



MULTIFAMILY

811 16TH ST.
DES MOINES, IA 50314

FOR SALE

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THE KatalYST
TEAM by 

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THE KatalYST
TEAM by 



EXECUTIVE SUMMARY

811 16TH STREET, DES MOINES, IA 50314

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.



811 16TH STREET, DES MOINES, IA 50314

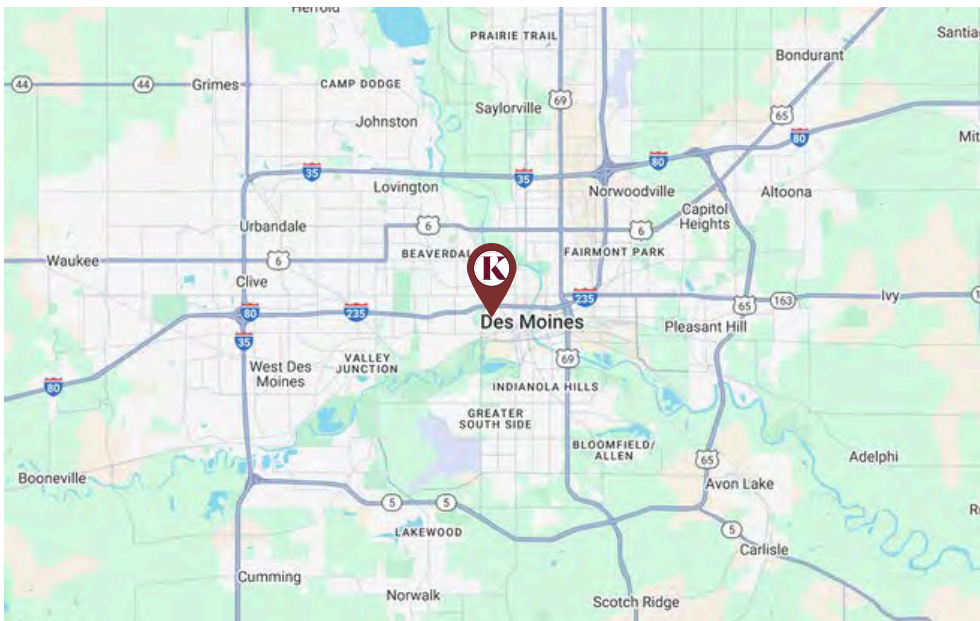
PROPERTY SUMMARY

INVESTOR HIGHLIGHTS

- **True 5.01% Cap Rate** – with room for increased returns through rent growth
- **Historic Character** in a prime location with hardwood floors and original built-ins
- **10.2% Upside in Rents** – offering a strategic value-add play in a desirable neighborhood

LOCATION OVERVIEW

Sherman Hill is one of Des Moines' most iconic and historic neighborhoods, known for its charming architecture, tree-lined streets, and strong community character. Located just minutes from downtown, it offers residents and investors alike the perfect blend of urban convenience and timeless appeal. With a rich history dating back to the late 1800s, Sherman Hill features beautifully preserved Victorian homes, walkable access to dining and entertainment, and a neighborhood feel that continues to attract both professionals and long-term residents. It's a neighborhood where heritage meets opportunity.

