



MULTIFAMILY

**3274 E. EUCLID AVE.
DES MOINES, IA 50317**

FOR SALE

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THE KatalYST
TEAM by 

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EXECUTIVE SUMMARY

3274 E. EUCLID AVE. DES MOINES, IA

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.



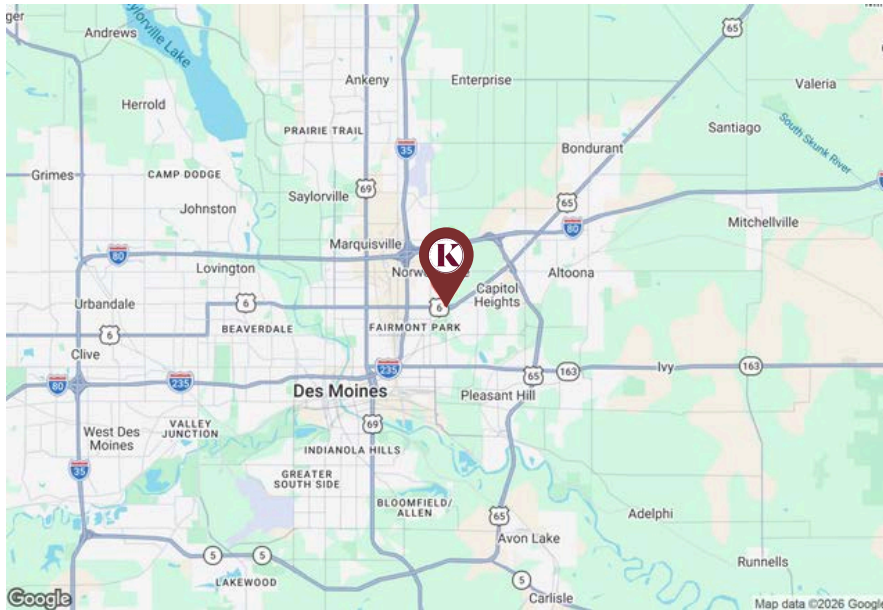
PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- The property showcases exceptional pride of ownership with **numerous capital improvements**
- 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**
- Outstanding opportunity for investors seeking **stable cash flow, minimal deferred maintenance, and an attractive 7.15% cap rate.**

LOCATION OVERVIEW

Located on the signalized corner of E. 33rd St. and E. Euclid Ave as well as directly across from McDonalds and Dollar General; this is a perfectly located asset in the East market of Des Moines, IA.



