



OFFERING MEMORANDUM

301-309 SE 8TH STREET, DES MOINES, IA 50390

MULTIFAMILY FOR SALE

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THE KatalYST
TEAM by 

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TEAM by 



EXECUTIVE SUMMARY

301-309 SE 8TH STREET, DES MOINES, IA 50390

PROPERTY OVERVIEW

The KataLYST Team at KW Commercial is proud to present a rare opportunity to own a piece of the future—a legacy, 3rd-generation industrial property positioned in the heart of downtown Des Moines’ rapidly growing Market District. This three-building asset offers a unique blend of stability and upside. With two tenants already in place, the remaining space becomes your canvas—whether you’re an owner-user looking to control your overhead and plant roots in a redeveloping corridor, or an investor seeking steady cash flow and long-term appreciation. This is more than a property—it’s a foothold in a neighborhood on the brink of transformation, with multi-million dollar developments unfolding within blocks. Secure a low-cost basis today, benefit from existing income, and ride the wave of growth that’s reshaping the district.



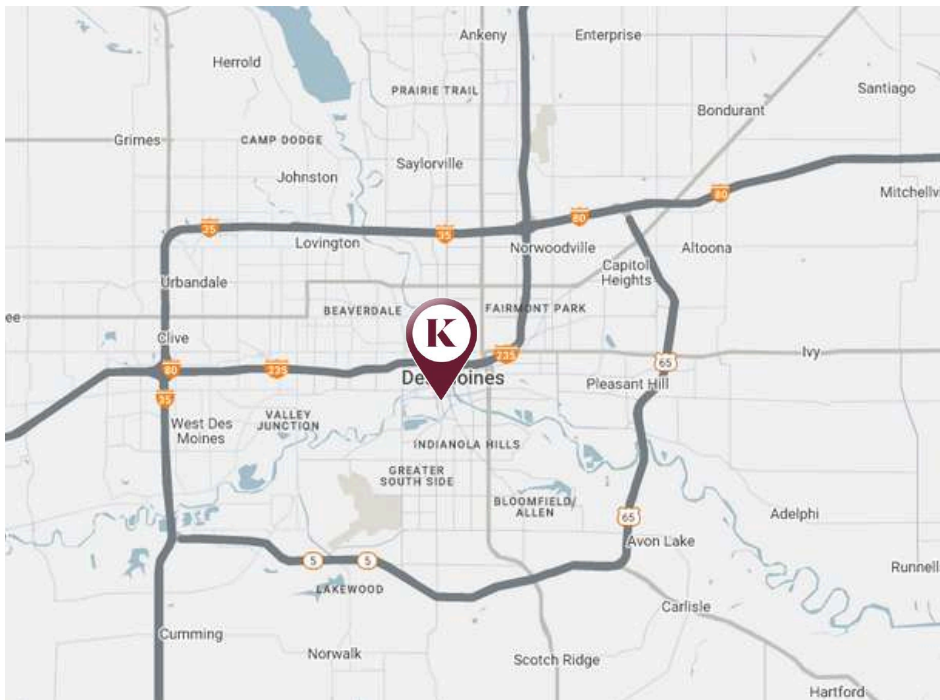
PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- Opportunity for Owner-Use to Purchase as Area Develops
- Opportunity for Investor to Purchase and Lease Vacant Space
- Located Next to the New 26 Acre Park being Developed
- Direct Line-of-Sight to Iowa State Capital

LOCATION OVERVIEW

Des Moines' Market District is surging forward with a massive redevelopment initiative. Backed by roughly \$750 million in planned investment (a figure that could ultimately exceed \$1 billion at full build-out), this effort is transforming the former industrial zone into a vibrant mixed-use hub with significant investment scale and redevelopment potential that signal an exciting future for investors and the community alike.