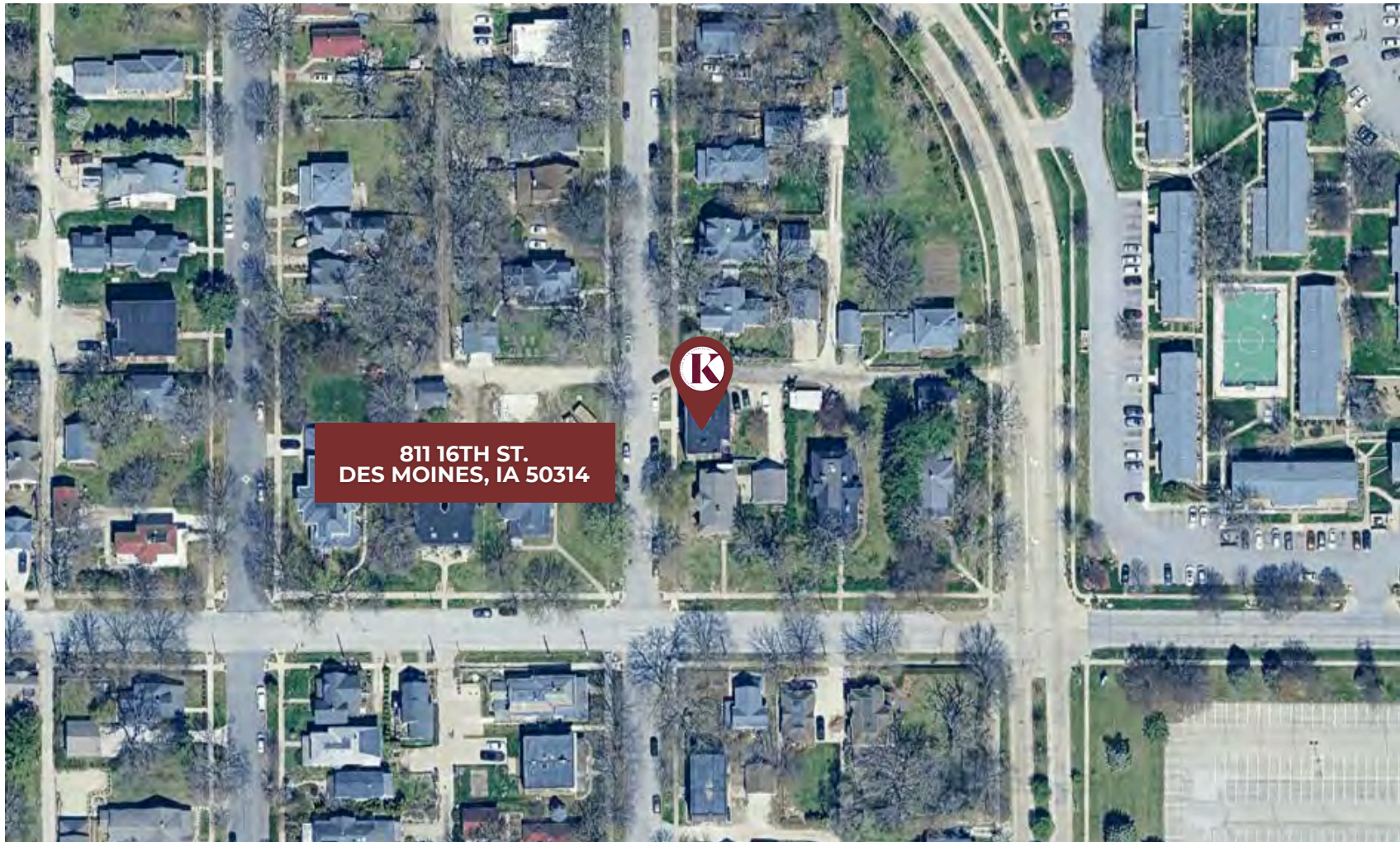


Investment Summary	
Address	811 16th Street
City, State, Zip Code	Des Moines, IA 50314
Price	\$850,000
Price / SF	\$149.41
Price / Unit	\$94,444
Building SF	5,800
CAP Rate	5.01%
Lot Size	0.14 Acres
NOI	\$48,895
Type	Multifamily
Year Built	1915

811 16TH STREET, DES MOINES, IA 50314

LOCATION INFORMATION

Property Type	Multifamily
Address	811 16th Street
City, State, Zip Code	Des Moines, IA 50314





