



MULTIFAMILY

**405 N. DAVIS ST.
ANAMOSA, IA 52205**

FOR SALE

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THE KatalYST
TEAM by 

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that maybe provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Greater Des Moines in compliance with all applicable fair housing and equal opportunity laws.



EXECUTIVE SUMMARY

405 N. DAVIS ST. ANAMOSA, IA 52205

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!



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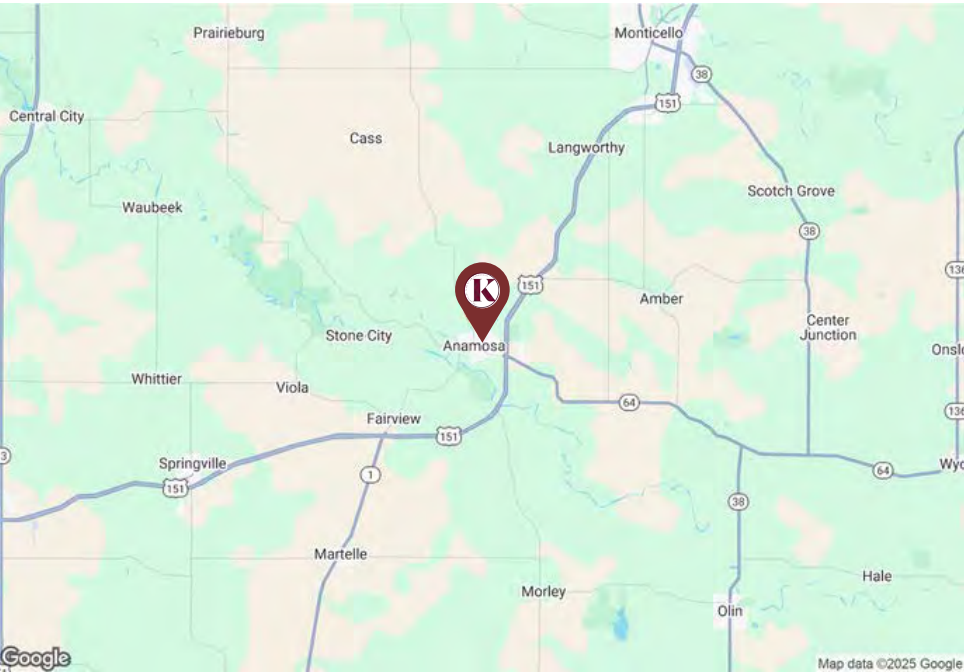
PROPERTY SUMMARY

CAPITAL IMPROVEMENTS

- New Community Washer/Dryer Units
- Upgrades to Parking Lot and Parking
- Over 75% of the Units Updated

LOCATION OVERVIEW

Anamosa, IA is the county seat and boasts strong employment through the State Penitentiary, regional Unity Point Hospital, and Super Walmart while only being minutes away from the growing Marion, IA marketplace



Investment Summary	
Address	405 North Davis Street
City, State, Zip Code	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
NOI	\$66,008
Type	Multifamily
Year Built	1970

LOCATION INFORMATION

Property Type	Multifamily
Address	405 North Davis Street
City, State, Zip Code	Anamosa, IA 52205





