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PROPERTY OVERVIEW

The KataLYST Team by KW Commercial is pleased to market exclusively for sale the **Roosevelt Senior Apartments** located in **Waterloo, IA.** These units were converted from a school to affordable senior units through the historical rehab program in 2003 and feature in unit furnaces, 10 ft ceilings, an elevator, sprinkler system, and upgrades throughout.

PROPERTY HIGHLIGHTS:

- Excess land for potential **new** property **development**
- Bigger whole field/play area is available for development

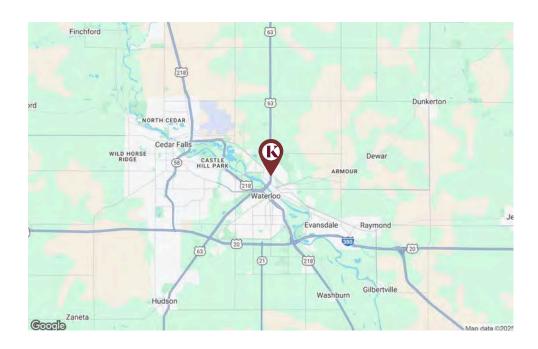


PROPERTY SUMMARY

Investment Overview

The Roosevelt Senior Apartments have surpassed their initial 15-year LP/GP hold structure and are within the 2nd 15-year phase for senior affordable housing. Current vacancy exceeds 25% and will require a significant down-payment and proven operator to obtain new financing.

However, with management improvements, factoring in a 10% vacancy, 3% expense increases, marginal 1.8% rent increases, as well as Reserves and upkeep, new ownership should be able to obtain a **10% Cap rate or above.**





Investment Summary			
Address	200 EAST ARLINGTON ST.		
City, State, Zip Code	WATERLOO, IA 50703		
Price	\$850,000		
Price / SF	\$69.54		
Price / RSF	\$60.11		
Price / Unit	\$40,476		
RSF	14,140		
CAP Rate	9.87%		
Lot Size	1.89 Acres		
Туре	Multifamily		
Renovated	2005		
Year Built	1935		

LOCATION INFORMATION		
Property Type	Multifamily	
Address	200 East Arlington Street	
City, State, Zip Code	Waterloo, IA 50703	



