Investment Summary

Address	3724 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

LOCATION INFORMATION

Property Type

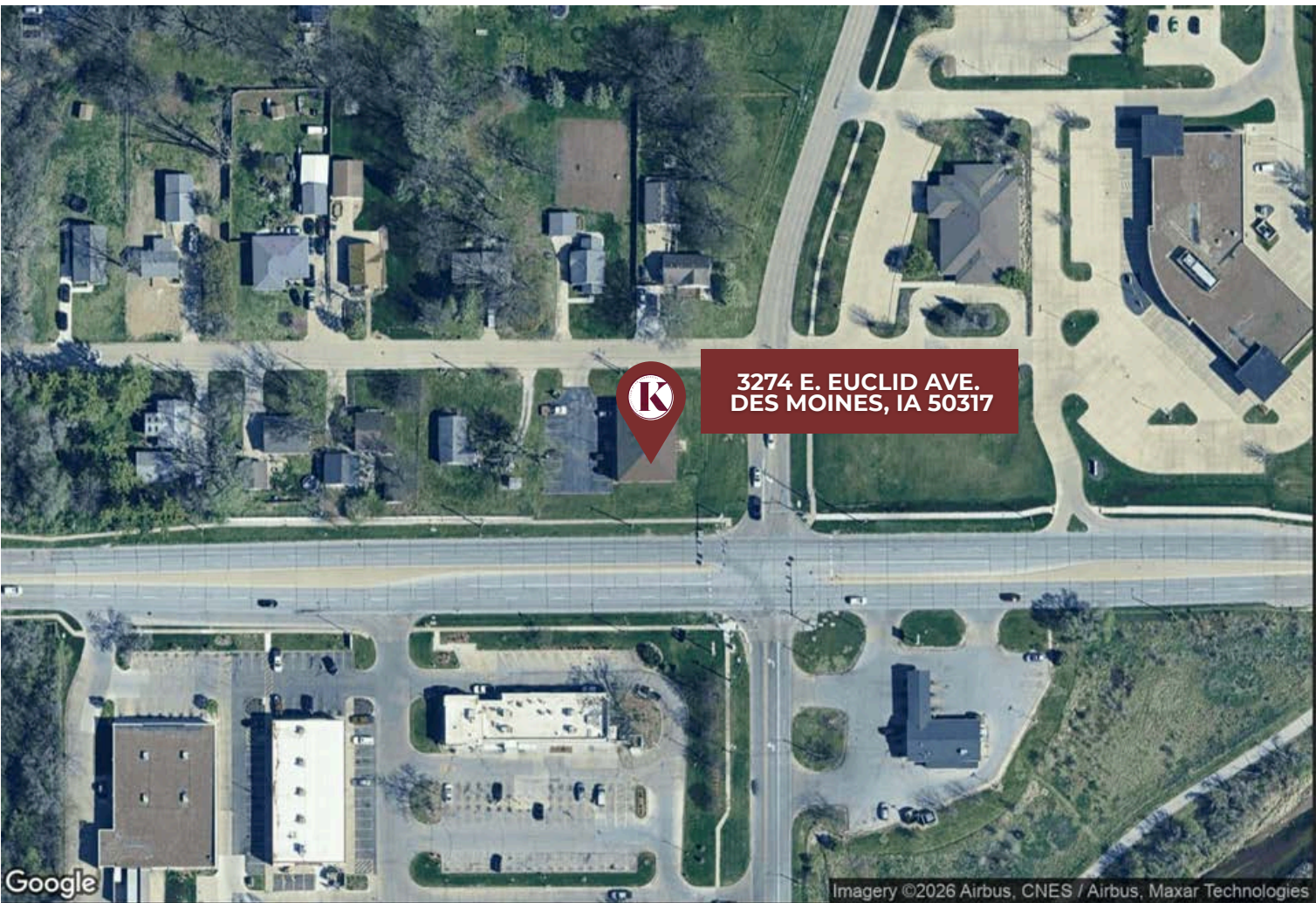
Multifamily

Address

3274 E. Euclid Ave.

City, State, Zip Code

Des Moines, IA 50317





PROPERTY PHOTOS

