



PROPERTY OVERVIEW

The KatalYST Team by KW Commercial is proud to exclusively present **811 16th St. in Des Moines, IA**; a well-maintained, historic property in the highly sought-after Sherman Hill neighborhood. Featuring timeless charm with real hardwood floors, original built-ins, and solid craftsmanship, this asset offers both aesthetic appeal and strong fundamentals.

Currently operating at a true 5.01% cap rate, the property presents a compelling value-add opportunity with projected rental upside of 10.2% as market rents continue to strengthen. Ideal for investors looking for a stable return with long-term growth potential.

FOR SALE

Offering Summary

Address	811 16th STREET
City, State, Zip	DES MOINES, IA 50314
Price	\$850,000
Price / SF	\$149.41
Price / Unit	\$94,444
Building SF	5,800
CAP Rate	5.01%
Lot Size	0.14 Acres
Type	Multifamily
Year Built	1915

JARED HUSMANN

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4001 Westown Parkway,
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ANNUAL OPERATING DATA

Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	09/2026	09/2027	09/2028	09/2029	09/2030
Income					
Rental Income	\$82,080	\$82,080	\$82,080	\$82,080	\$82,080
Gross Scheduled Income	\$82,080	\$82,080	\$82,080	\$82,080	\$82,080
Turnover Vacancy					
Gross Operating Income	\$82,080	\$82,080	\$82,080	\$82,080	\$82,080
Expenses					
Advertising	(\$2,109)	(\$2,109)	(\$2,109)	(\$2,109)	(\$2,109)
Building Insurance	(\$4,074)	(\$4,074)	(\$4,074)	(\$4,074)	(\$4,074)
Lawncare/Landscaping	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)
Snow Removal	(\$1,032)	(\$1,032)	(\$1,032)	(\$1,032)	(\$1,032)
Maintenance	(\$8,059)	(\$8,059)	(\$8,059)	(\$8,059)	(\$8,059)
Taxes - Real Estate	(\$10,540)	(\$10,540)	(\$10,540)	(\$10,540)	(\$10,540)
Trash Removal	(\$3,947)	(\$3,947)	(\$3,947)	(\$3,947)	(\$3,947)
Utilities - Water/Sewer	(\$7,760)	(\$7,760)	(\$7,760)	(\$7,760)	(\$7,760)
Total Operating Expenses	(\$39,521)	(\$39,521)	(\$39,521)	(\$39,521)	(\$39,521)
Operating Expense Ratio	48.15%	48.15%	48.15%	48.15%	48.15%
Net Operating Income	\$42,559	\$42,559	\$42,559	\$42,559	\$42,559

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LOCATION MAP



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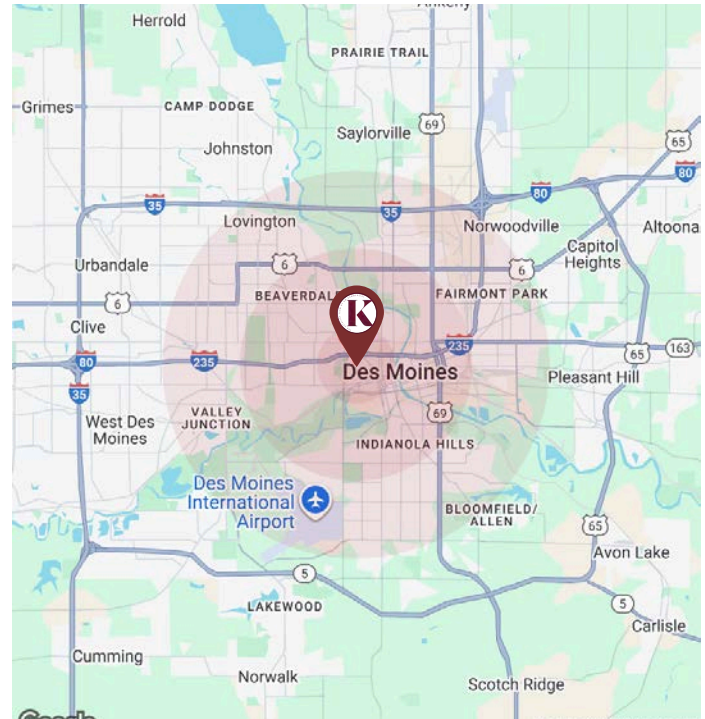
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	9,228	53,937	110,791
Female	8,381	50,177	106,446
Total Population	17,609	104,114	217,237
Age			
Ages 0-14	2,716	18,625	40,736
Ages 15-24	3,137	17,162	31,147
Ages 25-54	8,743	44,800	92,493
Ages 55-64	1,592	10,427	23,514
Ages 65+	1,421	13,099	29,347
Race			
White	9,218	62,250	135,143
Black	4,209	15,159	25,873
Am In/AK Nat	28	177	369
Hawaiian	14	52	87
Hispanic	2,449	16,335	34,280
Asian	1,208	7,132	15,446
Multi-Racial	468	2,863	5,822
Other	12	156	239
Income			
Median	\$50,521	\$63,516	\$66,982
< \$15,000	1,381	4,190	7,552
\$15,000-\$24,999	998	3,655	6,594
\$25,000-\$34,999	738	3,422	7,158
\$35,000-\$49,999	1,265	6,249	12,573
\$50,000-\$74,999	1,562	8,822	17,281
\$75,000-\$99,999	955	6,707	14,736
\$100,000-\$149,999	1,067	6,362	14,404
\$150,000-\$199,999	384	2,962	6,308
> \$200,000	484	3,394	5,772
Housing			
Total Units	9,852	50,286	100,737
Occupied	8,833	45,765	92,377
Owner Occupied	2,065	22,159	51,836
Renter Occupied	6,768	23,606	40,541
Vacant	1,019	4,522	8,361



**TO LEARN MORE ON
THIS PROPERTY**

SCAN THE QR CODE



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