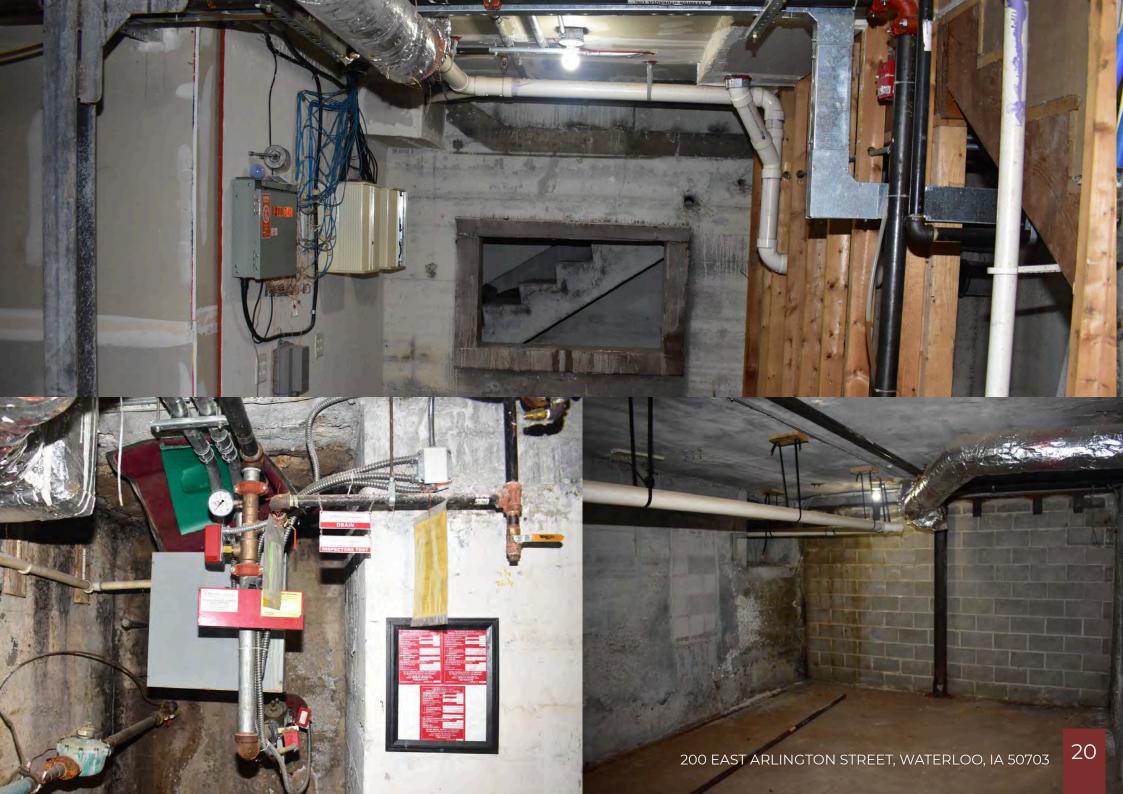






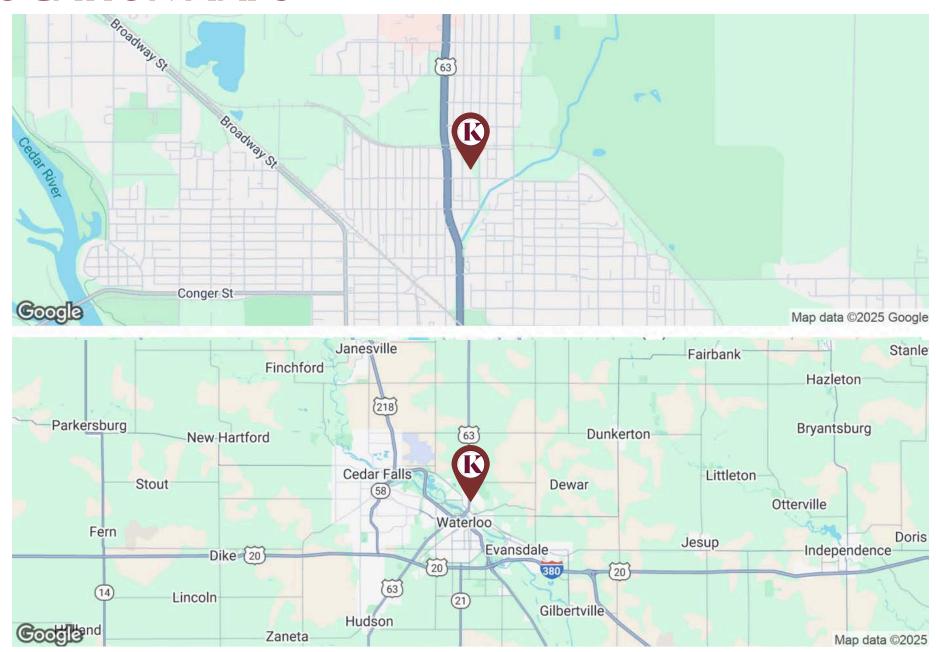




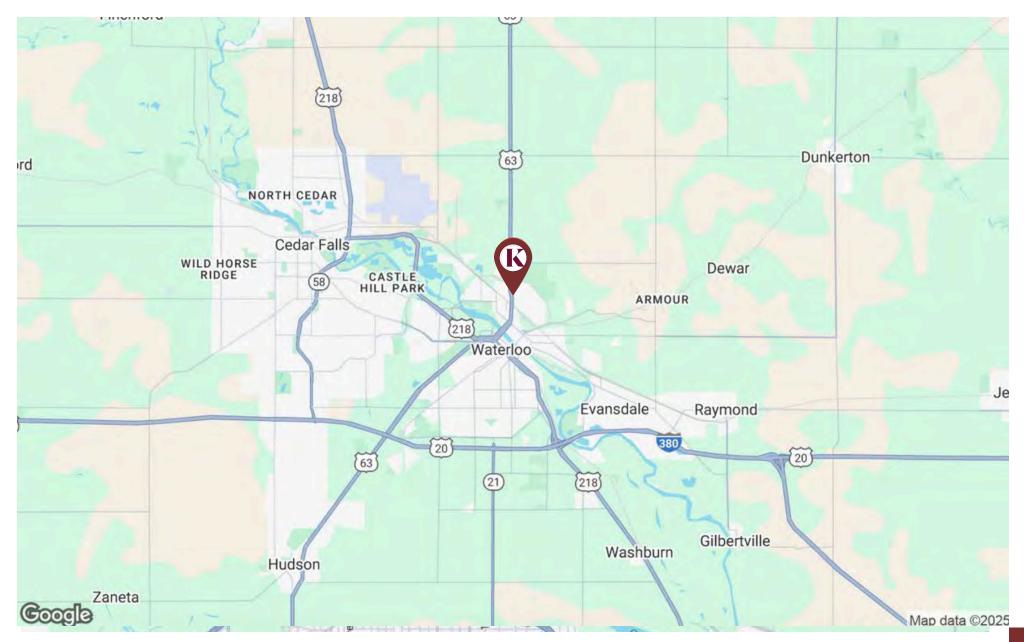




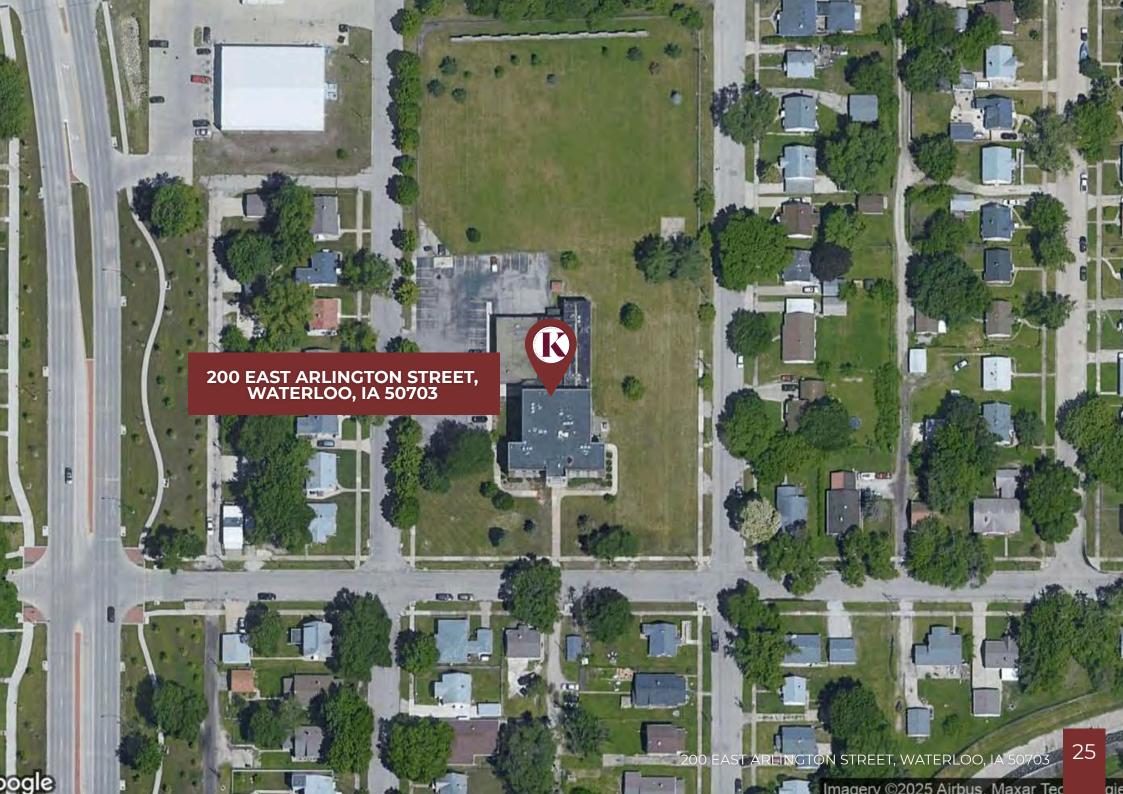
LOCATION MAPS



REGIONAL MAP









Analysis Date Nov 2025

INVESTMENT DETAILS



PROPERTY	
Property Type	Multifamily
Address	200 E Arlington Street
City, State	Waterloo, IA 50703
Year Renovated	2005
Year Built	1935