Investment Summary

Address	301 Southeast 8th Street
City, State, Zip Code	Des Moines, IA 50309
Price	\$2,350,00
Price / SF	\$42.95
Building SF	54,714
Office SF	1,680
Rentable SF	54,714
Ceilings	18-22
Lot Size	2.10 AC
NOI	\$88,042
Occupancy	71.20%

LOCATION INFORMATION

Property Type

Industrial

Address

301 Southeast 8th Street

City, State, Zip Code

Des Moines, IA 50309



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A photograph of a large, single-story industrial building with a light-colored, vertically-ribbed metal exterior. The building features two large, white, roll-up doors in the center. To the right of the doors is a smaller, dark-colored door and a small, square window. The building is situated on a paved lot with some grass and weeds in the foreground. The sky is overcast with grey clouds. The entire image is framed by a thin white border.

EXTERIOR PHOTO

301-309 SE 8TH STREET, DES MOINES, IA 50390





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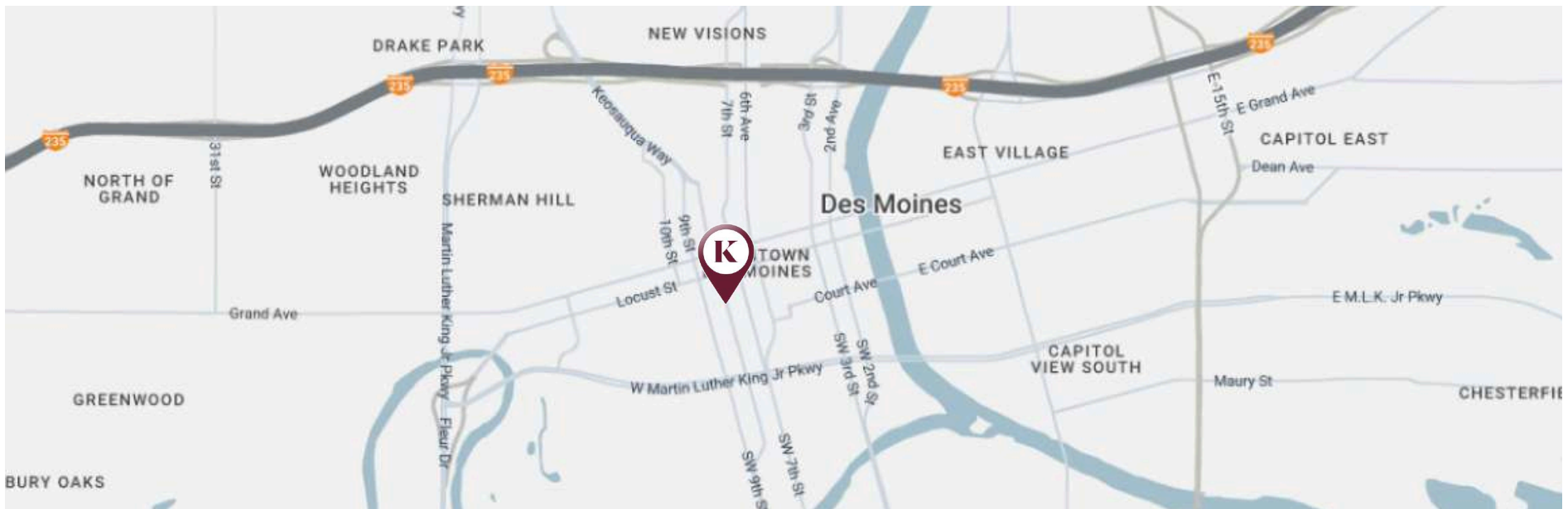




