

MULTIFAMILY

2733-2897 Boston Ave.
Des Moines, IA 50310
(8 Duplexes, 16 Units)

FOR SALE

JARED HUSMANN

PRESIDENT, THE KATALYST TEAM

+1 (515) 639-0145 | License: B63372000

jhusmann@katalystteam.com

THE KatalYST
TEAM by 

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jhusmann@katalystteam.com

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THE KatalYST
TEAM by 

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EXECUTIVE SUMMARY

2733-2897 BOSTON AVE. DES MOINES, IA 50310

PROPERTY OVERVIEW

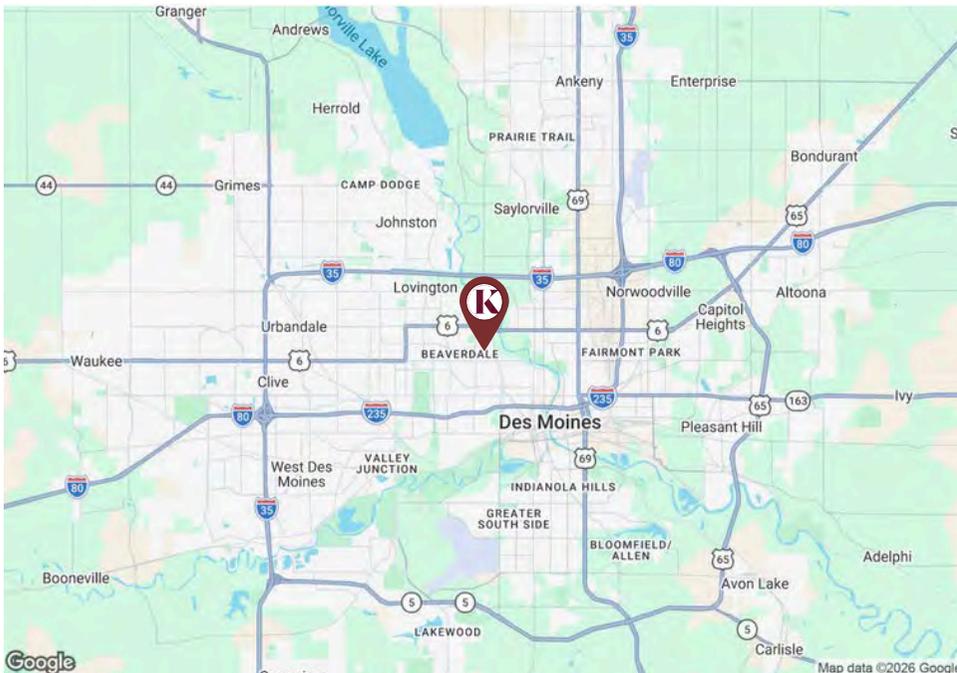
- Eight (8) standalone duplexes offered as a single portfolio by The KataLYST Team at KW Commercial Realty
- Located in Des Moines, one of the Midwest's most stable workforce housing markets
- Immediate day-one cash flow with rents ~**6.8% below market**, providing clear upside
- Five (5) properties with walkout basements; three (3) with existing windows suitable for egress conversion
- Repeatable value-add opportunity to create true three-bedroom units without heavy renovations
- Light value-add execution drives higher rents and forced appreciation
- Eligible for residential financing with flexible debt options
- Durable workforce housing with consistent occupancy and long-term rent growth



PROPERTY SUMMARY

Location Overview

Located in one of the most established and desirable residential submarkets in Des Moines, the property benefits from strong surrounding retail and employment density. The site is minutes from recognized brands including **Hy-Vee, ALDI, Target,** and **Starbucks**, reinforcing daily convenience and tenant appeal. The area provides efficient access to major employment centers across healthcare, education, and government sectors. These fundamentals support durable demand, consistent occupancy, and **long-term rental stability.**