Purchase Information	
Purchase Price	\$850,000
Units	21
Total Rentable SF	14,140
Lot Size	1.890 acres

Income & Expense	
Gross Operating Income	\$171,936
Monthly GOI	\$14,328
Total Annual Expenses	(\$88,010)
Monthly Expenses	(\$7,334)
Financial Information	
Initial Equity	\$212,500

Loans						
Туре	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$637,500	20 years	20 years	5.95%	\$4,549	

PRO-FORMA OPERATING SUMMARY

Investment Summary	
Price	\$850,000
Year Built	1935
Units	21
Price/Unit	\$40,476
RSF	14,140
Price/RSF	\$60.11
Lot Size	1.89 acres
NOI	\$91,375
Floors	3
Cap Rate	9.87%
GRM	4.45
Financial Summary	
Loan 1 (Fixed)	\$637,500
Initial Equity	\$212,500
Interest Rate	5.95%
Term	20 years
Monthly Payment	\$4,549
DCR	1.54

Unit Mix & Annual Scheduled Income				
Туре	Units	Actual	Total	
1Bd/1Ba	11	\$9,840	\$108,240	
1Bd/1Ba	10	\$8,280	\$82,800	
Totals	21		\$191,040	



Annualized Income	
Description	Actual
Gross Potential Rent	\$191,040
-Less : Vacancy	(\$19,104)
Effective Gross Income	\$171,936
-Less : Expenses	(\$88,010)
Net Operating Income	\$83,926
-Debt: Service	(\$54,587)
Net Cash Flow after Debt Service	\$29,339
+ Principal Reduction	\$17,117
Total Return	\$46,457

Annualized Expenses		
Description	Actual	
Total Expenses	\$88,010	
Expenses Per RSF	\$6.22	
Expenses Per Unit	\$4,191	

ANNUAL OPERATING DATA

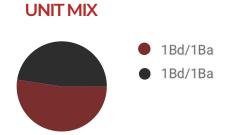


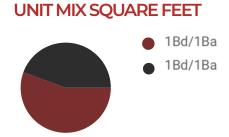
Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	10/2026	10/2027	10/2028	10/2029	10/2030
Income					
Rental Income	\$191,040	\$194,154	\$197,319	\$200,536	\$203,806
Gross Scheduled Income	\$191,040	\$194,154	\$197,319	\$200,536	\$203,806
Turnover Vacancy	(\$19,104)	(\$19,415)	(\$19,732)	(\$20,054)	(\$20,381)
Gross Operating Income	\$171,936	\$174,739	\$177,587	\$180,483	\$183,426
Expenses					A 1000 W. W.
Building Insurance	(\$9,126)	(\$9,400)	(\$9,682)	(\$9,972)	(\$10,271)
Grounds Maintenance	(\$2,833)	(\$2,918)	(\$3,006)	(\$3,096)	(\$3,189)
Maintenance	(\$20,988)	(\$21,618)	(\$22,266)	(\$22,934)	(\$23,622)
Management Fees	(\$20,000)	(\$20,600)	(\$21,218)	(\$21,855)	(\$22,510)
Elevator	(\$3,570)	(\$3,677)	(\$3,787)	(\$3,901)	(\$4,018)
Reserves	(\$4,200)	(\$4,326)	(\$4,456)	(\$4,589)	(\$4,727)
Taxes - Real Estate	(\$6,113)	(\$6,296)	(\$6,485)	(\$6,680)	(\$6,880)
Trash Removal	(\$2,490)	(\$2,565)	(\$2,642)	(\$2,721)	(\$2,803)
Utility - Electricity	(\$6,295)	(\$6,484)	(\$6,678)	(\$6,879)	(\$7,085)
Utility - Gas	(\$3,103)	(\$3,196)	(\$3,292)	(\$3,391)	(\$3,492)
Utility - Water/Sewer	(\$9,292)	(\$9,571)	(\$9,858)	(\$10,154)	(\$10,458)
Total Operating Expenses	(\$88,010)	(\$90,650)	(\$93,370)	(\$96,171)	(\$99,056)
Operating Expense Ratio	51.19%	51.88%	52.58%	53.29%	54.00%
Net Operating Income	\$83,926	\$84,088	\$84,217	\$84,312	\$84,370