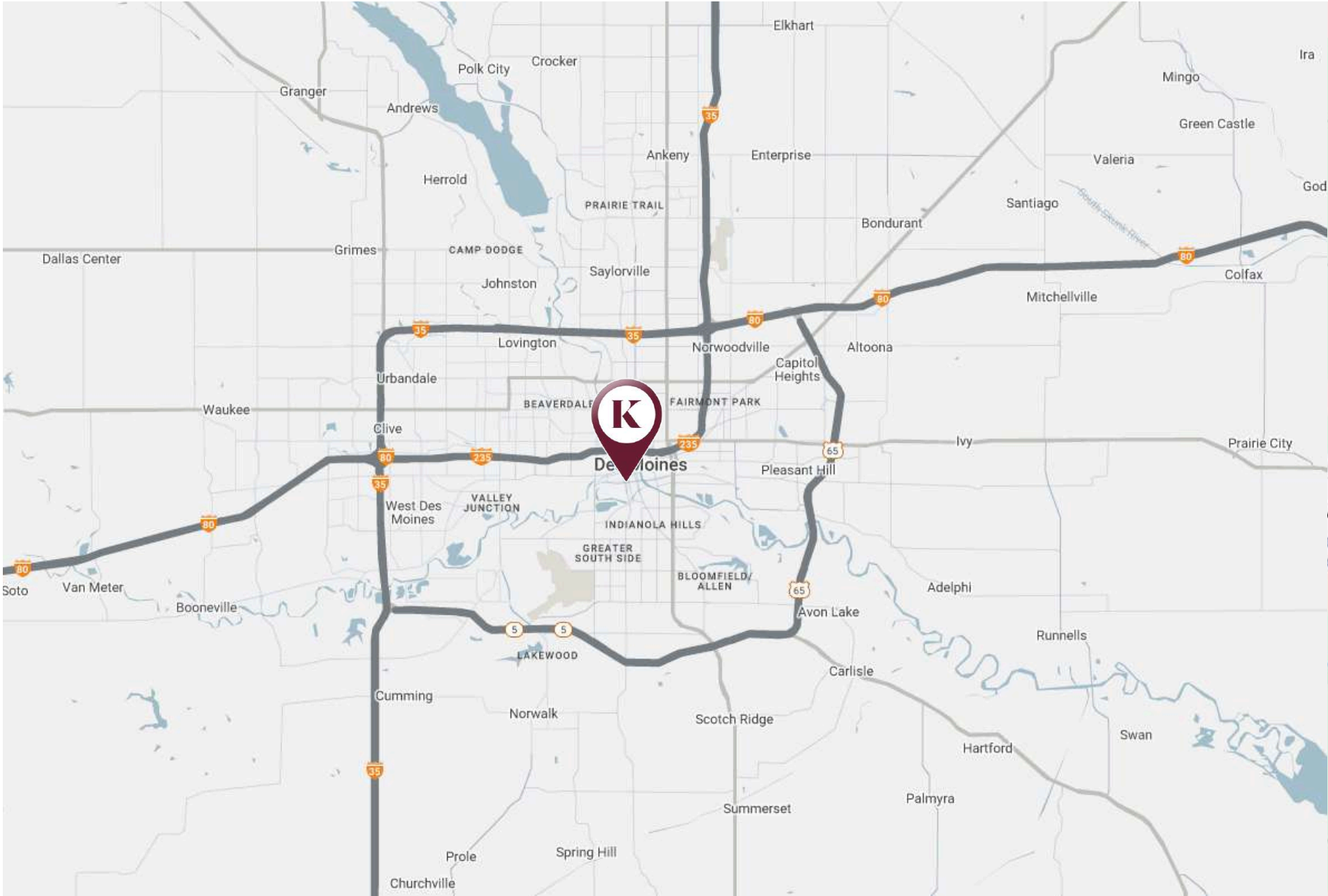
LOCATION MAPS

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LOCATION MAPS




REGIONAL MAP



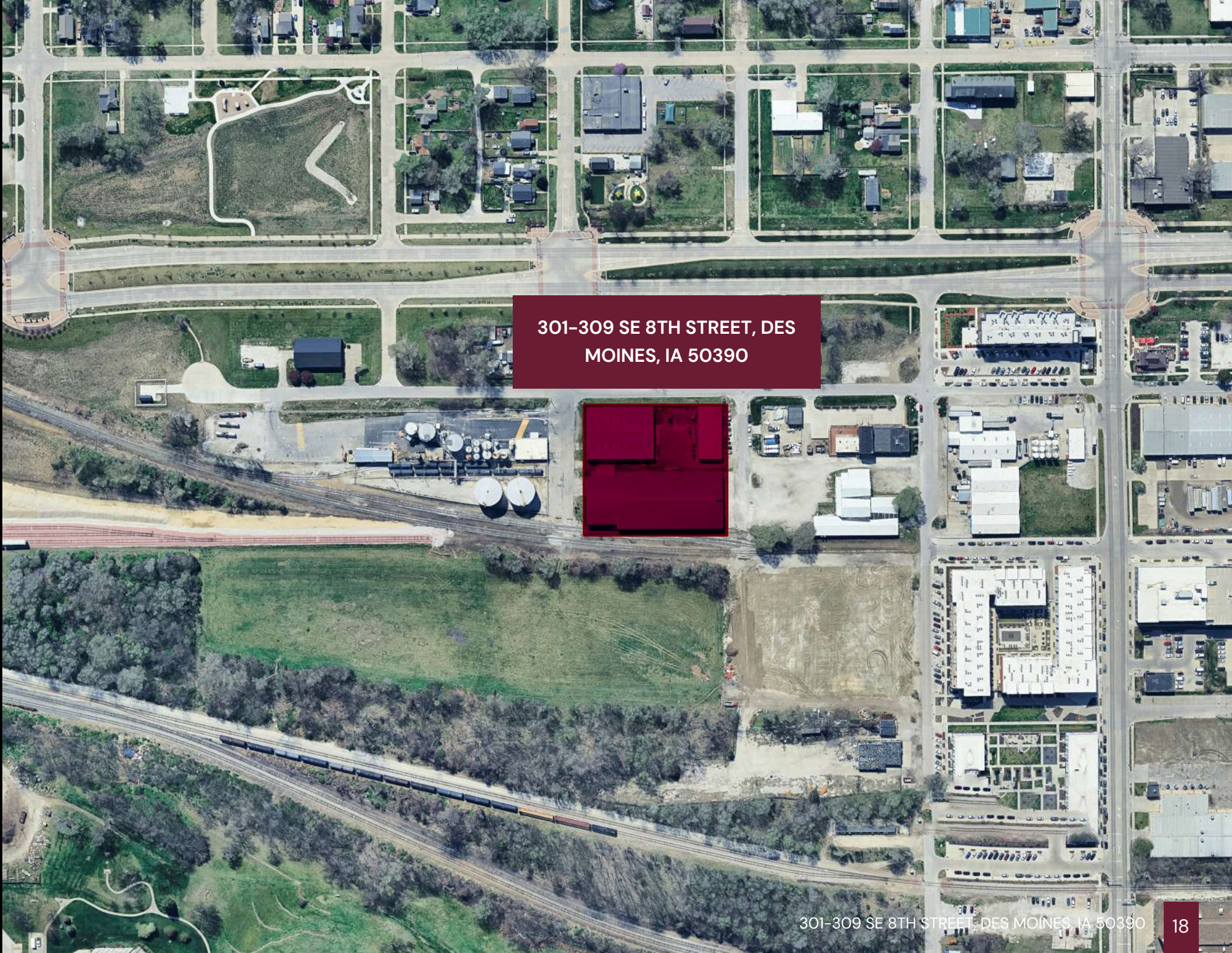
An aerial photograph of a large, light-colored industrial building with a gabled roof. The building features two large roll-up doors on the left side and a smaller door on the right. The foreground is a cracked asphalt parking lot. The image is overlaid with a dark, semi-transparent filter.

AERIAL PHOTOS

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FINANCIAL ANALYSIS

301-309 SE 8TH STREET, DES MOINES, IA 50390

PRO-FORMA SUMMARY

Investment Summary

Price	\$2,350,000
Year Built	1965
Tenants	3
RSF	54,714
Price/RSF	\$43
Lot Size	2.1
Floors	\$1.00
Cap Rate	3.75%
Pro-Forma Caprate	7.10%

Financial Summary

Loan 1 (Fixed)	\$1,645,000
Initial Equity	\$705,000
Interest Rate	6.50%
Term	20 years
Monthly Payment	\$12,265
DCR	0.6

Tenant Annual Scheduled Income

Tenant	Actual	Pro Forma
Event Decorators	\$160,440	160,404
Vacant	\$0	\$78,820
DSM Barbel	\$44,495	\$44,495
Totals	\$204,935	\$283,719

Annualized Income

Description	Actual	Pro-Forma
Gross Potential Rent	\$204,935	\$283,719
- Less : Vacancy	\$0	\$0
Effective Gross income	\$204,935	\$283,719
- Less : Expenses	(\$116,893)	(\$116,893)
Net Operating Income	\$88,042	\$166,826
- Debt Service	(\$147,176)	(\$147,176)
Net Cash Flow after Debt Service	(\$59,135)	\$19,649
+ Principal Reduction	\$41,472	\$41,472
Total Return	(\$17,662)	\$61,122