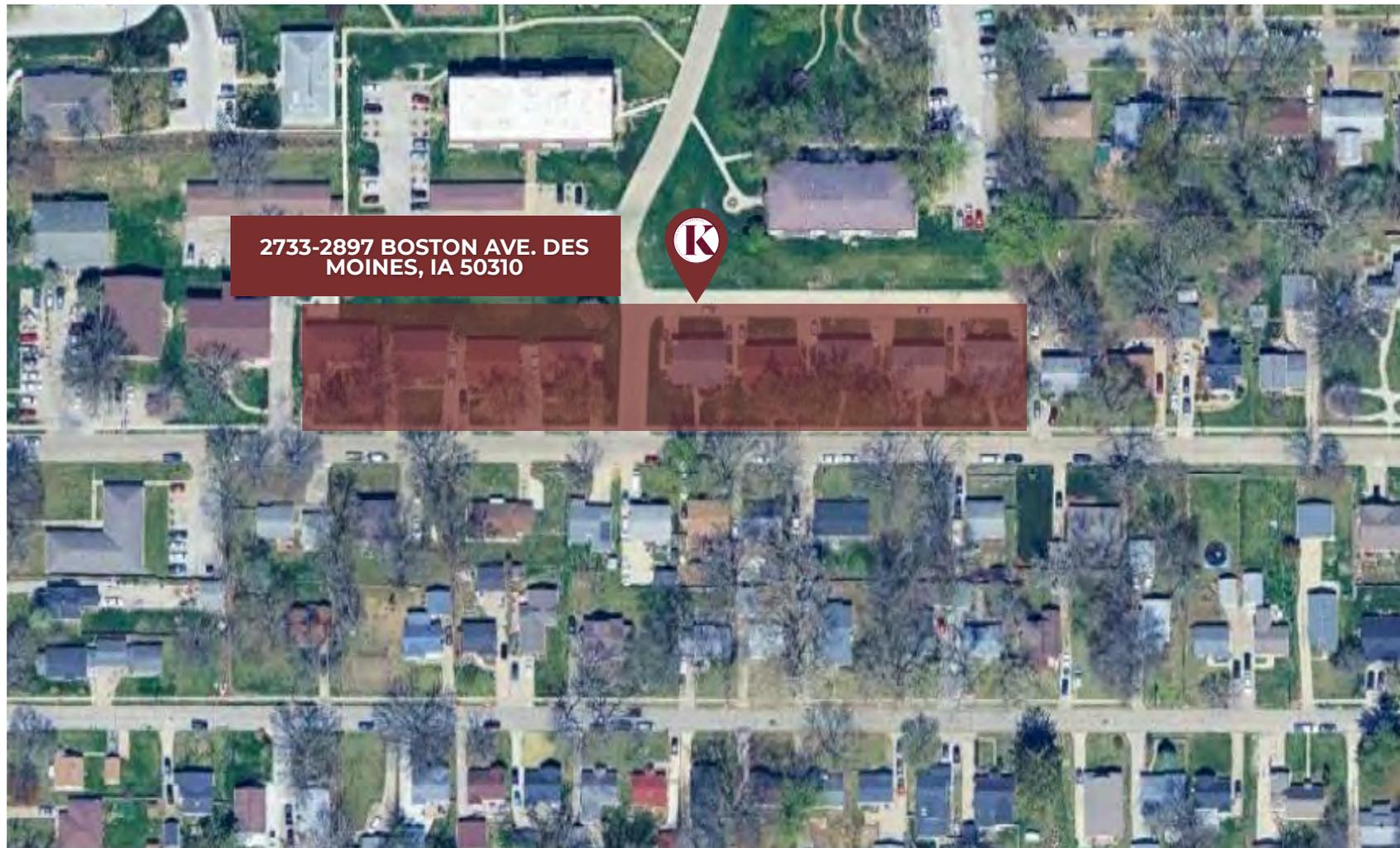


Investment Summary

| | |
|-----------------------|-------------------------|
| Address | 2733-2897 Boston Avenue |
| City, State, Zip Code | Des Moines, IA 50310 |
| Price | \$1,750,000 |
| Building SF | 12,200 |
| Price / SF | \$143.44 |
| Price / Unit | \$109,375 |
| RSF | 12,192 |
| CAP Rate | 7.98% |
| Lot Size | 1.08 Acres |
| Type | Multifamily |
| Year Built | 1968 |

LOCATION INFORMATION

| | |
|-----------------------|-----------------------|
| Property Type | Multifamily |
| Address | 2733-2897 Boston Ave. |
| City, State, Zip Code | Des Moines, IA 50310 |





PROPERTY PHOTOS

2733-2897 BOSTON AVE. DES MOINES, IA 50310





2733-2897 BOSTON AVE. DES MOINES, IA 50310



2733-2897 BOSTON AVE. DES MOINES, IA 50310



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2733-2897 BOSTON AVE, DES MOINES, IA 50310