3274 E. EUCLID AVE. DES MOINES, IA



















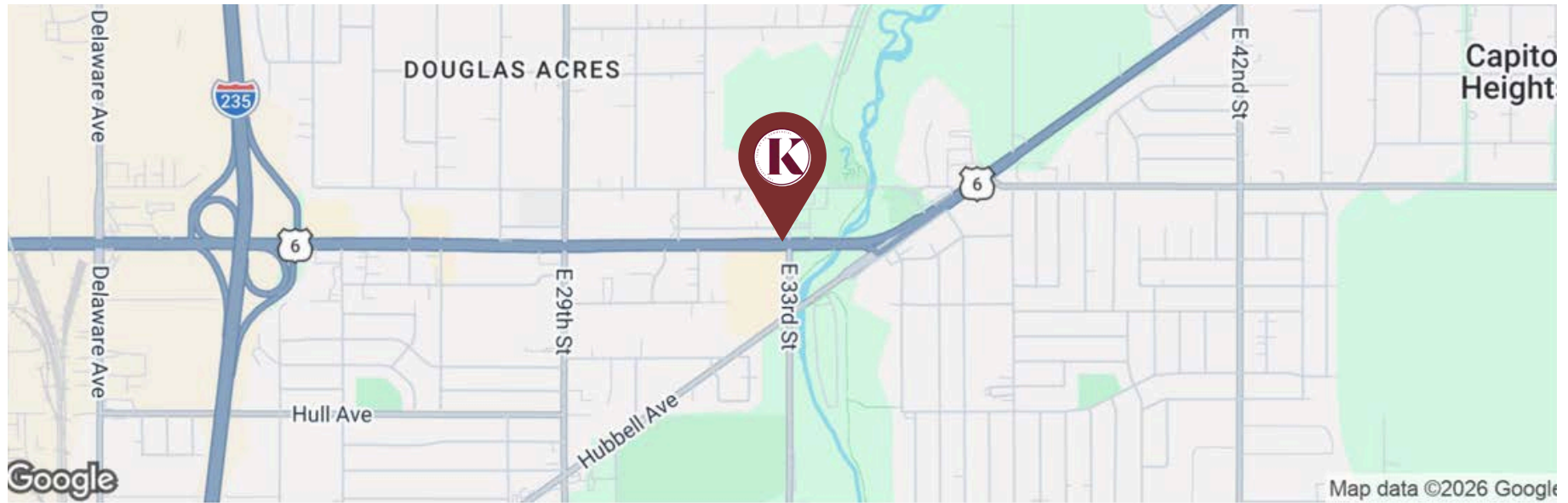




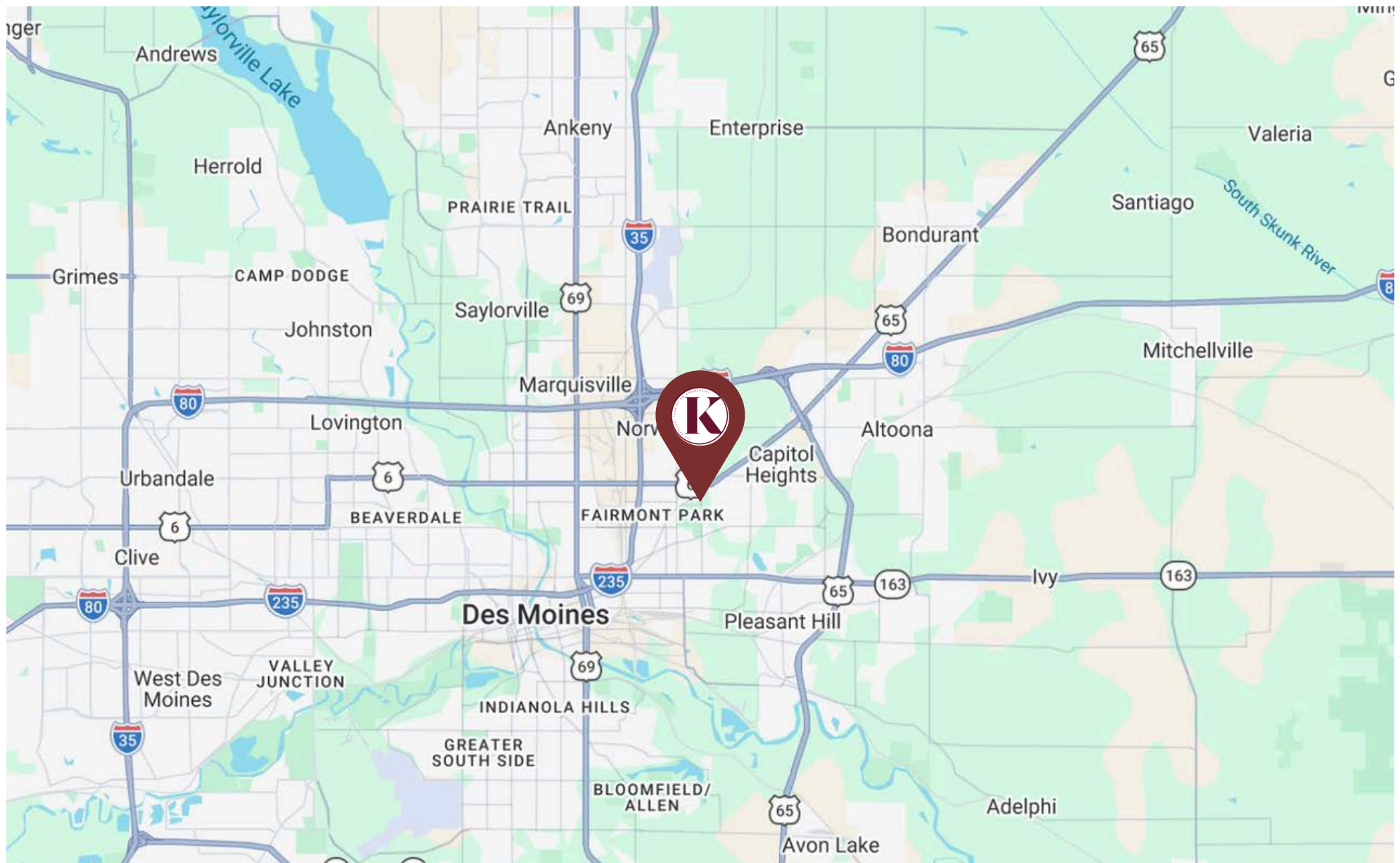
LOCATION MAPS

3274 E. EUCLID AVE. DES MOINES, IA

LOCATION MAPS



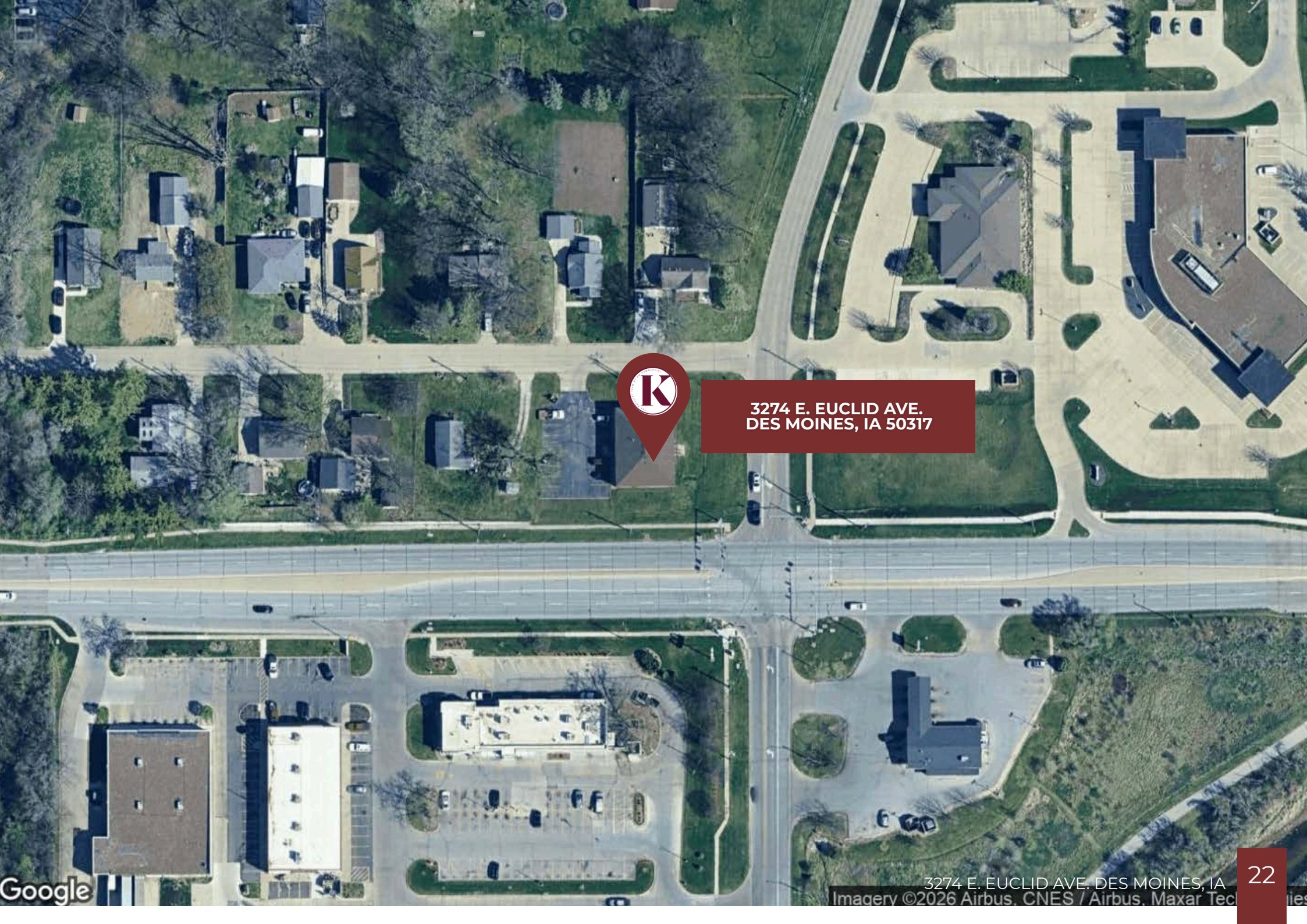
REGIONAL MAP



An aerial photograph of a two-story brick house with a dark roof. The house features a central arched entrance and several rectangular windows on both floors. The front yard is covered in green grass. The image is overlaid with a dark, semi-transparent filter and a white border.