Annualized Income

Description	Actual	Pro-Forma
Total Expenses	\$116,893	\$116,893
Expenses Per RSf	\$2	\$2

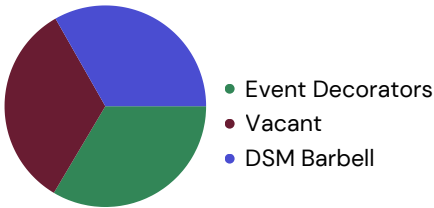
ANNUAL PROPERTY OPERATING DATA

Annualized Income					
Description	Year 1 (07/2026)	Year 2 (07/2027)	Year 3 (07/2028)	Year 4 (07/2029)	Year 5 (07/2030)
Income					
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
Expenses					
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

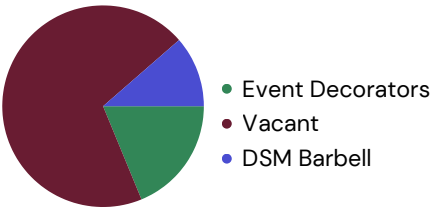
UNIT MIX REPORT

Suite	Tennants	Approx SF.	Avg. Rents	Monthly	Mkt Rents	Monthly
301	Event Decorators	33,400.00	\$13,367	\$13,367	\$13,367	\$13,367
309A	Vacant	15,764.00	\$0	\$0	\$6,568	\$6,568
309B	DSM Barbell	5,555.00	\$3,708	\$3,708	\$3,708	\$3,708
3		54,714.00		\$17,075		\$23,643