2733-2897 BOSTON AVE. DES MOINES, IA 50310





2733-2897 BOSTON AVE. DES MOINES, IA 50310





2733-2897 BOSTON AVE. DES MOINES, IA 50310







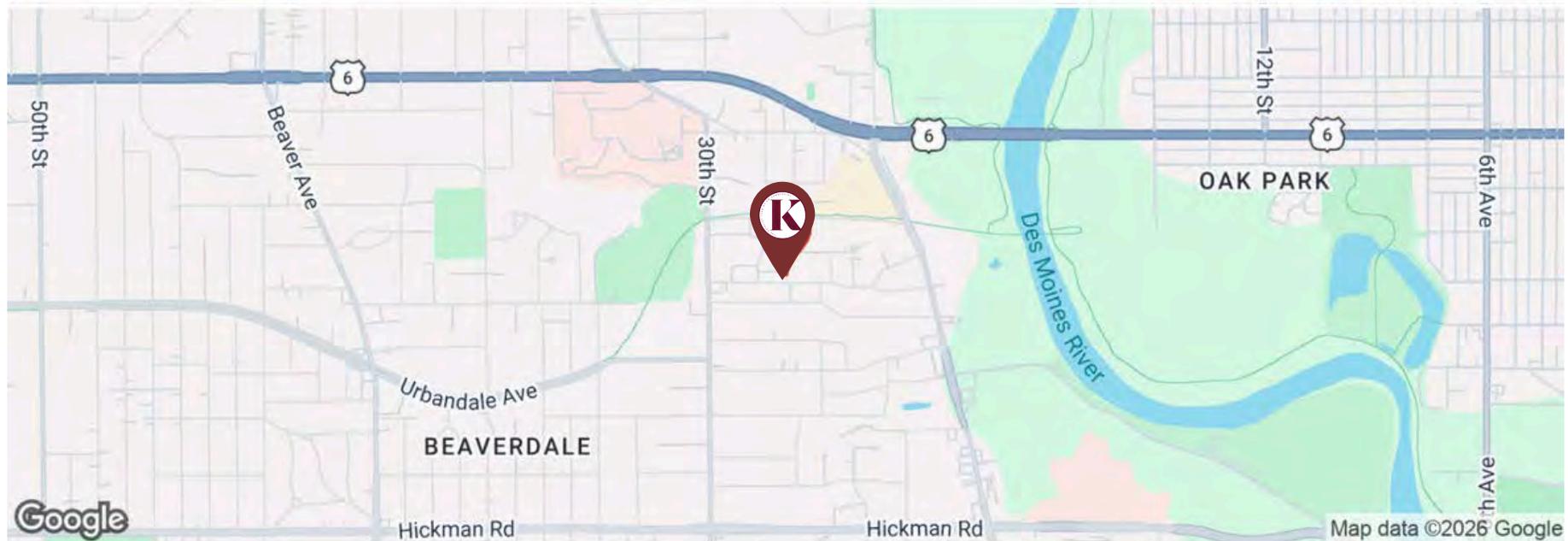




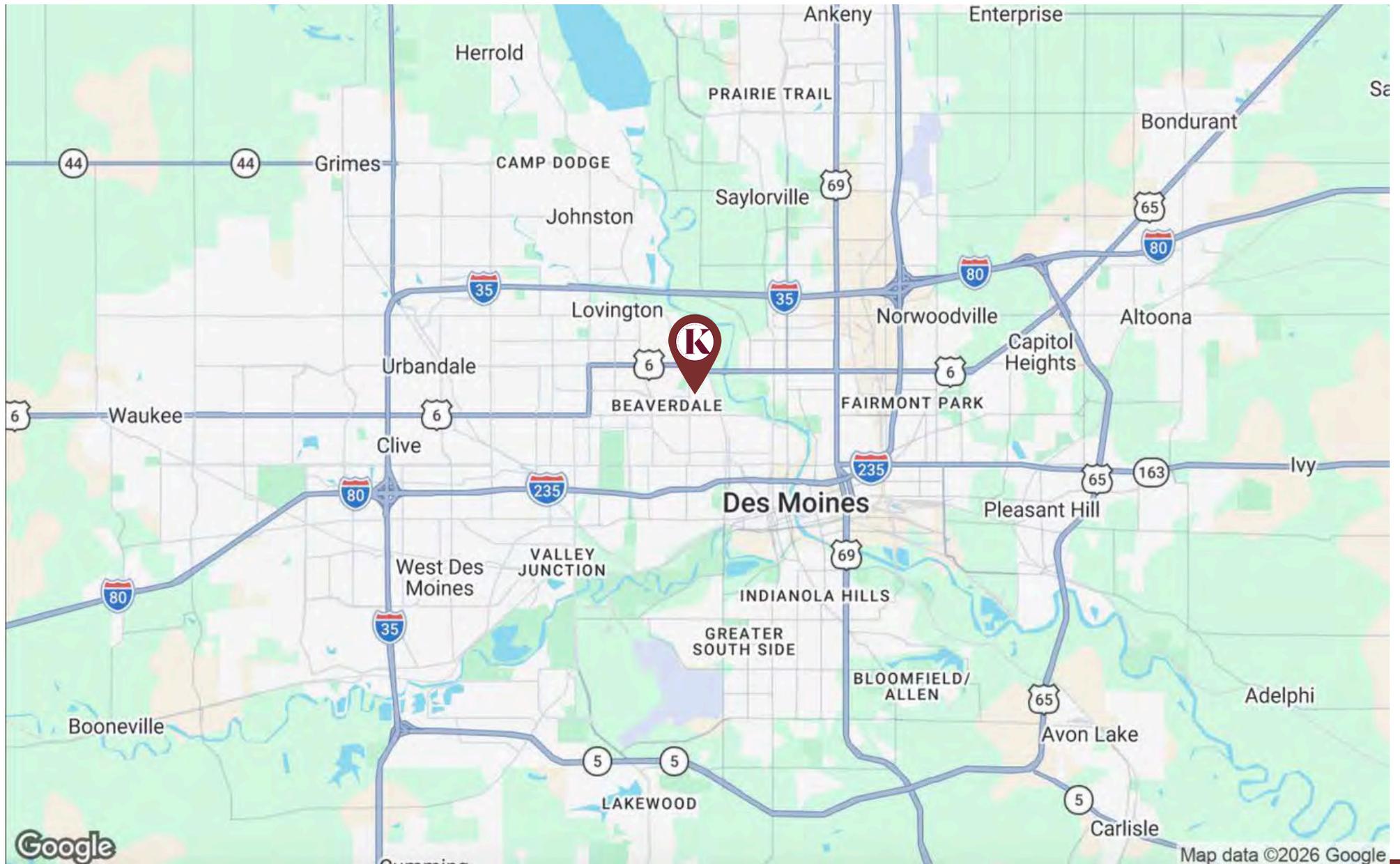
LOCATION MAPS

2733-2897 BOSTON AVE. DES MOINES, IA 50310

LOCATION MAPS



REGIONAL MAP



An aerial photograph of a residential street in Des Moines, IA. The image shows a row of houses with a prominent brick house in the foreground. The text "AERIAL PHOTO" is overlaid in white, serif font. Below it, the address "2733-2897 BOSTON AVE. DES MOINES, IA 50310" is displayed in a smaller, white, sans-serif font. The background shows a grassy lawn, a sidewalk, and a large tree with bare branches on the right side. The overall tone is dark and moody.

