



PROPERTY OVERVIEW

The KatalYST Team at KW Commercial is pleased to exclusively present **3274 Euclid Avenue**, a meticulously maintained eight-unit multifamily investment located on a highly visible corner lot directly across from McDonald's at a signalized intersection and adjacent to a bus stop.

Under the same ownership for more than 20 years, the property showcases exceptional pride of ownership with numerous capital improvements, including updated windows, renovated interiors, luxury vinyl plank flooring, modern cabinetry, updated appliances, electrical panels, and a newer roof. Each unit features individual exterior entrances, electric baseboard heat, and in-unit wall A/C, minimizing common area expenses and simplifying management. Built with durability in mind and offering above-market rental performance driven by its strong location and quality condition, this turnkey asset presents an outstanding opportunity for investors seeking stable cash flow, minimal deferred maintenance, and an attractive 7.15% cap rate.

FOR SALE

Offering Summary

Address	3274 E. EUCLID AVE.
City, State, Zip Code	DES MOINES, IA 50317
Price	\$769,000
Price / Unit	\$96,125
Price / SF	\$138.10
Building SF	5,568
CAP Rate	7.15%
Lot Size	0.45 Acres
Zoning	N3b-4 Neighborhood District
Year Built	1977

JARED HUSMANN

PRESIDENT, THE KATALYST TEAM
License: B63372000



+1 (515) 639-0145



jhusmann@katalystteam.com

4001 Westown Parkway,
West Des Moines, IA 50266

www.katalystteam.com

ANNUAL PROPERTY OPERATING DATA

Description Year Ending	Year 1 01/2024	Year 2 01/2025	Year 3 01/2026	Year 4 01/2027	Year 5 01/2028
Income					
Rental Income	\$86,760	\$88,495	\$90,265	\$92,070	\$93,912
Laundry	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Gross Scheduled Income	\$87,960	\$89,695	\$91,465	\$93,270	\$95,112
Gross Operating Income	\$87,960	\$89,695	\$91,465	\$93,270	\$95,112
Expenses					
Building Insurance	(\$8,208)	(\$8,372)	(\$8,540)	(\$8,710)	(\$8,885)
General Supplies	(\$2,400)	(\$2,472)	(\$2,546)	(\$2,623)	(\$2,701)
Grounds Maintenance	(\$3,600)	(\$3,672)	(\$3,745)	(\$3,820)	(\$3,897)
Maintenance	(\$2,000)	(\$2,060)	(\$2,122)	(\$2,185)	(\$2,251)
Taxes - Real Estate	(\$9,763)	(\$9,763)	(\$9,763)	(\$9,763)	(\$9,763)
Trash Removal	(\$1,752)	(\$1,752)	(\$1,752)	(\$1,752)	(\$1,752)
Utility - Electricity	(\$1,260)	(\$1,285)	(\$1,311)	(\$1,337)	(\$1,364)
Utility - Water/Sewer	(\$3,960)	(\$4,039)	(\$4,120)	(\$4,202)	(\$4,286)
Total Operating Expenses	(\$32,943)	(\$33,416)	(\$33,899)	(\$34,393)	(\$34,899)
Operating Expense Ratio	37.45%	37.25%	37.06%	36.87%	36.69%
Net Operating Income	\$55,017	\$56,280	\$57,566	\$58,877	\$60,213

JARED HUSMANN

PRESIDENT, THE KATALYST TEAM
License: B63372000



+1 (515) 639-0145



jhusmann@katalystteam.com

4001 Westown Parkway,
West Des Moines, IA 50266

www.katalystteam.com

LOCATION MAP



3274 E. EUCLID AVE.
DES MOINES, IA 50317

JARED HUSMANN

PRESIDENT, THE KATALYST TEAM
License: B63372000



+1 (515) 639-0145



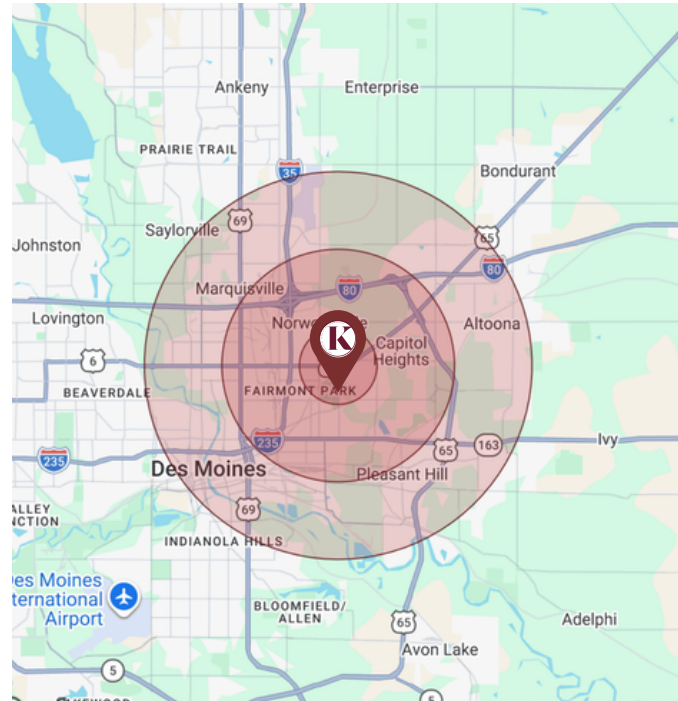
jhusmann@katalystteam.com

4001 Westown Parkway,
West Des Moines, IA 50266

www.katalystteam.com

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	5,005	27,699	65,462
Female	5,212	26,649	63,010
Total Population	10,217	54,348	128,472
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,925	35,093	81,747
Black	1,141	5,522	14,697
Am In/AK Nat	14	87	193
Hawaiian	4	22	51
Hispanic	1,452	9,190	20,594
Asian	407	2,897	7,708
Multiracial	265	1,435	3,327
Other	10	103	167
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,745	23,237	56,772
Occupied	4,387	21,449	52,156
Owner Occupied	2,668	14,313	30,639
Renter Occupied	1,719	7,136	21,517
Vacant	358	1,788	4,616
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,047	10,710	25,816
Ages 15 - 24	1,203	7,536	18,197
Ages 25 - 54	3,886	21,307	52,821
Ages 55 - 64	1,222	6,284	14,138
Ages 65+	1,859	8,511	17,499
Income	1 Mile	3 Miles	5 Miles
Median	\$63,148	\$66,156	\$69,202
Under \$15k	360	1,430	4,036
\$15k - \$25k	290	1,331	3,516
\$25k - \$35k	372	1,774	3,851
\$35k - \$50k	779	3,307	6,767
\$50k - \$75k	792	4,403	10,270
\$75k - \$100k	725	3,375	7,667
\$100k - \$150k	690	3,814	9,619
\$150k - \$200k	230	1,163	3,109
Over \$200k	151	852	3,321



**TO LEARN MORE ON
THIS PROPERTY**

SCAN THE QR CODE



JARED HUSMANN

PRESIDENT, THE KATALYST TEAM
License: B63372000



+1 (515) 639-0145



jhusmann@katalystteam.com

4001 Westown Parkway,
West Des Moines, IA 50266

www.katalystteam.com