15,000	130	877	999
\$15,000-\$24,999	217	1,205	1,420
\$25,000-\$34,999	230	1,365	1,677
\$35,000-\$49,999	271	1,836	2,373
\$50,000-\$74,999	450	3,674	5,080
\$75,000-\$99,999	604	3,092	4,109
\$100,000-\$149,999	694	3,559	4,769
\$150,000-\$199,999	130	1,108	1,403
> \$200,000	59	562	737

HOUSING	1 MILE	3 MILES	5 MILES
Total Units	2,881	17,733	23,620
Occupied	2,758	16,871	22,503
Owner Occupied	1,815	12,963	17,894
Renter Occupied	943	3,908	4,609
Vacant	123	862	1,117

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MEET KATALYST TEAM

1513 N ANKENY BOULEVARD, ANKENY, IA 50023

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."



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COMMERCIAL



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