AERIAL PHOTO

2733-2897 BOSTON AVE. DES MOINES, IA 50310

An aerial photograph of a residential neighborhood in Des Moines, IA. A red location pin with a white 'K' is positioned over a specific property. A large red rectangular overlay covers the middle portion of the image, obscuring some details. The surrounding area shows various houses, trees, and streets.

**2733-2897 BOSTON AVE. DES
MOINES, IA 50310**





FINANCIAL SUMMARY

2733-2897 BOSTON AVE. DES MOINES, IA 50310



INVESTMENT DETAILS

Analysis

| | |
|----------------------|----------|
| Analysis Date | Feb 2026 |
|----------------------|----------|

PROPERTY

| | |
|----------------------|-------------------------|
| Property Type | Multifamily |
| Property | Boston Ave. Duplexes |
| Address | 2733-2897 Boston Avenue |
| City, State | Des Moines, IA 50310 |
| Year Built | 1968 |

Purchase Information

| | |
|--------------------------|-------------|
| Purchase Price | \$1,750,000 |
| Units | 16 |
| Total Rentable SF | 12,192 |
| Lot Size | 1.08 Acres |

Income & Expense

| | |
|-------------------------------|------------|
| Gross Operating Income | \$187,488 |
| Monthly GOI | \$15,624 |
| Total Annual Expenses | (\$47,840) |
| Monthly Expenses | (\$3,987) |

Financial Information

| | |
|-----------------------|-----------|
| Initial Equity | \$350,000 |
|-----------------------|-----------|

Loans

| Type | Debt | Term | Amort | Rate | Payment | LO Costs |
|-------|-------------|----------|----------|-------|---------|----------|
| Fixed | \$1,400,000 | 30 years | 30 years | 6.25% | \$8,620 | \$14,000 |

PRO-FORMA OPERATING SUMMARY



| Investment Summary | |
|--------------------|-------------|
| Price | \$1,750,000 |
| Year Built | 1968 |
| Units | 16 |
| Price/Unit | \$109,375 |
| RSF | 12,192 |
| Price/RSF | \$143.54 |
| Lot Size | 1.08 Acres |
| Cap Rate | 7.98% |
| GRM | 8.68 |
| Financial Summary | |
| Loan 1 (Fixed) | \$1,400,000 |
| Initial Equity | \$350,000 |
| Interest Rate | 6.25% |
| Term | 30 years |
| Monthly Payment | \$8,620 |
| DCR | 1.35 |

| Unit Mix & Annual Scheduled Income | | | |
|------------------------------------|-----------|----------|------------------|
| Type | Units | Actual | Total |
| 2Bd/1Ba | 16 | \$12,600 | \$201,600 |
| Totals | 16 | | \$201,600 |

| Annualized Income | | Annualized Expenses | |
|----------------------------------|-----------------|-----------------------|-----------------|
| Description | Actual | Description | Actual |
| Gross Potential Rent | \$201,600 | Building Insurance | \$12,000 |
| -Less : Vacancy | (\$14,112) | General Supplies | \$9,600 |
| Effective Gross Income | \$187,488 | Grounds Maintenance | \$2,400 |
| -Less : Expenses | (\$47,840) | Reserves | \$5,760 |
| Net Operating Income | \$139,648 | Taxes - Real Estate | \$18,080 |
| -Debt: Service | (\$103,440) | Total Expenses | \$47,840 |
| Net Cash Flow after Debt Service | \$36,208 | Expenses Per RSF | \$3.92 |
| + Principal Reduction | \$16,405 | Expenses Per Unit | \$2,990 |
| Total Return | \$52,613 | | |

ANNUAL OPERATING DATA



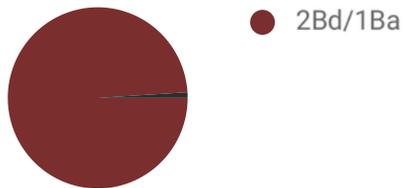
| Description | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Year Ending | 01/2027 | 01/2028 | 01/2029 | 01/2030 | 01/2031 |
| Income | | | | | |
| Rental Income | \$201,600 | \$207,648 | \$213,877 | \$220,294 | \$226,903 |
| Gross Scheduled Income | \$201,600 | \$207,648 | \$213,877 | \$220,294 | \$226,903 |
| Turnover Vacancy | (\$14,112) | (\$14,535) | (\$14,971) | (\$15,421) | (\$15,883) |
| Gross Operating Income | \$187,488 | \$193,113 | \$198,906 | \$204,873 | \$211,019 |
| Expenses | | | | | |
| Building Insurance | (\$12,000) | (\$12,240) | (\$12,485) | (\$12,734) | (\$12,989) |
| General Supplies | (\$9,600) | (\$9,792) | (\$9,988) | (\$10,188) | (\$10,391) |
| Grounds Maintenance | (\$2,400) | (\$2,448) | (\$2,497) | (\$2,547) | (\$2,598) |
| Reserves | (\$5,760) | (\$5,875) | (\$5,993) | (\$6,113) | (\$6,235) |
| Taxes - Real Estate | (\$18,080) | (\$18,442) | (\$18,810) | (\$19,187) | (\$19,570) |
| Total Operating Expenses | (\$47,840) | (\$48,797) | (\$49,773) | (\$50,768) | (\$51,784) |
| Operating Expense Ratio | 25.52% | 25.27% | 25.02% | 24.78% | 24.54% |
| Net Operating Income | \$139,648 | \$144,316 | \$149,133 | \$154,105 | \$159,236 |

