



## PROPERTY OVERVIEW

The KatalYST Team at KW Commercial presents a rare opportunity to own a legacy 3rd-generation industrial property in downtown Des Moines' fast-growing Market District. This three-building asset offers stability with two tenants in place and upside through remaining leasable space. Ideal for owner-users or investors, it's a strategic foothold in a district undergoing major transformation. Secure a low-cost basis, benefit from existing income, and tap into the area's long-term growth.

**For Sale**

### OFFERING SUMMARY

PRICE	\$2,350,00
PRICE PER SF	\$42.95
BUILDING SF	54,714
OFFICE SF	1,680
RENTABLE SF	54,714
LOT SIZE	2.10 AC
NOI	\$88,042
OCCUPANCY	71.20%
PROPERTY TYPE	Industrial

**JARED HUSMANN**

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## ANNUAL PROPERTY OPERATING DATA

DESCRIPTION	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
YEAR ENDING	(06/2026)	(06/2027)	(06/2028)	(06/2029)	(06/2030)
<b>INCOME</b>					
RENTAL INCOME	\$204,935	\$204,935	\$204,935	\$204,935	\$204,935
GROSS SCHEDULED INCOME	\$204,935	\$204,935	\$204,935	\$204,935	\$204,935
GROSS OPERATING INCOME	\$204,935	\$204,935	\$204,935	\$204,935	\$204,935
<b>EXPENSES</b>					
BUILDING INSURANCE	(\$18,023)	(\$18,023)	(\$18,023)	(\$18,023)	(\$18,023)
LAWNCARE/SNOW REMOVAL	(\$5,481)	(\$5,481)	(\$5,481)	(\$5,481)	(\$5,481)
MAINTENANCE	(\$13,500)	(\$13,500)	(\$13,500)	(\$13,500)	(\$13,500)
RESERVES	(\$13,500)	(\$13,500)	(\$13,500)	(\$13,500)	(\$13,500)
TAXES - REAL ESTATE	(\$45,384)	(\$45,384)	(\$45,384)	(\$45,384)	(\$45,384)
TRASH REMOVAL	(\$1,701)	(\$1,701)	(\$1,701)	(\$1,701)	(\$1,701)
UTILITIES - WATER/SEWER	(\$5,103)	(\$5,103)	(\$5,103)	(\$5,103)	(\$5,103)
UTILITY - ELECTRICITY	(\$14,201)	(\$14,201)	(\$14,201)	(\$14,201)	(\$14,201)
TOTAL OPERATING EXPENSES	(\$116,893)	(\$116,893)	(\$116,893)	(\$116,893)	(\$116,893)
OPERATING EXPENSE RATIO	57.04%	57.04%	57.04%	57.04%	57.04%
NET OPERATING INCOME	\$88,042	\$88,042	\$88,042	\$88,042	\$88,042
BUILDING INSURANCE	(\$18,023)	(\$18,023)	(\$18,023)	(\$18,023)	(\$18,023)



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## LOCATION MAP



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## DEMOGRAPHICS

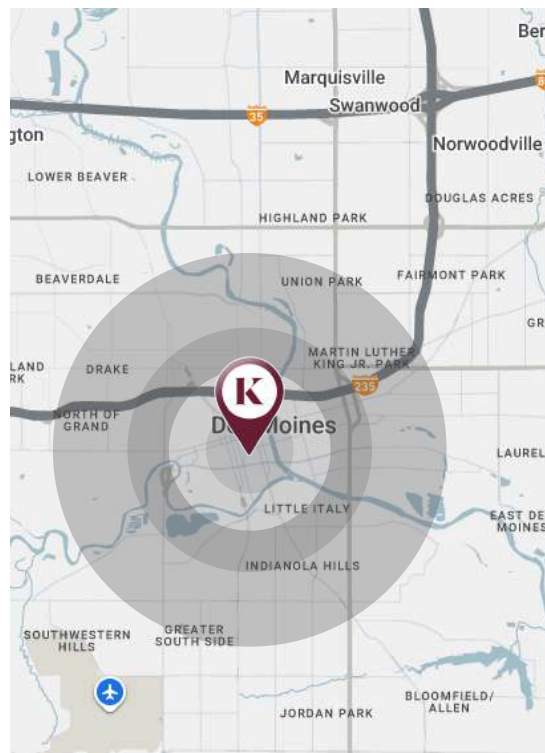
POPULATION	1 MILE	3 MILES	5 MILES
Male	4,134	46,579	105,532
Female	3,665	47,605	110,112
Total Population	7,799	94,184	215,644

AGE	1 MILE	3 MILES	5 MILES
Ages 0-14	1,878	23,756	49,516
Ages 15-24	974	12,464	27,883
Ages 25-54	2,824	36,806	83,605
Ages 55-64	850	9,423	23,862
Ages 65+	1,273	11,735	30,778

AGE	1 MILE	3 MILES	5 MILES
White	5,129	65,542	171,630
Black	1,155	13,419	19,784
AM In/ AK Nat	8	53	67
Hawaiian	2,144	18,947	28,182
Hispanic	2,508	23,188	35,032

INCOME	1 MILE	3 MILES	5 MILES
Median	\$23,492	\$36,965	\$43,078
< \$15,000	857	7,126	12,771
\$15,000-\$24,999	739	6,061	11,311
\$25,000-\$34,999	417	4,724	9,604
\$35,000-\$49,999	608	6,211	14,123
\$50,000-\$74,999	378	6,408	17,265
\$75,000-\$99,999	110	3,155	9,809
\$100,000-\$149,999	151	1,991	7,294
\$150,000-\$199,999	33	297	1,803
> \$200,000	109	492	1,610

Housing	1 MILE	3 MILES	5 MILES
Total Units	3,974	39,904	90,778
Occupied	3,363	35,572	83,103
Owner Occupied	1,077	18,951	52,020
Renter Occupied	2,286	16,621	31,083
Vacant	611	4,332	7,675



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