PROPERTY PHOTOS

811 16TH STREET, DES MOINES, IA 50314



DELESTER

811 16TH STREET, DES MOINES, IA 50314



DELESTER

811 16TH STREET, DES MOINES, IA 50314



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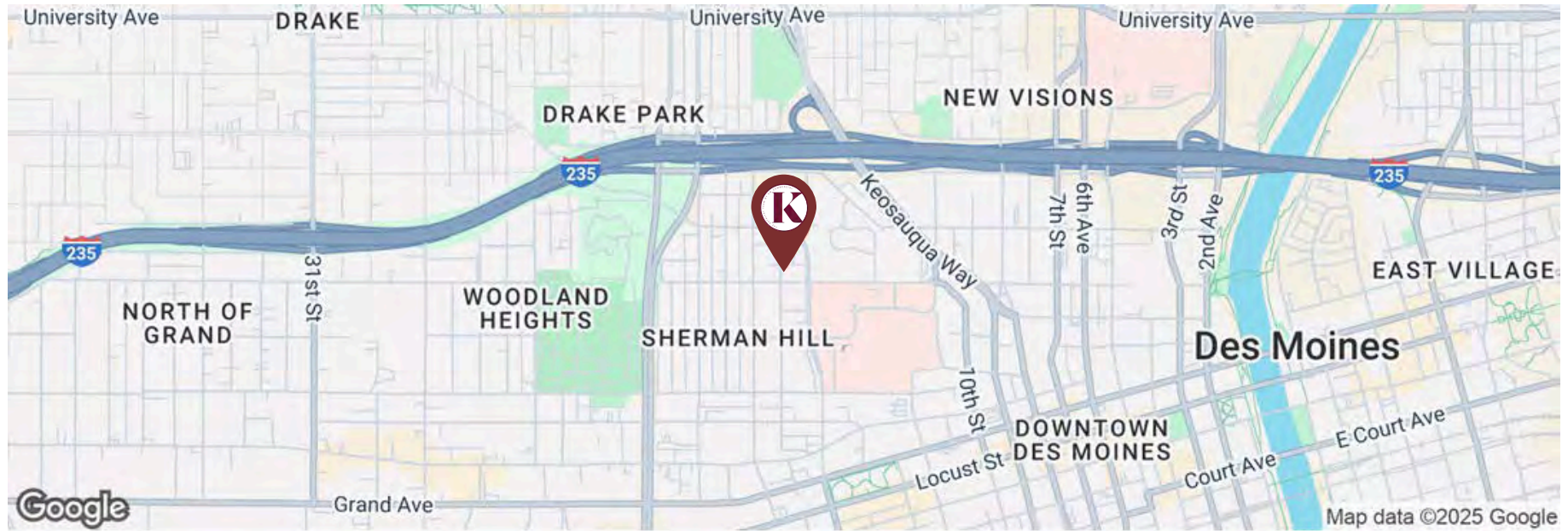