PROPERTY PHOTOS

405 N. DAVIS ST. ANAMOSA, IA 52205







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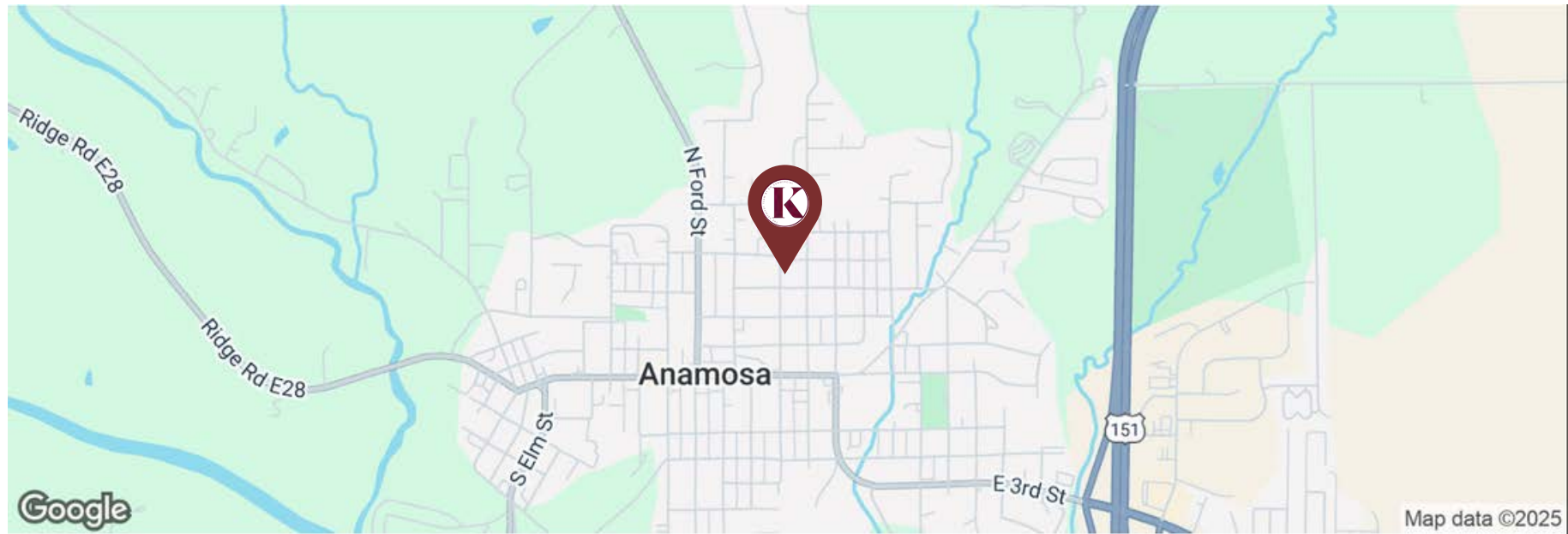
405 N. DAVIS ST. ANAMOSA, IA 52205