UNIT MIX REPORT

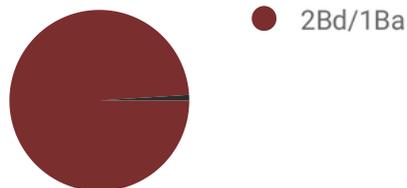


| Units | Type | Approx.SF | Avg.Rents | Monthly | Mkt Rents | Monthly |
|-------|---------|-----------|-----------|----------|-----------|----------|
| 16 | 2Bd/1Ba | 12,192 | \$1,050 | \$16,800 | \$1,050 | \$16,800 |

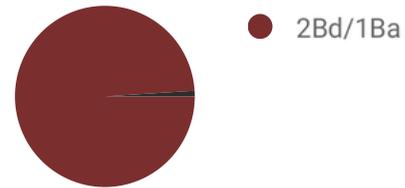
UNIT MIX



UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



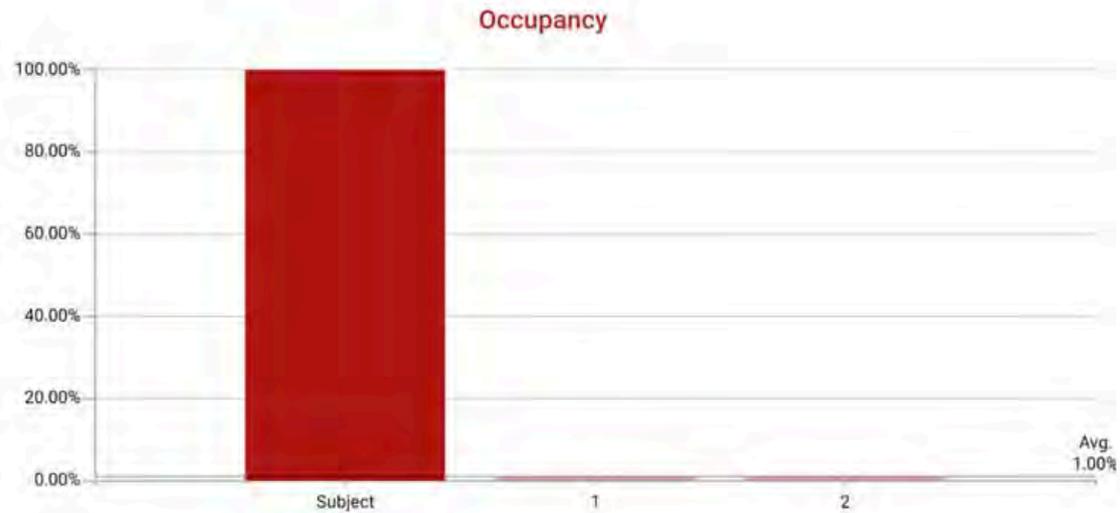


RENT COMPARABLES

2733-2897 BOSTON AVE. DES MOINES, IA 50310



RENT COMPARABLES





RENT COMPARABLES

S



Boston Ave. Duplexes
2733-2897 Boston Avenue, Des Moines, IA 50310

| | |
|--------------|--------|
| Avg Rent/RSF | \$1.38 |
| RSF | 12,192 |
| Units | 16 |
| Year Built | 1968 |

| Units | Type | Avg.Rent | Size |
|-------|---------|----------|------|
| 16 | 2Bd/1Ba | \$1,050 | 762 |

1



2731 Bennett Avenue, Des Moines, IA 50310

| | |
|--------------|--------|
| Avg Rent/RSF | \$1.86 |
| RSF | 912 |
| Units | 1 |
| Year Built | 1959 |

| Units | Type | Avg.Rent | Size |
|-------|---------------------|----------|------|
| 1 | 3 Bedroom 1 Bath | \$1,699 | 912 |