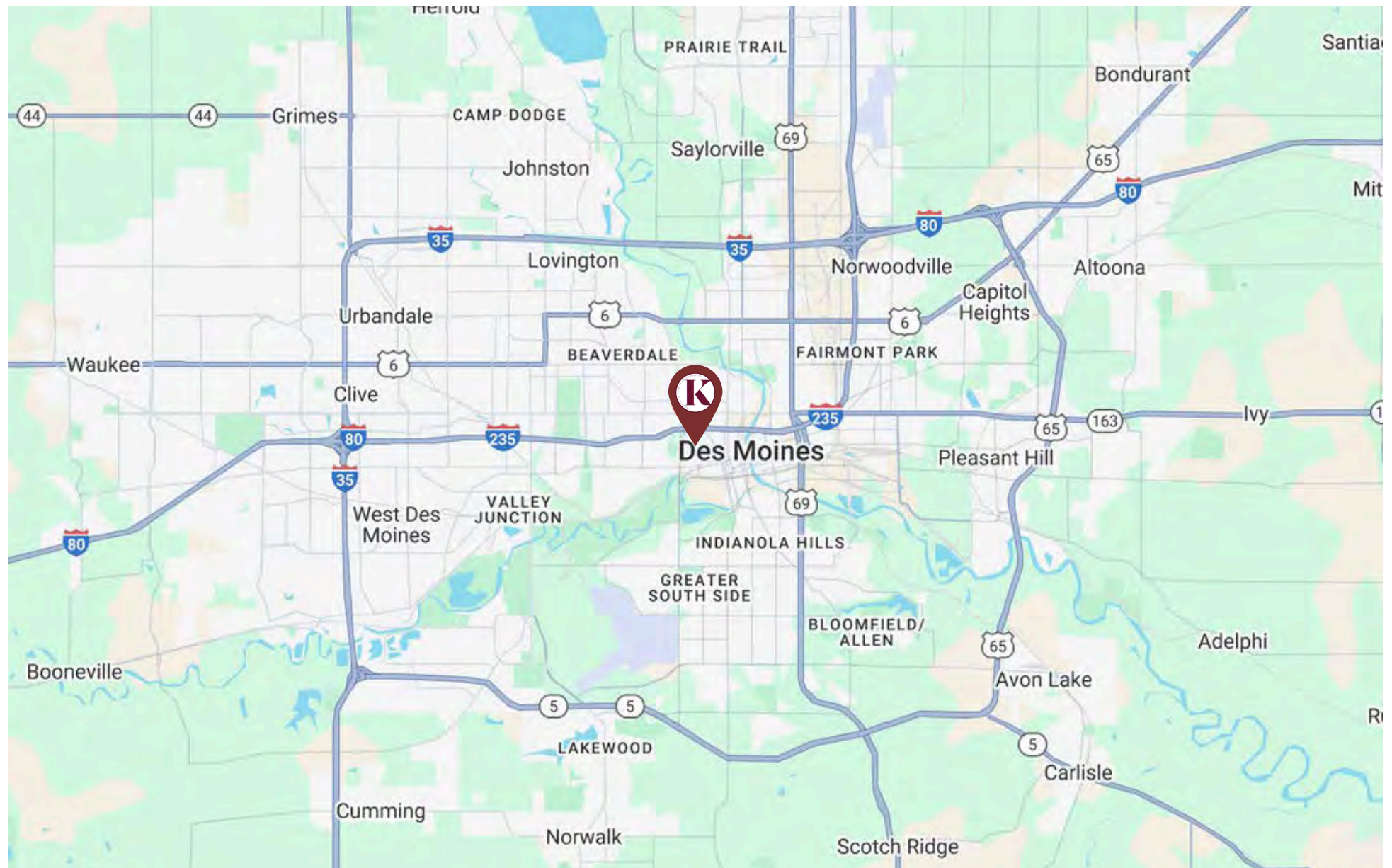
LOCATION MAPS

811 16TH STREET, DES MOINES, IA 50314

LOCATION MAPS



REGIONAL MAP



An aerial photograph of a multi-story brick building, likely a residential or institutional structure, with a dark red or brown brick facade. The building features numerous windows, some with white frames and others with dark frames. A prominent corner entrance is visible on the right side. The building is surrounded by greenery, including trees and bushes, and a paved area in the foreground. The image is overlaid with a semi-transparent dark red or brown filter. The text "AERIAL PHOTO" is centered in a large, white, serif font, and the address "811 16TH STREET, DES MOINES, IA 50314" is centered below it in a smaller, white, sans-serif font.

AERIAL PHOTO

811 16TH STREET, DES MOINES, IA 50314

An aerial photograph of a suburban neighborhood in Des Moines, Iowa. The image shows a grid of streets with houses, trees, and lawns. A red location pin with a white letter 'K' is placed on a house. A red rectangular box with white text is overlaid on the image, indicating the address. To the right of the pin, there is a large, curved parking lot with several cars parked. In the bottom right corner, there is a small red box with the number '25'.

**811 16TH ST.
DES MOINES, IA 50314**

811 16TH STREET, DES MOINES, IA 50314



FINANCIAL SUMMARY

811 16TH STREET, DES MOINES, IA 50314



INVESTMENT DETAILS

Analysis	
Analysis Date	Oct 2025

PROPERTY	
Property Type	Multifamily
Address	811 16th STREET
City, State	DES MOINES, IA 50314
Year Built	1915

Purchase Information	
Purchase Price	\$850,000
Units	9
Total Rentable SF	5,800
Lot Size	0.140 acres

Income & Expense	
Gross Operating Income	\$82,080
Monthly GOI	\$6,840
Total Annual Expenses	(\$39,521)
Monthly Expenses	(\$3,293)
Financial Information	
Initial Equity	\$212,500

Loans						
Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$637,500	25 years	25 years	5.95%	\$4,088	

PRO-FORMA OPERATING SUMMARY



Investment Summary	
Price	\$850,000
Year Built	1915
Units	9
Price/Unit	\$94,444
RSF	5,800
Price/RSF	\$149.41
Lot Size	0.14 acres
NOI	\$48,895
Floors	3
Cap Rate	5.01%
GRM	10.36
Financial Summary	
Loan 1 (Fixed)	\$637,500
Initial Equity	\$212,500
Interest Rate	5.95%
Term	25 years
Monthly Payment	\$4,088
DCR	0.87