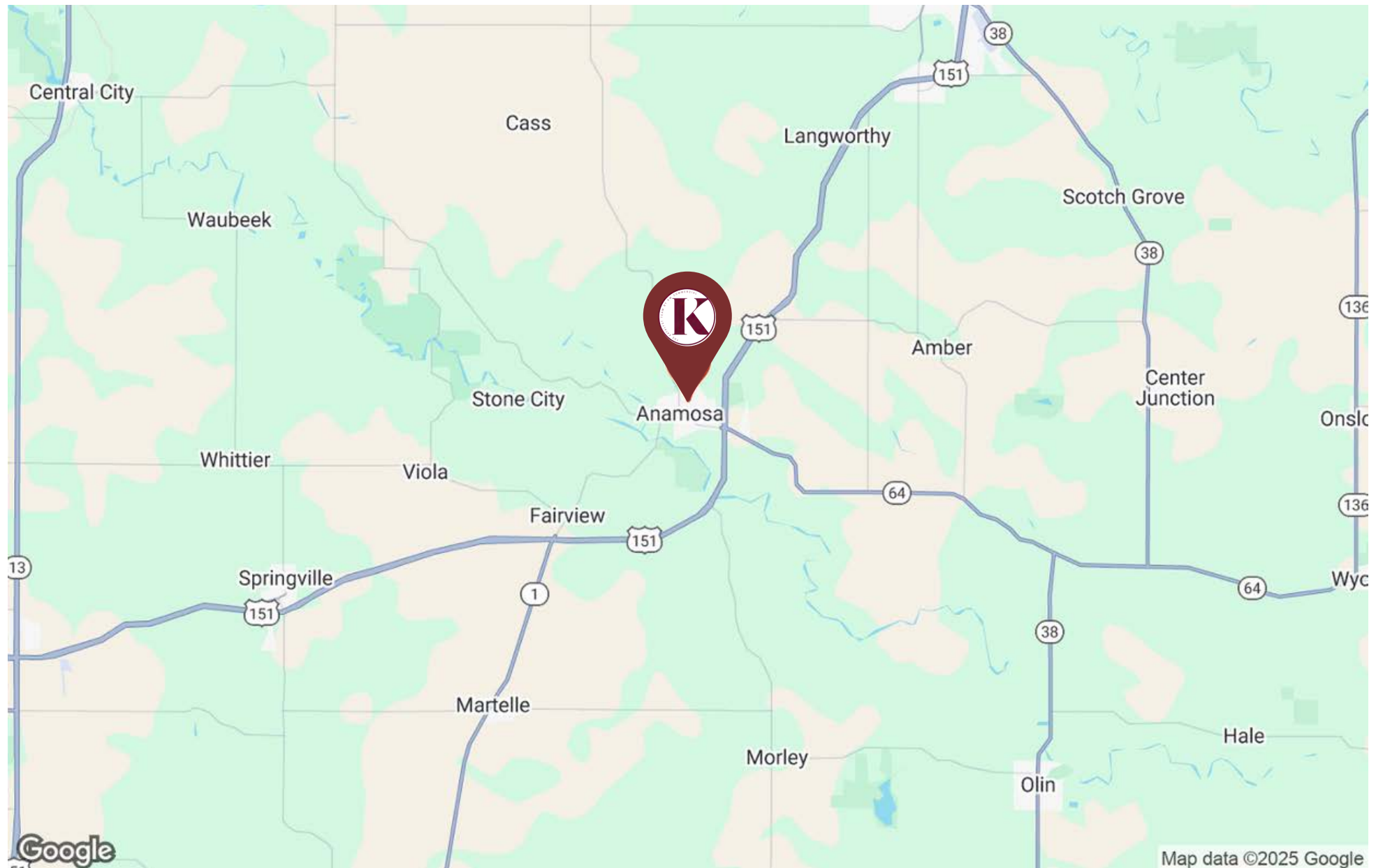
LOCATION MAPS

405 N. DAVIS ST. ANAMOSA, IA 52205

LOCATION MAPS



REGIONAL MAP



405 N. DAVIS ST. ANAMOSA, IA 52205

An aerial photograph of a row of multi-story houses, likely townhomes or small apartments, with a dark, semi-transparent overlay. The houses have light-colored siding and multiple windows. A grassy lawn is visible in the foreground, and a street lamp is on the right side. The text 'AERIAL PHOTO' is centered in a large, white, serif font.

AERIAL PHOTO

405 N. DAVIS ST. ANAMOSA, IA 52205

An aerial photograph of a suburban neighborhood with green lawns, trees, and houses. A red location pin with a white 'K' logo is placed over a house. A red rectangular box with white text is overlaid on the image, providing the address. The entire image is framed by a thin red border.

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FINANCIAL SUMMARY

405 N. DAVIS ST. ANAMOSA, IA 52205



INVESTMENT DETAILS

Analysis	
Analysis Date	Aug 2024

PROPERTY	
Property Type	Multifamily
Address	405 North Davis Street
City, State	Anamosa, IA 52205
Year Built	1970

Purchase Information	
Purchase Price	\$750,000
Units	16
Total Rentable SF	7,600
Lot Size	0.40 acres

Income & Expense	
Gross Operating Income	\$124,800
Monthly GOI	\$10,400
Total Annual Expenses	(\$58,792)
Monthly Expenses	(\$4,899)
Financial Information	
Initial Equity	\$198,750
Closing Costs	--

Loans						
Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$551,250	25 years	25 years	6.25%	\$3,636	--