RENT COMPARABLES



2



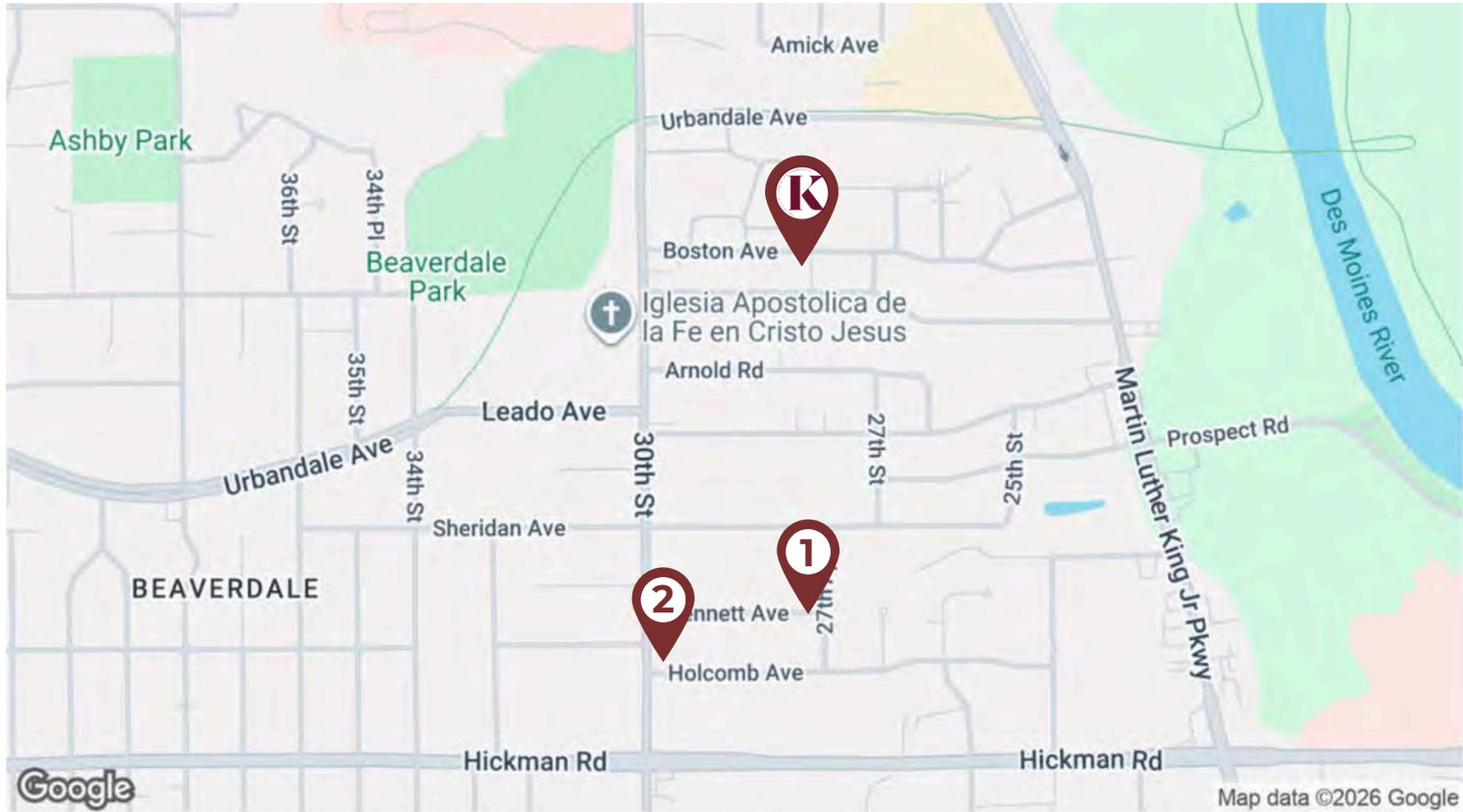
2509 30th Street, Des Moines, IA 50310

| | |
|--------------|--------|
| Avg Rent/RSF | \$1.92 |
| RSF | 650 |
| Units | 1 |
| Year Built | N/A |

| Units | Type | Avg. Rent | Size |
|-------|---------|-----------|------|
| 1 | 2Bd/1Ba | \$1,250 | 650 |



RENT COMPARABLES



K 2733 Boston Avenue
Des Moines, IA, 50310

1 2731 Bennett Avenue
Des Moines, IA, 50310

2 2509 30th Street
Des Moines, IA, 50310



SALE COMPARABLES

2733-2897 BOSTON AVE. DES MOINES, IA 50310

SALE COMPARABLES



SALE COMPARABLES



SALE COMPARABLES



S



Boston Ave. Duplexes

2733-2897 Boston Avenue, Des Moines, IA 50310

1



2826 Oxford Street, Des Moines, IA 50313

| | |
|------------|-------------|
| Sale Price | \$1,750,000 |
| Units | 16 |
| Price/Unit | \$109,375 |
| Price/SF | \$143.54 |
| Acres | 1.08 |
| Cap Rate | 7.98% |
| GRM | 8.68 |
| Year Built | 1968 |

| | |
|--------------|-----------|
| Asking Price | \$135,000 |
| Units | 2 |
| Price/Unit | \$67,500 |
| Price/SF | \$182.43 |
| Lot Size | 7,500 |
| Year Built | 1900 |
| Sale Date | In Escrow |

| Units | Type | Avg.Rent | Size |
|-------|---------|----------|------|
| 16 | 2Bd/1Ba | \$1,050 | 762 |



SALE COMPARABLES

2



3812 Clinton Avenue, Des Moines, IA 50310

| | |
|------------|-----------|
| Sale Price | \$340,000 |
| Units | 2 |
| Price/Unit | \$170,000 |
| Price/SF | \$200.83 |
| Lot Size | 9,717 |
| Year Built | 1953 |