AERIAL PHOTO

3274 E. EUCLID AVE. DES MOINES, IA



3274 E. EUCLID AVE.
DES MOINES, IA 50317



FINANCIAL SUMMARY

3274 E. EUCLID AVE. DES MOINES, IA



INVESTMENT DETAILS

Analysis	
Analysis Date	Jul 2026

PROPERTY	
Property Type	Multifamily
Address	3274 E. EUCLID AVE.
City, State	DES MOINES, IA 50317
Year Built	1977

Purchase Information	
Purchase Price	\$769,000
Units	8
Total Rentable SF	5,560
Lot Size	0.45 Acres

Income & Expense	
Gross Operating Income	\$87,960
Monthly GOI	\$7,330
Total Annual Expenses	(\$32,943)
Monthly Expenses	(\$2,745)
Financial Information	
Initial Equity	\$195,000

Loans						
Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$574,000	25 years	25 years	6.50%	\$3,876	-

PRO-FORMA OPERATING SUMMARY



Investment Summary	
Price	\$769,000
Year Built	1977
Units	8
Price/Unit	\$96,125
RSF	5,560
Price/RSF	\$138.31
Lot Size	0.45 Acres
Floors	2
Cap Rate	7.15%
GRM	8.74
Financial Summary	
Loan 1 (Fixed)	\$574,000
Initial Equity	\$195,000
Interest Rate	6.50%
Term	25 years
Monthly Payment	\$3,876
DCR	1.18

Unit Mix & Annual Scheduled Income			
Type	Units	Actual	Total
2BD / 1 BA	1	\$9,900	\$9,900
Totals	7	\$10,980	\$76,860

Annualized Income	
Description	Actual
Gross Potential Rent	\$86,760
-Less : Vacancy	\$0
+ Misc. Income	\$1,200
Effective Gross Income	\$87,960
-Less : Expenses	(\$32,943)
Net Operating Income	\$55,017
-Debt: Service	(\$46,508)
Net Cash Flow after Debt Service	\$8,509
+ Principal Reduction	\$9,477
Total Return	\$17,986

Annualized Expenses	
Description	Actual
Total Expenses	\$32,943
Expenses Per RSF	\$5.93
Expenses Per Unit	\$4,118

ANNUAL OPERATING DATA



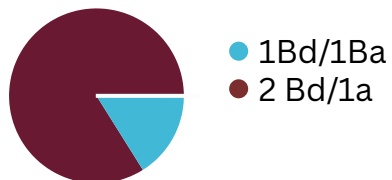
Description Year Ending	Year 1 01/2024	Year 2 01/2025	Year 3 01/2026	Year 4 01/2027	Year 5 01/2028
Income					
Rental Income	\$86,760	\$88,495	\$90,265	\$92,070	\$93,912
Laundry	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Gross Scheduled Income	\$87,960	\$89,695	\$91,465	\$93,270	\$95,112
Gross Operating 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

UNIT MIX REPORT

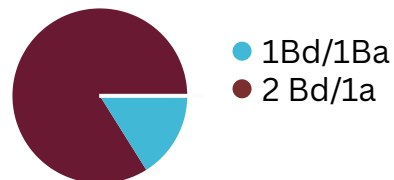


Units	Type	Approx.SF	Avg.Rents	Monthly
1	2Bd/1Ba	695	\$825	\$825
7	2Bd/1Ba	695	\$915	\$6,405
8		5,560		\$7,230

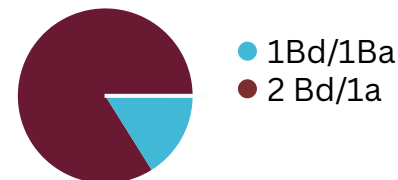
UNIT MIX



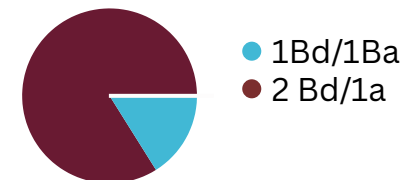
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME





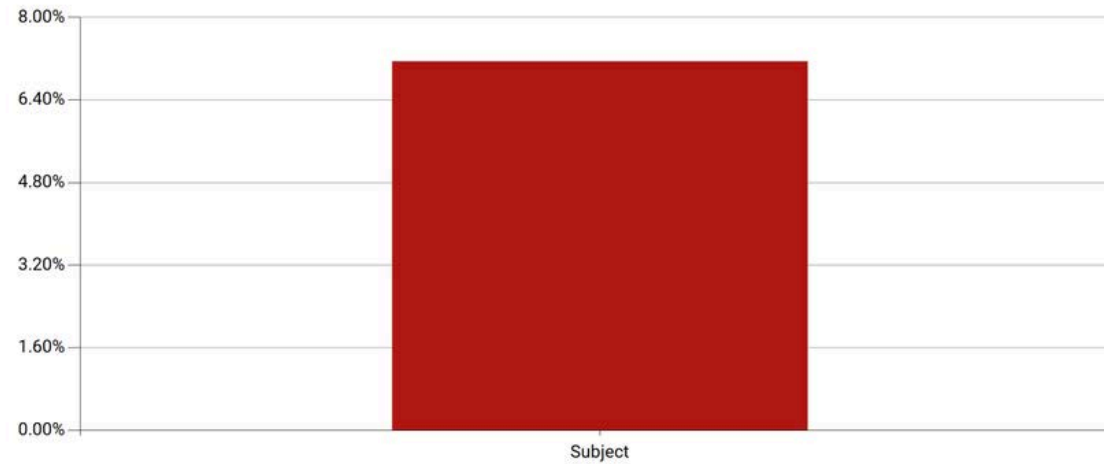
SALE COMPARABLES

3274 E. EUCLID AVE. DES MOINES, IA

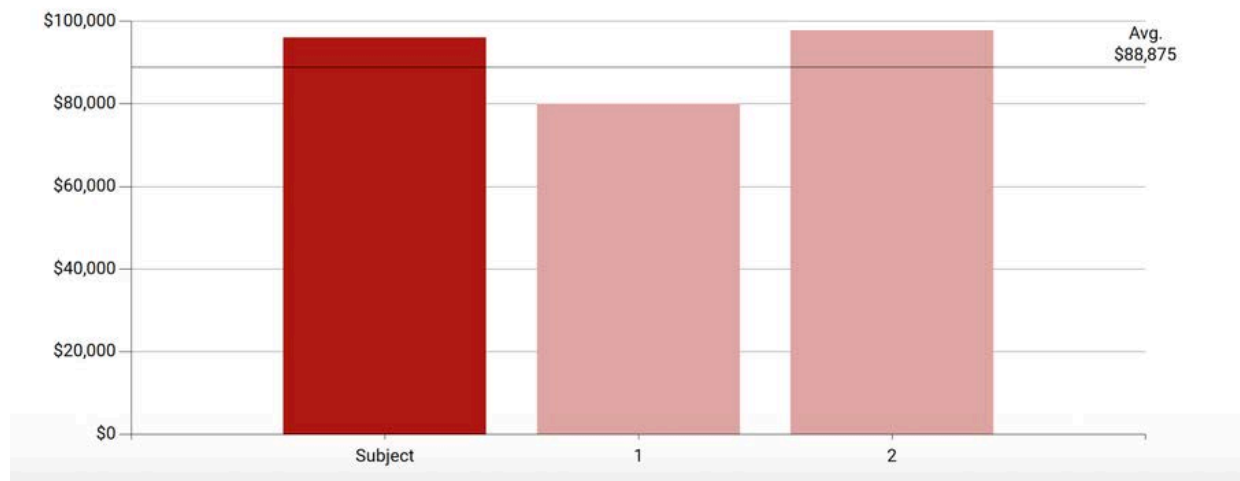
SALE COMPARABLES



Cap Rate



Price per Unit



SALE COMPARABLES





SALE COMPARABLES

S



3274 E. EUCLID AVE. DES MOINES, IA
3274 E. EUCLID AVE. DES MOINES, IA 50317

Sale Price	\$769,000
Units	8
Price/Unit	\$96,125
Price/SF	\$138.31
Lot Size	0.45 Acres
Cap Rate	7.15%
Year Built	1977

Units	Unit Type	Avg Rent	Size
1	1Bd/1Ba	\$825	695
7	2Bd/1Ba	\$915	695

1



4004 UNIVERSITY AVENUE, DES MOINES, IA 50311

Asking Price	\$640,000
Units	8
Price/Unit	\$80,000
Price/SF	\$112.56
Year Built	1977
Sale Date	On Market