Unit Mix & Annual Scheduled Income			
Type	Units	Actual	Total
2Bd/1Ba	4	\$10,140	\$40,560
1Bd/1Ba	4	\$8,580	\$34,320
1Bd/1Ba	1	\$7,200	\$7,200
Totals	9		\$82,080

Annualized Income	
Description	Actual
Gross Potential Rent	\$82,080
-Less : Vacancy	\$0
Effective Gross Income	\$82,080
-Less : Expenses	(\$39,521)
Net Operating Income	\$42,559
-Debt: Service	(\$49,056)
Net Cash Flow after Debt Service	(\$6,497)
+ Principal Reduction	\$11,433
Total Return	\$4,936

Annualized Expenses	
Description	Actual
Total Expenses	\$39,521
Expenses Per RSF	\$6.81
Expenses Per Unit	\$4,391

ANNUAL OPERATING DATA



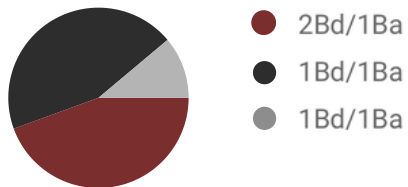
Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	09/2026	09/2027	09/2028	09/2029	09/2030
Income					
Rental Income	\$82,080	\$82,080	\$82,080	\$82,080	\$82,080
Gross Scheduled Income	\$82,080	\$82,080	\$82,080	\$82,080	\$82,080
Turnover Vacancy					
Gross Operating Income	\$82,080	\$82,080	\$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)
Lawn care/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

UNIT MIX REPORT

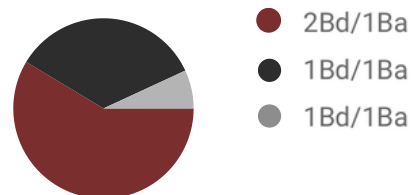


Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
4	2Bd/1Ba	850	\$845	\$3,380	\$845	\$3,380
4	1Bd/1Ba	500	\$715	\$2,860	\$715	\$2,860
1	1Bd/1Ba	400	\$600	\$600	\$600	\$600
9		5,800		\$6,840		\$6,840

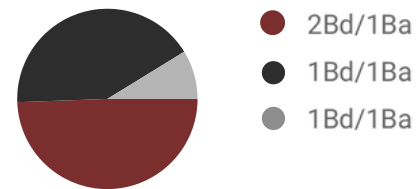
UNIT MIX



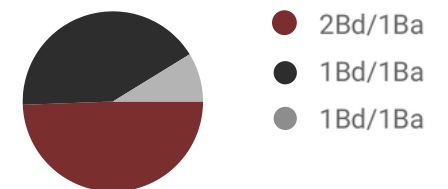
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME





SALE COMPARABLES

811 16TH STREET, DES MOINES, IA 50314

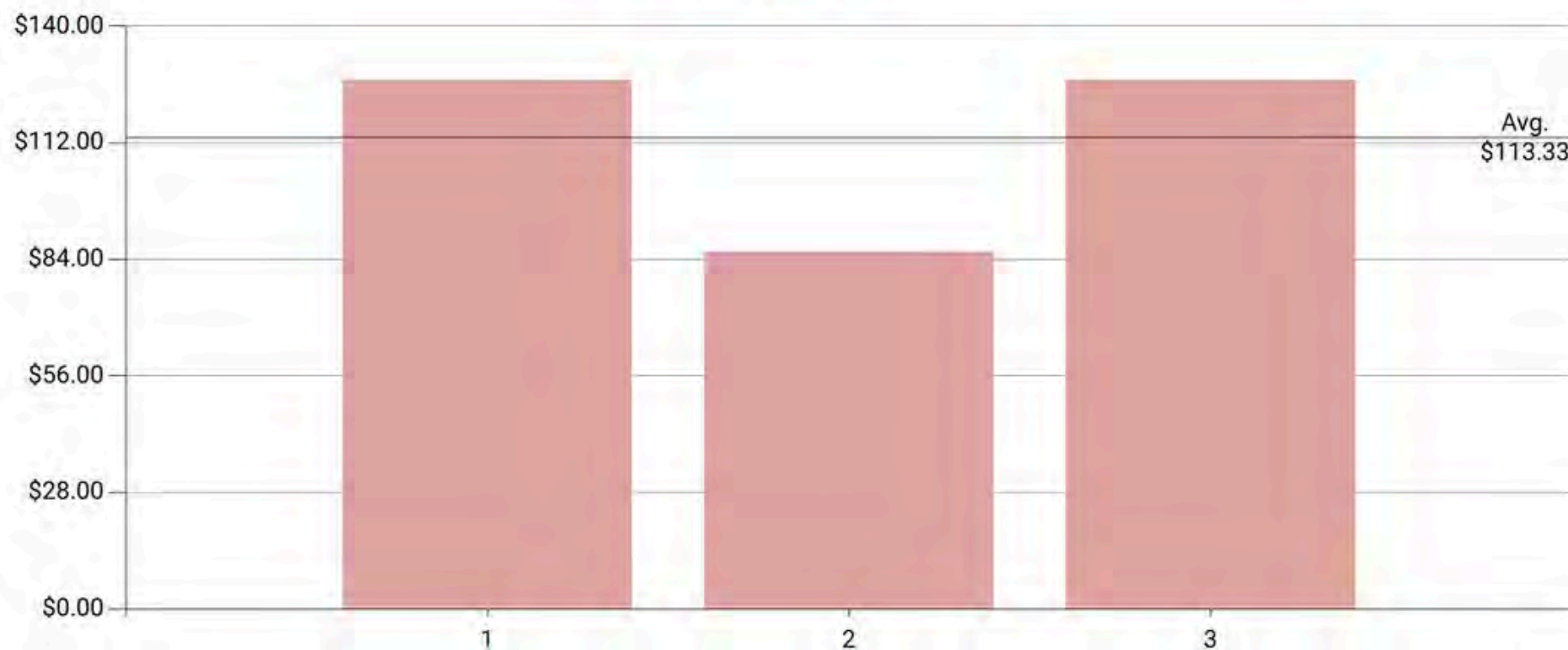
SALE COMPARABLES

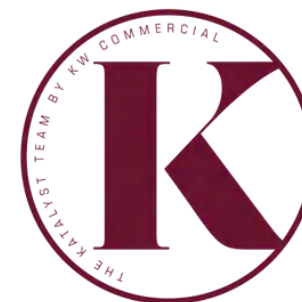




SALE COMPARABLES

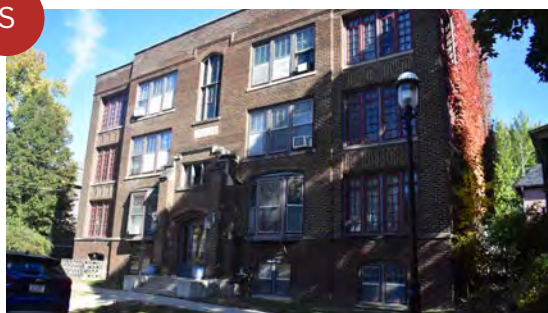
Price per SF





SALE COMPARABLES

S



811 16th St. Des Moines, IA

811 16th Street, Des Moines, IA 50314

Sale Price	\$850,000
Units	9
Price/Unit	\$94,444
Acres	0.140
Cap Rate	5.01%
GRM	10.36
Year Built	1915

Units	Type	Avg. Rent	Size
4	2Bd/1Ba	\$845	850
4	1Bd/1Ba	\$715	500
1	1Bd/1Ba	\$600	400

1



511 29th Street, Des Moines, IA 50312

Sale Price	\$1,965,000
Units	28
Price/Unit	\$70,179
Price/SF	\$127.14
Year Built	1920
Sale Date	6/5/2025



SALE COMPARABLES

2



4100 Grand Avenue, Des Moines, IA 50312

Sale Price	\$775,000
Units	11
Price/Unit	\$70,455
Price/SF	\$85.77
Cap Rate	5.83%
Year Built	1960
Sale Date	1/2/2025

