



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!

FOR SALE

Offering Summary

Address	405 N. DAVIS ST.
City, State, Zip	ANAMOSA, IA 52205
Price	\$750,000
Price / SF	\$95.47
Price / Unit	\$46,875
Building SF	7,856
CAP Rate	8.80%
Lot Size	0.40 Acres
Type	Multifamily
Year Built	1970

JARED HUSMANN

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ANNUAL OPERATING DATA

Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	07/2025	07/2026	07/2027	07/2028	07/2029
Income					
Rental Income	\$124,800	\$124,800	\$124,800	\$124,800	\$124,800
Gross Scheduled Income	\$124,800	\$124,800	\$124,800	\$124,800	\$124,800
Turnover Vacancy					
Gross Operating Income	\$124,800	\$124,800	\$124,800	\$124,800	\$124,800
Expenses					
Accounting	(\$2,802)	(\$2,802)	(\$2,802)	(\$2,802)	(\$2,802)
Building Insurance	(\$6,000)	(\$6,000)	(\$6,000)	(\$6,000)	(\$6,000)
Grounds Maintenance	(\$2,616)	(\$2,616)	(\$2,616)	(\$2,616)	(\$2,616)
Maintenance	(\$13,389)	(\$13,389)	(\$13,389)	(\$13,389)	(\$13,389)
Taxes - Real Estate	(\$8,355)	(\$8,355)	(\$8,355)	(\$8,355)	(\$8,355)
Utility - Electricity	(\$6,720)	(\$6,720)	(\$6,720)	(\$6,720)	(\$6,720)
Utility - Gas	(\$13,150)	(\$13,150)	(\$13,150)	(\$13,150)	(\$13,150)
Utility - Water/Sewer	(\$5,760)	(\$5,760)	(\$5,760)	(\$5,760)	(\$5,760)
Total Operating Expenses	(\$58,792)	(\$58,792)	(\$58,792)	(\$58,792)	(\$58,792)
Operating Expense Ratio	47.11%	47.11%	47.11%	47.11%	47.11%
Net Operating Income	\$66,008	\$66,008	\$66,008	\$66,008	\$66,008

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LOCATION MAP



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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	3,136	4,176	4,989
Female	1,907	2,977	3,774
Total Population	5,044	7,153	8,763

Age

Ages 0-14	712	1,069	1,341
Ages 15-24	619	853	1,042
Ages 25-54	2,210	2,925	3,475
Ages 55-64	651	961	1,218
Ages 65+	852	1,345	1,687

Race

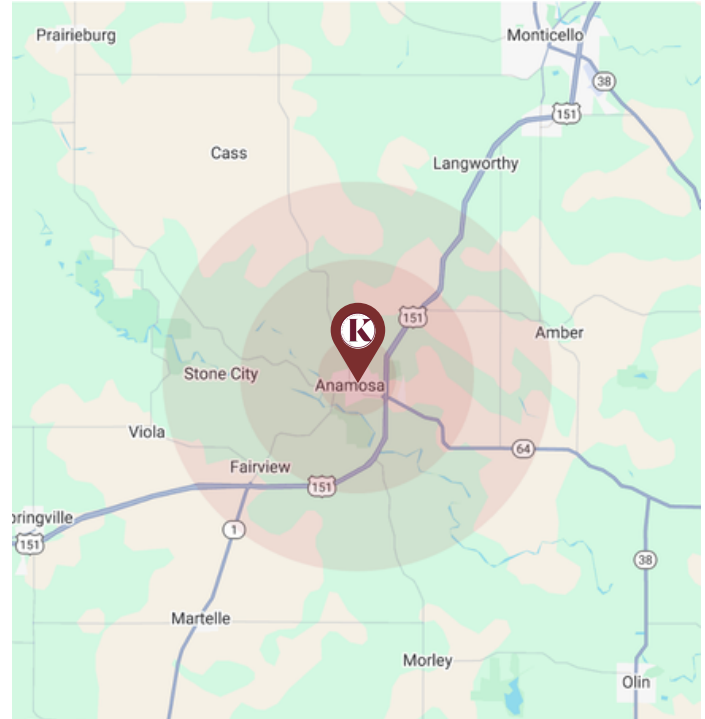
White	4,269	6,246	7,774
Black	421	459	478
Am In/AK Nat	21	22	23
Hawaiian	1	1	1
Hispanic	230	270	301
Asian	25	51	61
Multi-Racial	74	98	117
Other	3	6	9

Income

Median	\$56,193	\$60,983	\$67,837
< \$15,000	198	245	280
\$15,000-\$24,999	101	147	173
\$25,000-\$34,999	168	245	282
\$35,000-\$49,999	182	253	312
\$50,000-\$74,999	395	529	631
\$75,000-\$99,999	226	343	456
\$100,000-\$149,999	197	372	498
\$150,000-\$199,999	96	246	331
> \$200,000	60	128	184

Housing

Total Units	1,758	2,693	3,372
Occupied	1,623	2,507	3,145
Owner Occupied	1,099	1,831	2,390
Renter Occupied	524	676	755
Vacant	135	187	227



**TO LEARN MORE ON
THIS PROPERTY**

SCAN THE QR CODE



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