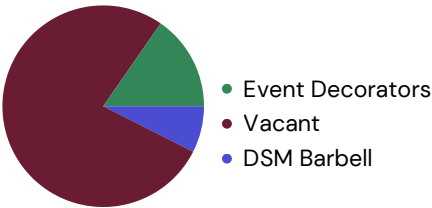
TENANT MIX



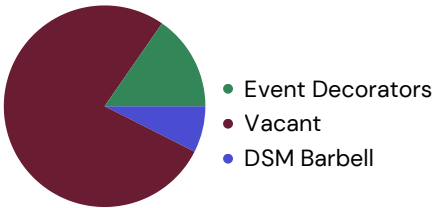
TENANT MIX SQUARE FEET



TENANT MIX INCOME



TENANT MIX MARKET INCOME



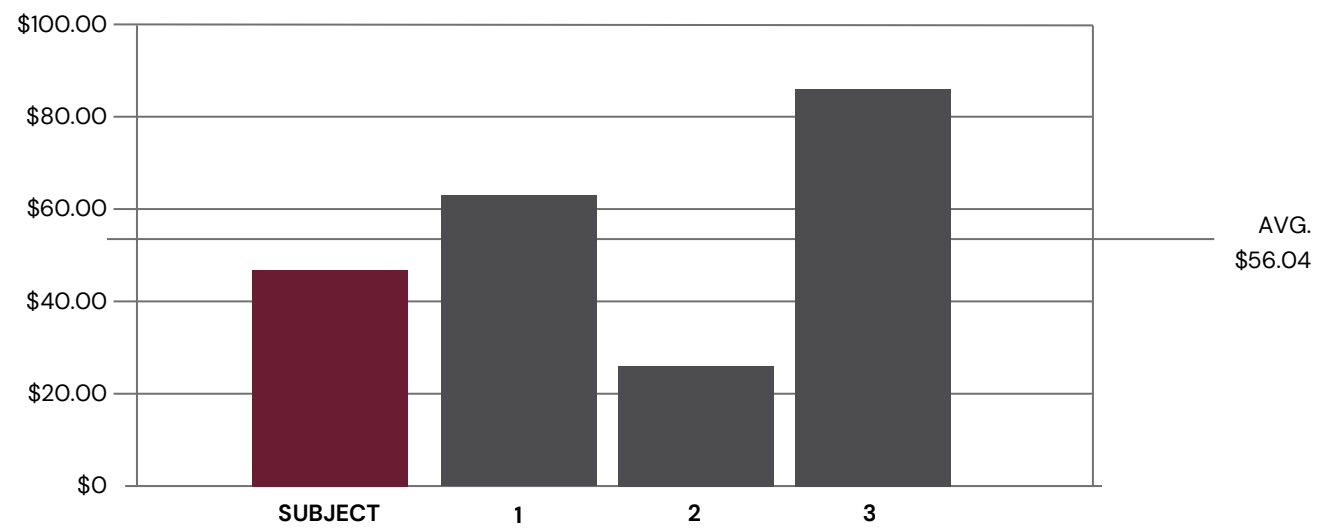


SALE COMPARABLES

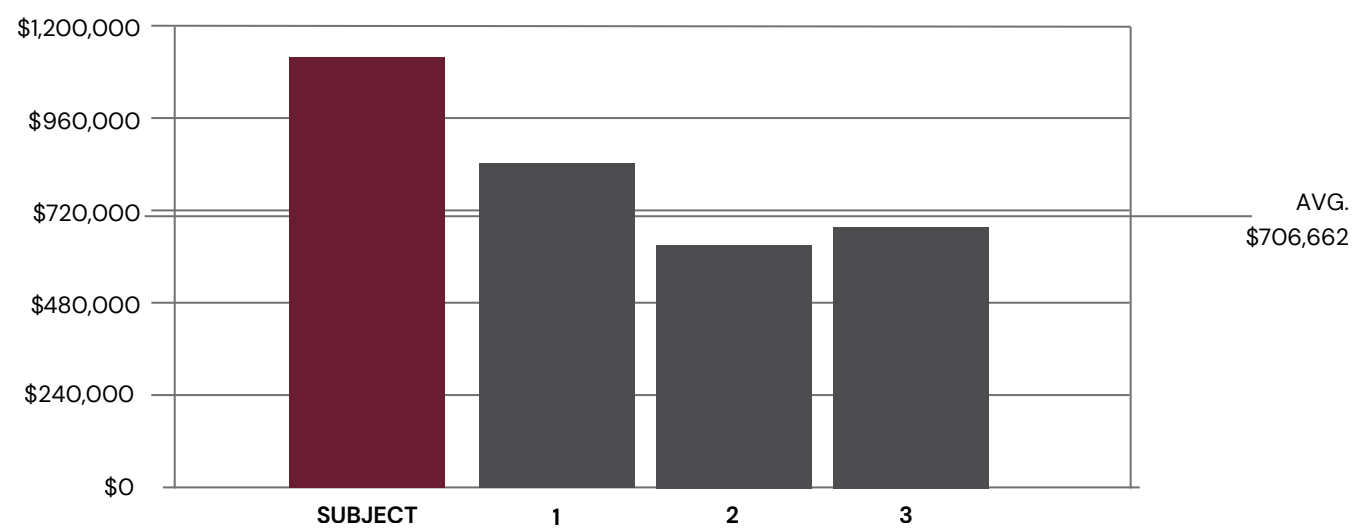
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SALE COMPARABLES