PRO-FORMA OPERATING SUMMARY



Investment Summary	
Price	\$750,000
Year Built	1970
Units	16
Price/Unit	\$46,875
RSF	7,600
Price/RSF	\$98.68
Lot Size	0.40 acres
Floors	2
Cap Rate	8.80%
Market Cap Rate	7.26%
GRM	6.01
Financing Summary	
Loan 1 (Fixed)	\$551,250
Initial Equity	\$198,750
Interest Rate	6.25%
Term	25 years
Monthly Payment	\$3,636
DCR	1.51

Unit Mix & Annual Scheduled Income			
Type	Units	Actual	Total
1Bd / 1Ba	16	\$7,800	\$124,800
Totals	16		\$124,800

Annualized Income	
Description	Actual
Gross Potential Rent	\$124,800
-Less : Vacancy	\$0
Effective Gross Income	\$124,800
-Less : Expenses	(\$58,792)
Net Operating Income	\$66,008
-Debt: Service	(\$43,637)
Net Cash Flow after Debt Service	\$22,371
+ Principal Reduction	\$9,452
Total Return	\$31,823

Annualized Expenses	
Description	Actual
Total Expenses	\$58,792
Expenses Per RSF	\$7.74
Expenses Per Unit	\$3,675

ANNUAL OPERATING DATA



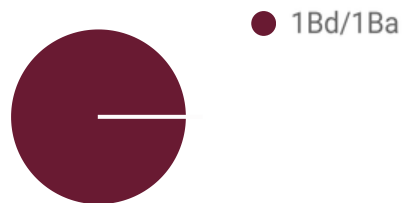
Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	07/2025	07/2026	07/2027	07/2028	07/2029
Income					
Rental Income	\$124,800	\$124,800	\$124,800	\$124,800	\$124,800
Gross Scheduled Income	\$124,800	\$124,800	\$124,800	\$124,800	\$124,800
Turnover Vacancy					
Gross Operating Income	\$124,800	\$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

UNIT MIX REPORT

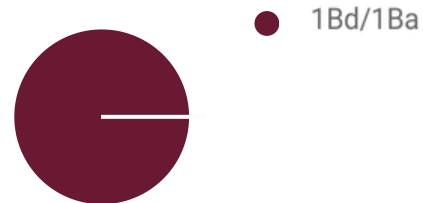


Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
16	1Bd/1Ba	475	\$650	\$10,400	\$650	\$10,400
16		7,600		\$10,400		\$10,400

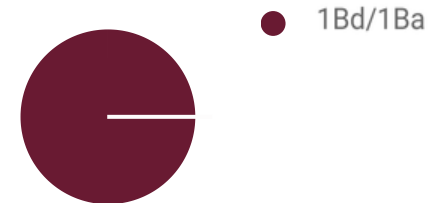
UNIT MIX



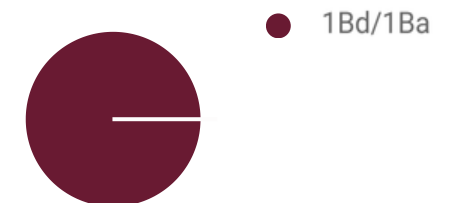
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME

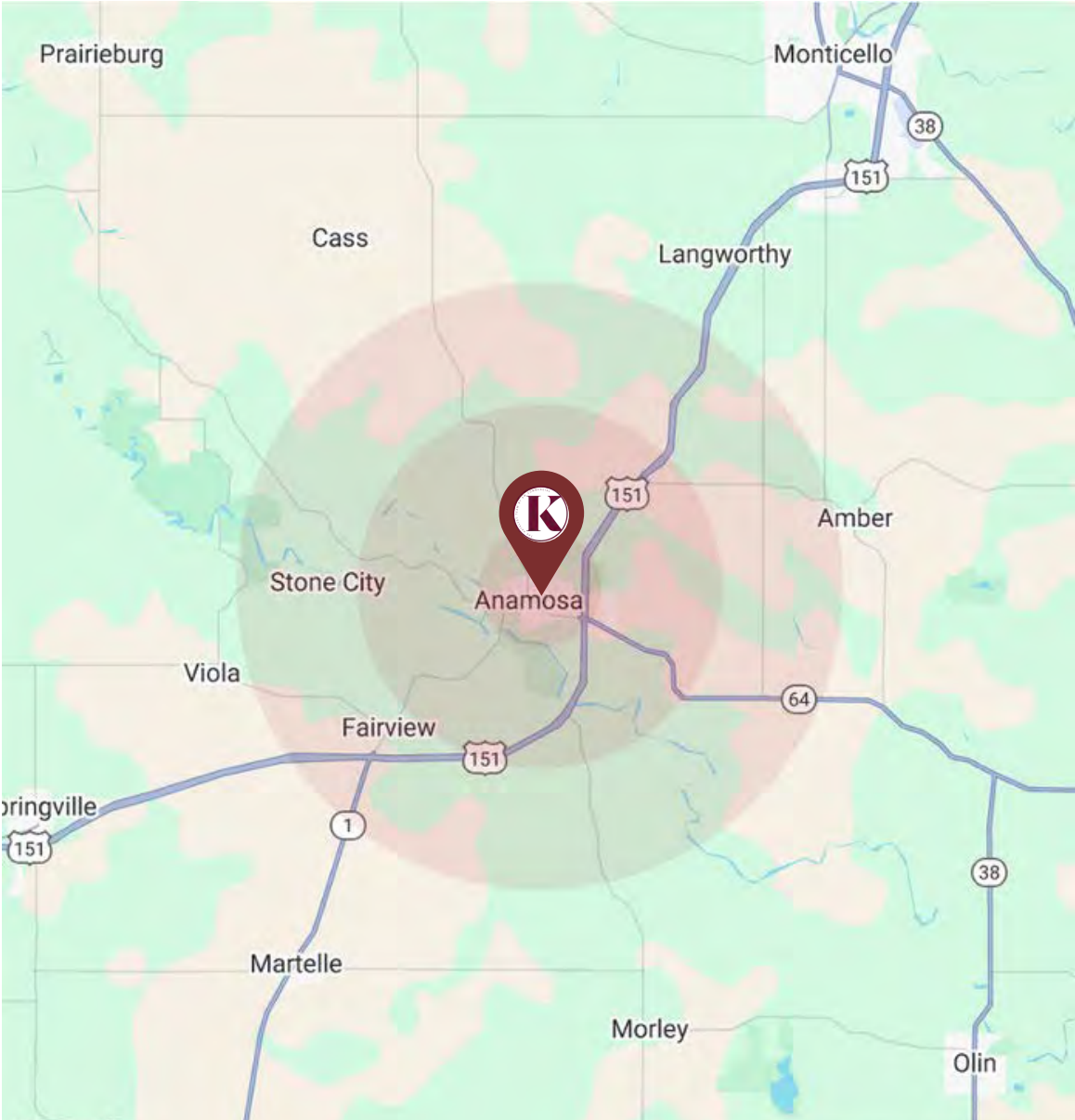


A photograph of a row of multi-story houses with light-colored siding and multiple windows. The image is covered with a dark, semi-transparent overlay, making the colors appear muted. The houses are set back from a grassy lawn. A street lamp is visible on the right side of the image.

DEMOGRAPHICS

405 N. DAVIS ST. ANAMOSA, IA 52205

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

A photograph of a row of multi-story townhouses with light-colored siding and multiple windows. The image is covered with a dark, semi-transparent overlay, making the colors muted. A white border frames the entire image.

MEET THE KATALYST TEAM

405 N. DAVIS ST. ANAMOSA, IA 52205

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.



FOR MORE INFO, SCAN
THE QR CODE TO VISIT
OUR WEBSITE

JARED HUSMANN

PRESIDENT, THE 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."



THE **KataLYST**
TEAM by 

THE KatalYST TEAM by KW COMMERCIAL



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TO SCHEDULE A TOUR
WITH THIS PROPERTY**

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