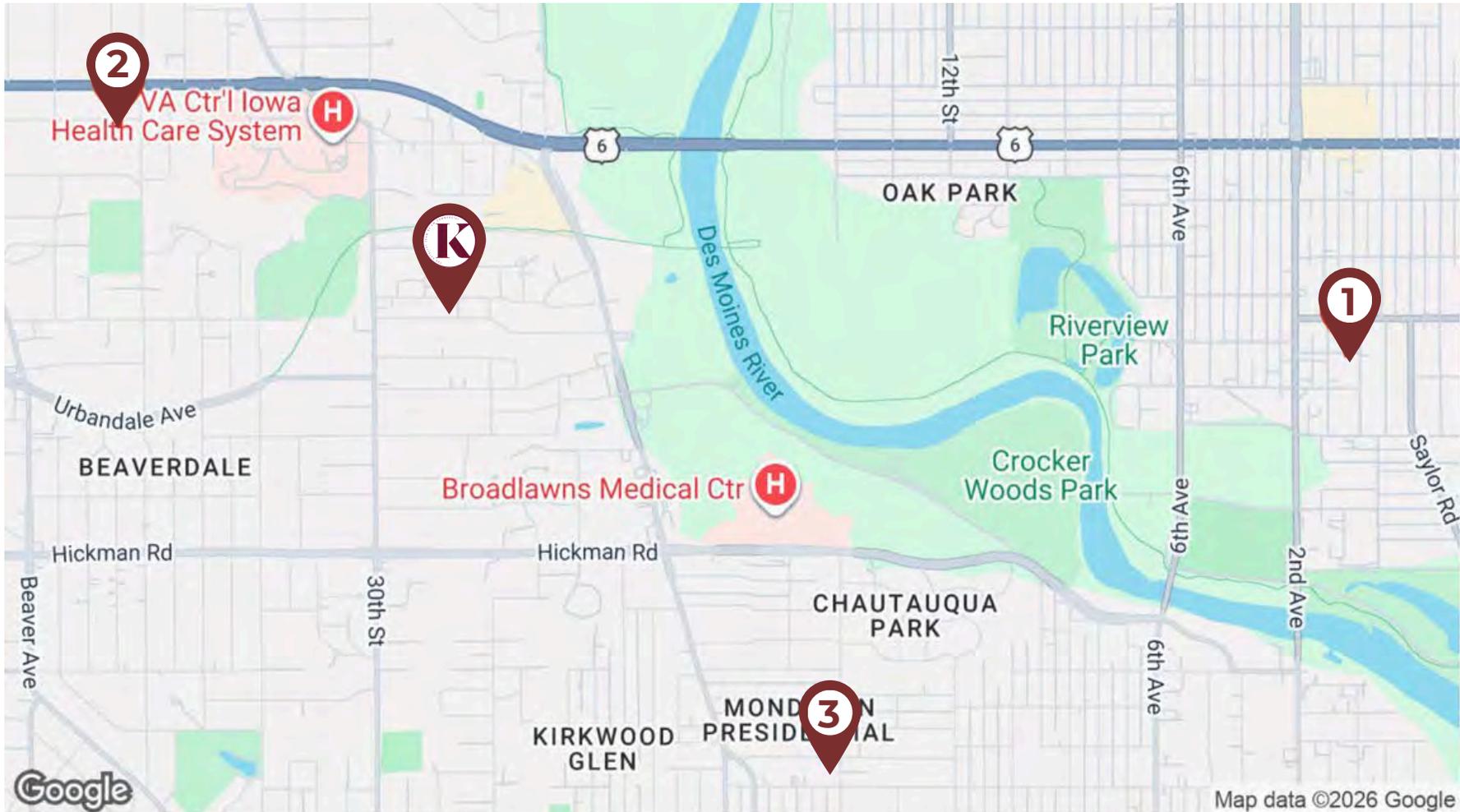
3



1608 Mondamin Avenue, Des Moines, IA 50314

| | |
|------------|------------|
| Sale Price | \$240,000 |
| Units | 2 |
| Price/Unit | \$120,000 |
| Price/SF | \$227.27 |
| Lot Size | 9,240 |
| Year Built | 1936 |
| Sale Date | 12/23/2025 |