Price Per SF



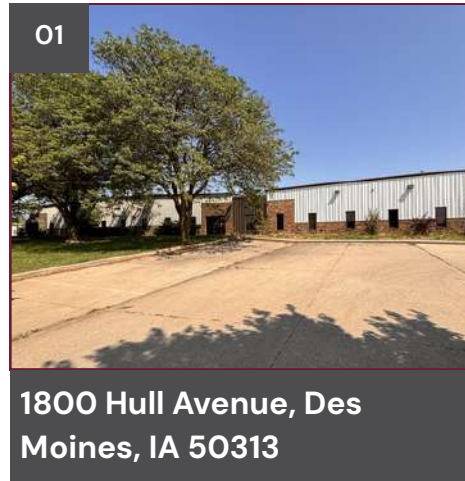
Price Per AC



SALE COMPARABLES



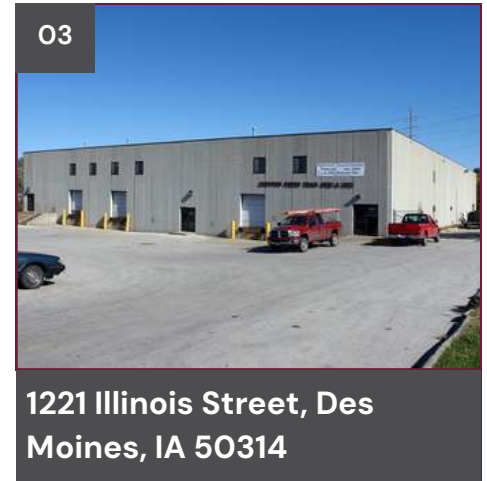
Sale Price	\$2,350,000
Spaces	3
Rentable SF	54,714
Price/SF	\$42.95
Acres	2.1
Cap Rate	3.75%
Year Built	1965



Sale Price	\$1,400,000
Spaces	\$2
Rentable SF	59,933
Price/SF	\$23.36
Acres	2.230
Year Built	1964
Sale Date	11/22/2024