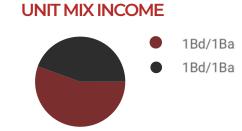
UNIT MIX REPORT

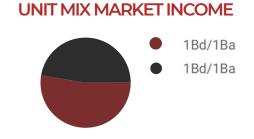


Units	Туре	Approx.SF	Avg.Rents	Monthly	Mkt Rents	Monthly
11	1Bd/1Ba	740	\$820	\$9,020	\$585	\$6,435
10	1Bd/1Ba	600	\$690	\$6,900	\$525	\$5,250
21		14,140		\$15,920		\$11,685



















200 E Arlington St. Waterloo, IA 200 E Arlington St. Waterloo, IA 50703



UTILS	21
Price/Unit	\$40,476
Price/SF	\$52.33
Acres	1.89
Cap Rate	9.87%
GRM	4.45
Year Built	1935



405 West Donald Street, Waterloo, IA 50703

Sale Price	\$5,950,000
Units	127
Price/Unit	\$46,850
Year Built	1971
Sale Date	11/8/2024



Units	Туре	Avg.Rent	Size
11	1Bd/1Ba	\$820	740
10	1Bd/1Ba	\$690	600





925 West 5th Street, Waterloo, IA 50702

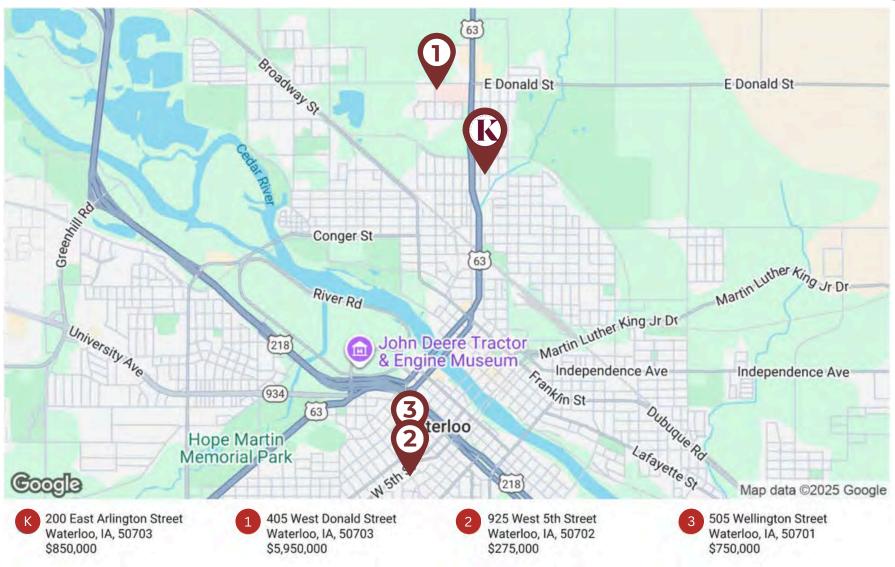
Sale Price	\$275,000
Units	8
Price/Unit	\$34,375
Year Built	1923
Sale Date	4/30/2024