SALE COMPARABLES



K 2733 Boston Avenue
Des Moines, IA, 50310
\$1,750,000

1 2826 Oxford Street
Des Moines, IA, 50313
\$135,000

2 3812 Clinton Avenue
Des Moines, IA, 50310
\$340,000

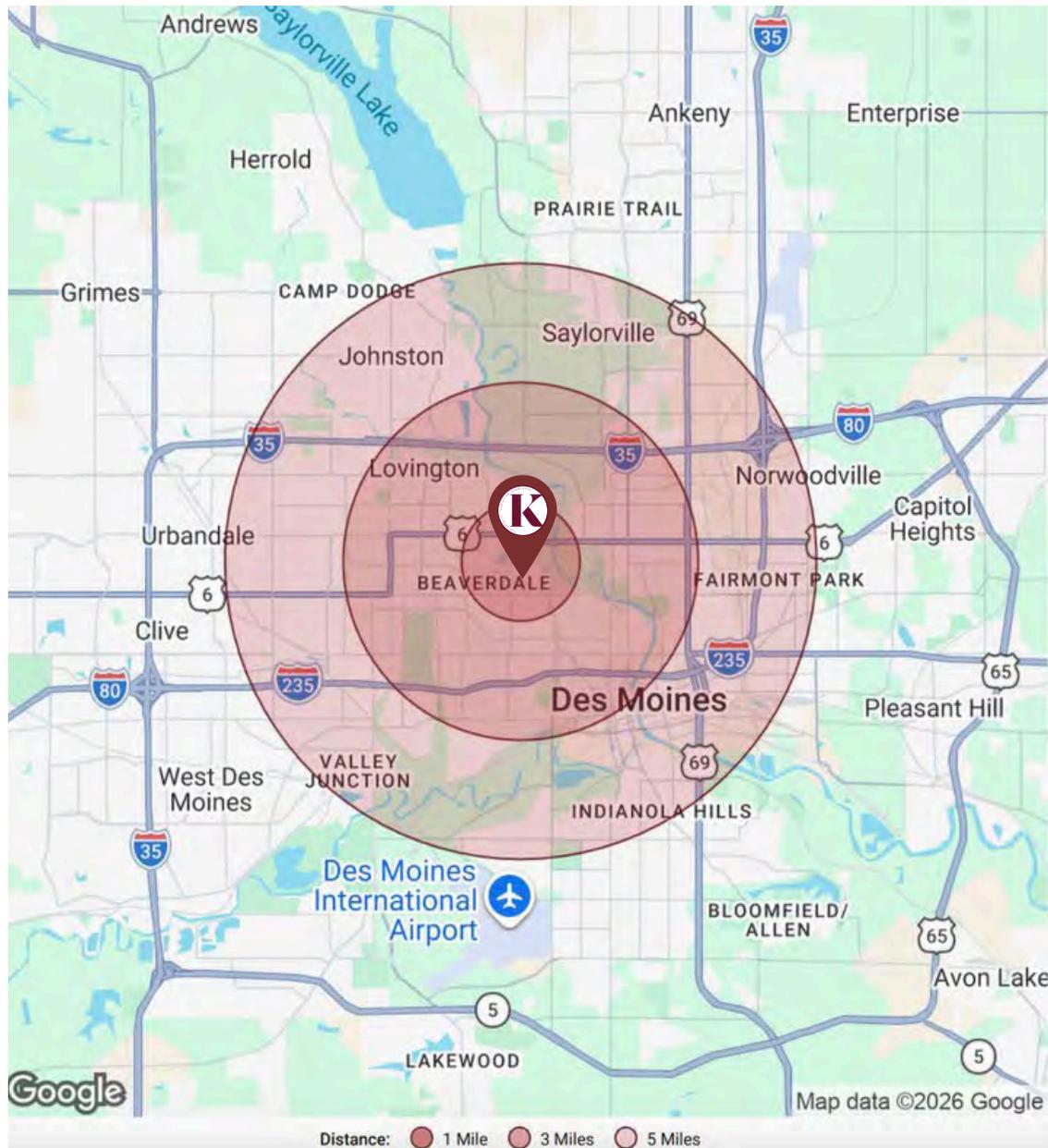
3 1608 Mondamin Avenue
Des Moines, IA, 50314
\$240,000

A dark, low-angle photograph of a residential street. The image shows a row of houses with varying architectural styles, including brick and siding. A large tree is visible on the right side. The overall scene is dimly lit, with a dark, reddish-brown tint. Overlaid on the center of the image is the word "DEMOGRAPHICS" in a large, white, serif font. Below it, the address "2733-2897 BOSTON AVE. DES MOINES, IA 50310" is written in a smaller, white, sans-serif font.

DEMOGRAPHICS

2733-2897 BOSTON AVE. DES MOINES, IA 50310

DEMOGRAPHICS



| Population | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|---------------|----------------|----------------|
| Male | 5,904 | 52,219 | 105,054 |
| Female | 5,709 | 48,999 | 100,678 |
| Total Population | 11,613 | 101,219 | 205,732 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White | 6,587 | 62,999 | 134,857 |
| Black | 1,959 | 14,242 | 23,433 |
| Am In/AK Nat | 13 | 162 | 309 |
| Hawaiian | 7 | 51 | 62 |
| Hispanic | 1,174 | 13,189 | 27,486 |
| Asian | 1,570 | 7,804 | 14,010 |
| Multiracial | 290 | 2,662 | 5,328 |
| Other | 13 | 121 | 226 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------------|---------------|---------------|
| Total Units | 5,228 | 47,425 | 96,702 |
| Occupied | 4,805 | 43,390 | 88,704 |
| Owner Occupied | 3,003 | 24,592 | 50,489 |
| Renter Occupied | 1,802 | 18,798 | 38,215 |
| Vacant | 423 | 4,035 | 7,998 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 2,278 | 18,353 | 37,597 |
| Ages 15 - 24 | 1,673 | 15,193 | 28,810 |
| Ages 25 - 54 | 4,936 | 43,648 | 86,269 |
| Ages 55 - 64 | 1,184 | 10,792 | 22,896 |
| Ages 65+ | 1,541 | 13,233 | 30,160 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|------------------|------------------|------------------|
| Median | \$ 69,087 | \$ 67,147 | \$ 70,148 |
| Under \$15k | 360 | 3,871 | 6,807 |
| \$15k - \$25k | 339 | 3,030 | 6,027 |
| \$25k - \$35k | 332 | 3,230 | 6,626 |
| \$35k - \$50k | 748 | 5,889 | 11,605 |
| \$50k - \$75k | 764 | 8,006 | 16,178 |
| \$75k - \$100k | 937 | 7,370 | 13,645 |
| \$100k - \$150k | 745 | 6,650 | 14,340 |
| \$150k - \$200k | 356 | 2,822 | 6,586 |
| Over \$200k | 222 | 2,523 | 6,888 |



MEET THE KATALYST TEAM

2733-2897 BOSTON AVE. DES MOINES, IA 50310

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 



SCAN THE QR CODE
TO SCHEDULE A TOUR
WITH THIS PROPERTY

JARED HUSMANN
PRESIDENT, THE KATALYST TEAM

License: B63372000

 +1 (515) 639-0145

 jhusmann@katalystteam.com