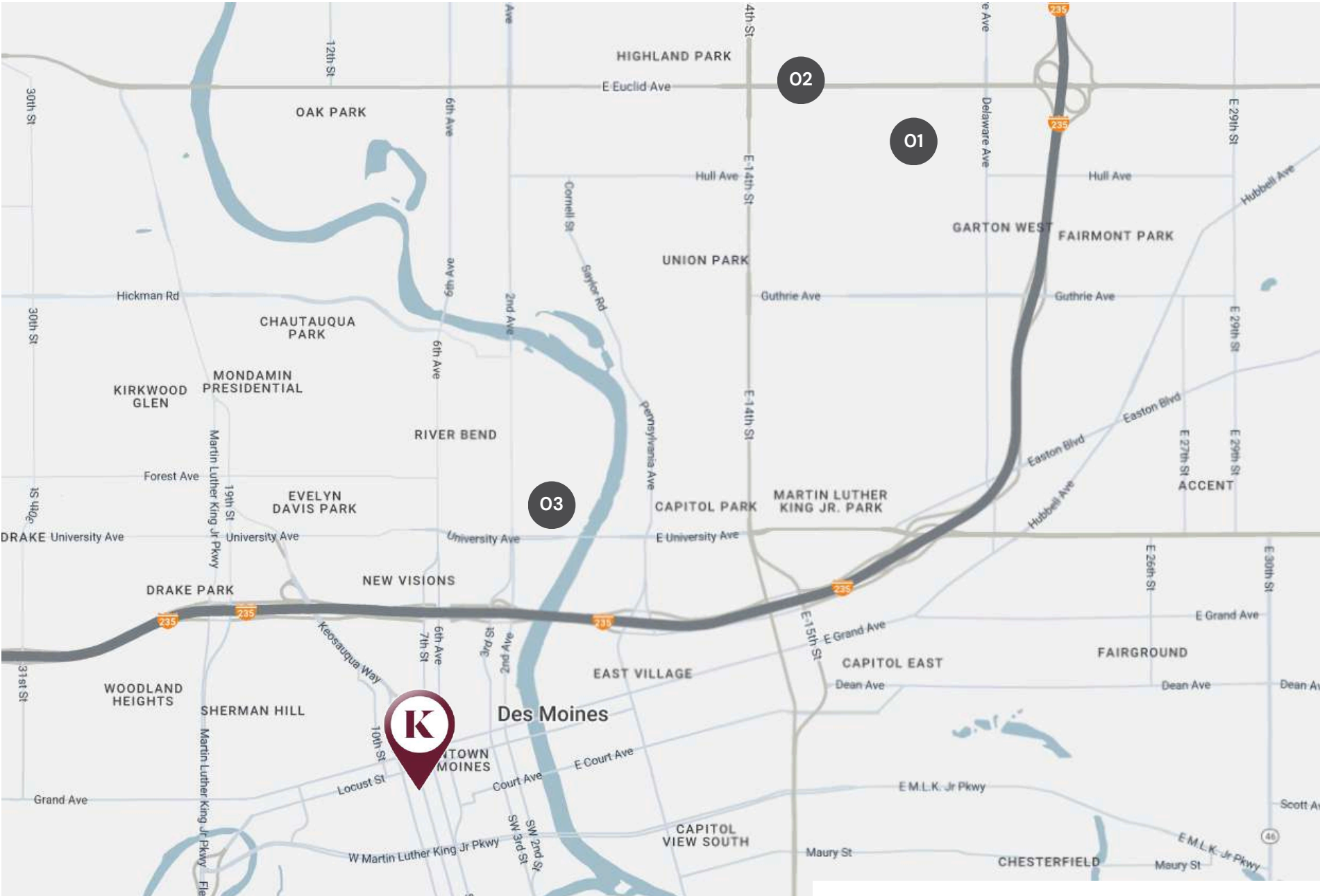


Sale Price	\$1,940,000.00
Spaces	\$1
Rentable SF	23,408
Price/SF	\$82.88
Acres	2.910
Year Built	1987
Sale Date	9/5/2024



Sale Price	\$1,940,000
Spaces	1
Rentable SF	23,408
Price/SF	\$82.88
Acres	2.91
Year Built	1987
Sale Date	9/5/2024

SALE COMPARABLES

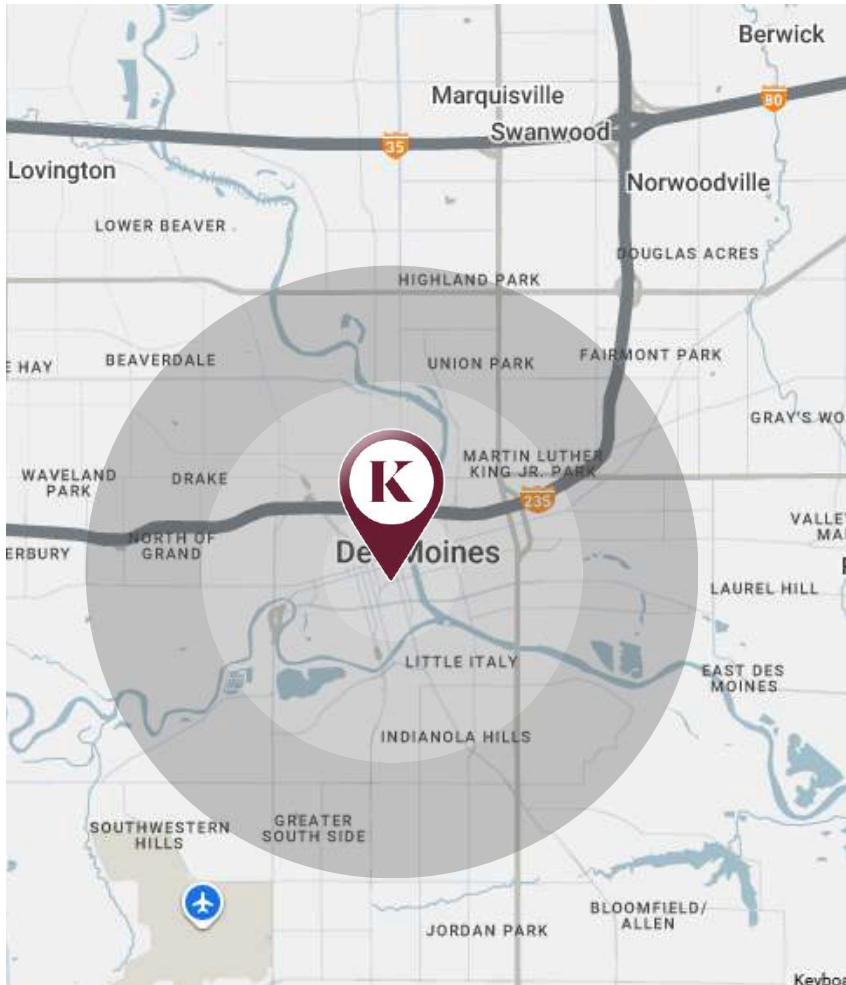




DEMOGRAPHICS

301-309 SE 8TH STREET, DES MOINES, IA 50390

DEMOGRAPHICS



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

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



MEET KATALYST TEAM

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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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