505 Wellington Street, Waterloo, IA 50701

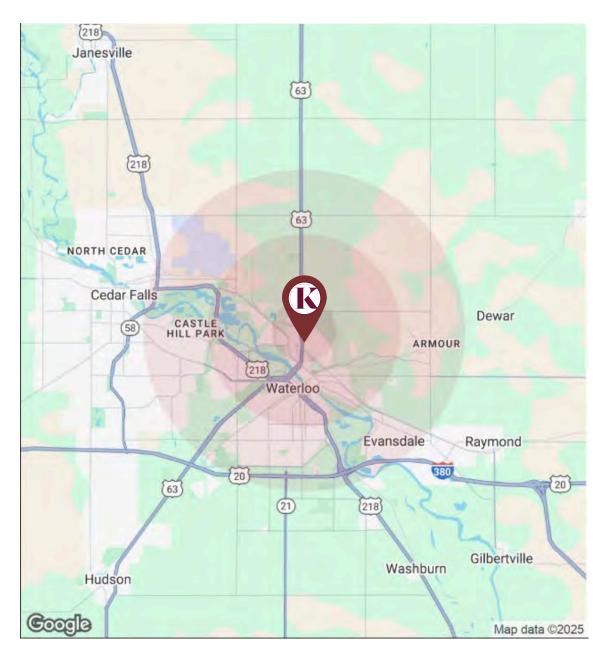
Sale Price	\$750,000		
Units	26		
Price/Unit	\$28,846		
Year Built	1910		
Sale Date	5/31/2024		







DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	3,352	18,682	36,646
Female	3,604	18,698	37,132
Total Population	6,955	37,380	73,778
Age	To Man and the last	-	-
Ages 0-14	1,596	7,870	14,322
Ages 15-24	1,038	5,616	10,642
Ages 25-54	2,673	14,839	27,951
Ages 55-64	739	3,965	7,845
Ages 65+	912	5,089	13,019
Race			
White	2,788	21,942	51,158
Black	3,019	8,369	11,650
Am In/AK Nat	13	71	118
Hawaiian	81	366	524
Hispanic	604	3,712	5,223
Asian	122	1,219	2,243
Multi-Racial	312	1,596	2,708
Other	17	101	155
Income	and the second second	and the latest terms	-
Median	\$43,656	\$50,377	\$58,368
< \$15000	453	2,093	3,185
\$15,000-\$24,999	403	1,624	2,761
\$25,000-\$34,999	306	1,609	2,825
\$35,000-\$49,999	366	2,320	4,426
\$50,000-\$74,999	632	3,325	6,460
\$75,000-\$99,999	269	1,944	4,378
\$100,000-\$149,999	221	1,727	4,379
\$150,000-\$199,999	62	482	1,794
> \$200,000	71	297	1,431
Housing		-	
Total Units	3,143	17,203	34,926
Occupied	2,782	15,422	31,638
Owner Occupied	1,331	8,372	18,743
Renter Occupied	1,451	7,050	12,895
Vacant	361	1,781	3,289



THE KATALYST TEAM BY KW COMMERCIAL





THE OR CODE TO VISIT

an agent that provokes or speeds significant growth in your commercial real estate goals.

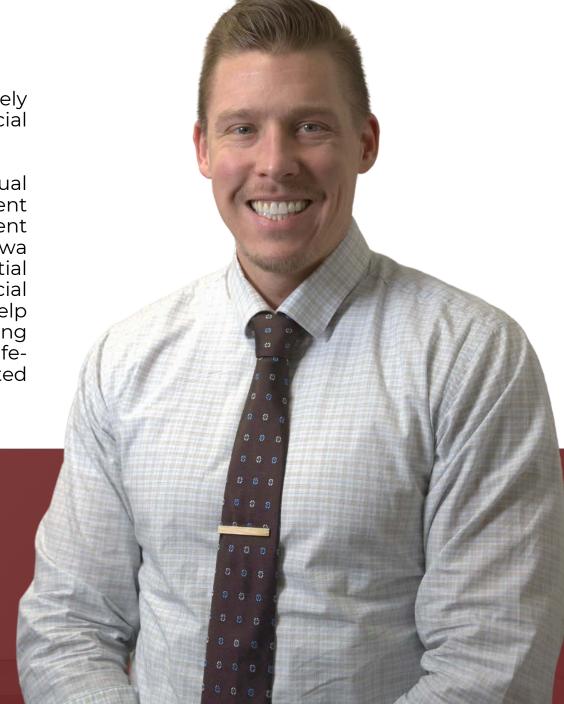
The KataLYST Team is a specialized team that is part of the nationwide brokerage firm KW Commercial Realty. Based out of Des Moines, IA, the focuses on commercial real estate assets located throughout the state of lowa. The team's specialty is advising and working with individual clients who have invested 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.

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 lowa 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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