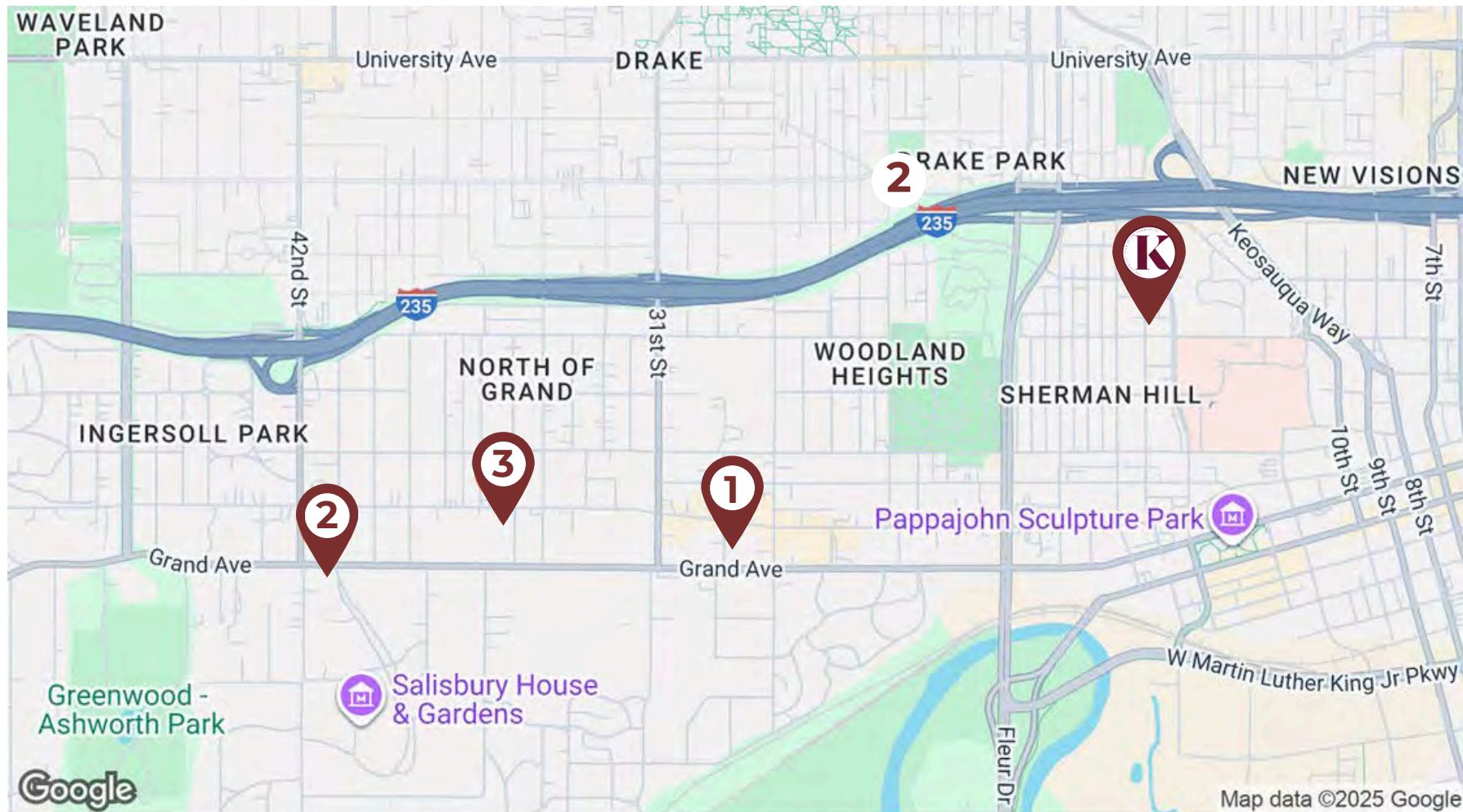
3



3612 Ingersoll Avenue, Des Moines, IA 50312

Sale Price	\$1,000,000
Units	8
Price/Unit	\$125,000
Price/SF	\$127.08
Year Built	1912
Sale Date	11/4/2024

SALE COMPARABLES



S 811 16th Street
Des Moines, IA, 50314
\$850,000

1 511 29th Street
Des Moines, IA, 50312
\$1,965,000

2 4100 Grand Avenue
Des Moines, IA, 50312
\$775,000

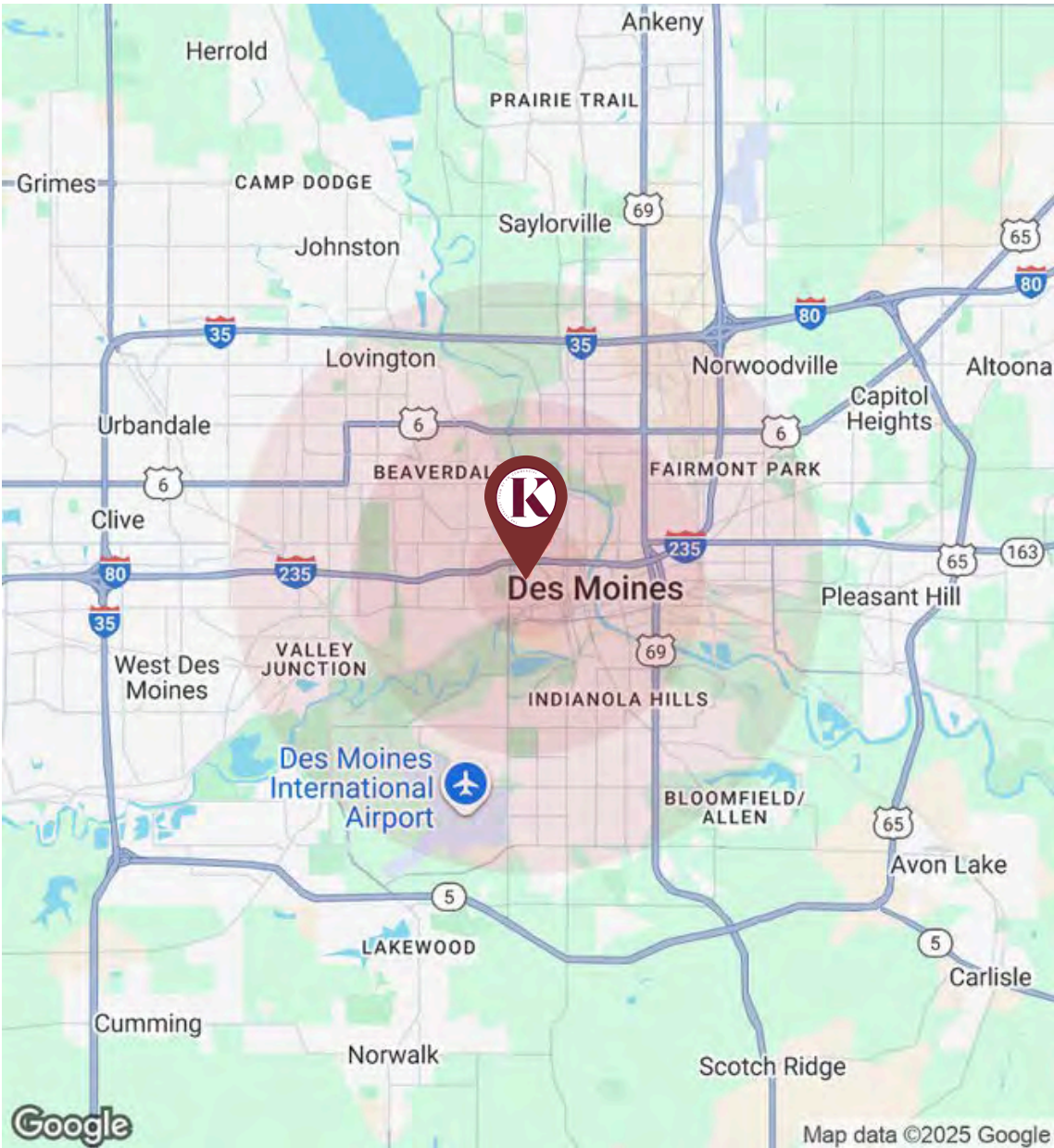
3 3612 Ingersoll Avenue
Des Moines, IA, 50312
\$1,000,000



DEMOGRAPHICS

811 16TH STREET, DES MOINES, IA 50314

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



MEET THE KATALYST TEAM

811 16TH STREET, DES MOINES, IA 50314

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**
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