SALE COMPARABLES

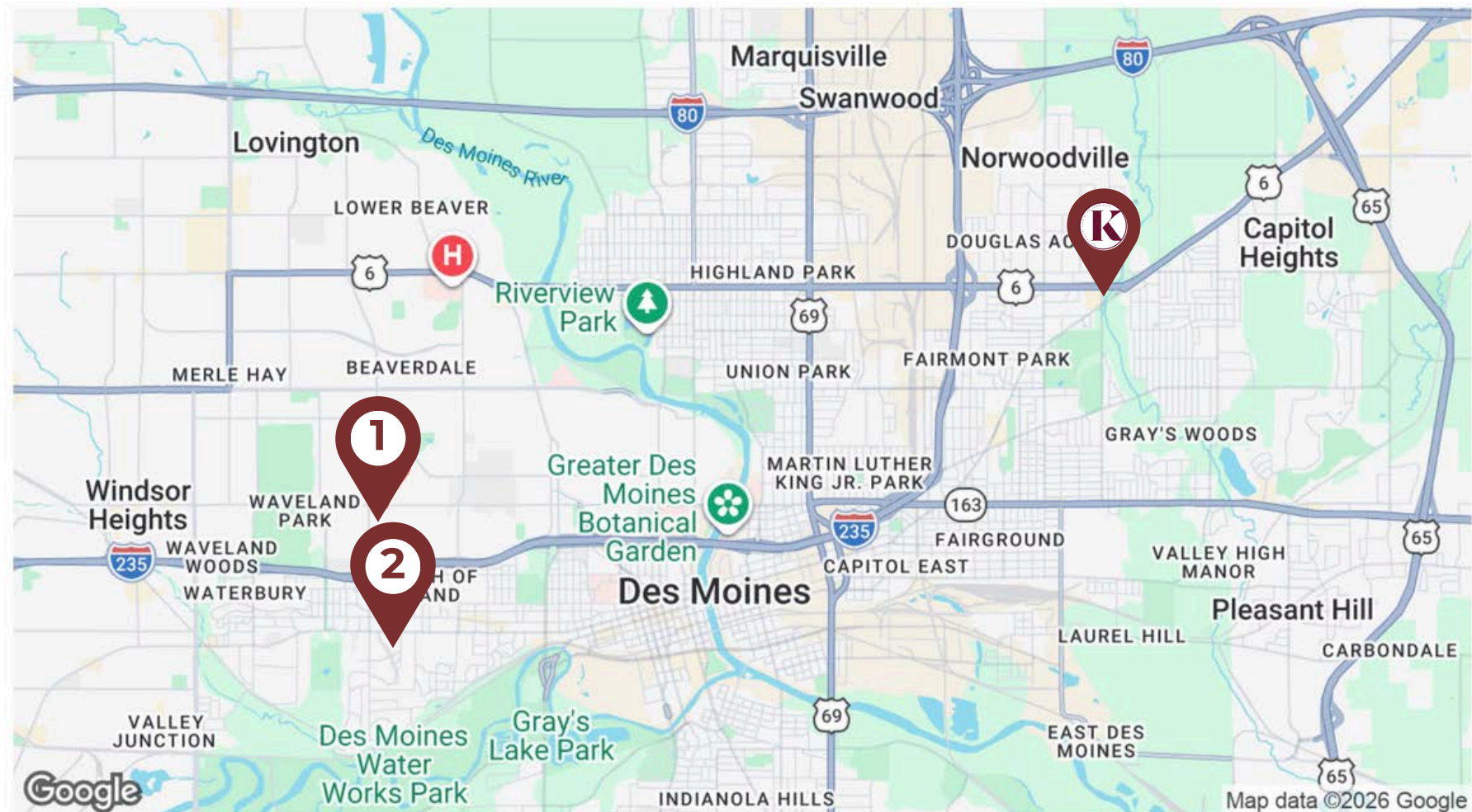
2



3921 INGERSOLL AVENUE, DES MOINES, IA 50312

Sale Price	\$782,000
Units	8
Price/Unit	\$97,750
Price/SF	\$119.35
Acres	0.40
Year Built	1977
Sale Date	1/29/2026

SALE COMPARABLES



S 3274 East Euclid Avenue
Des Moines, IA, 50317
\$769,000

1 4004 University Avenue
Des Moines, IA, 50311
\$640,000

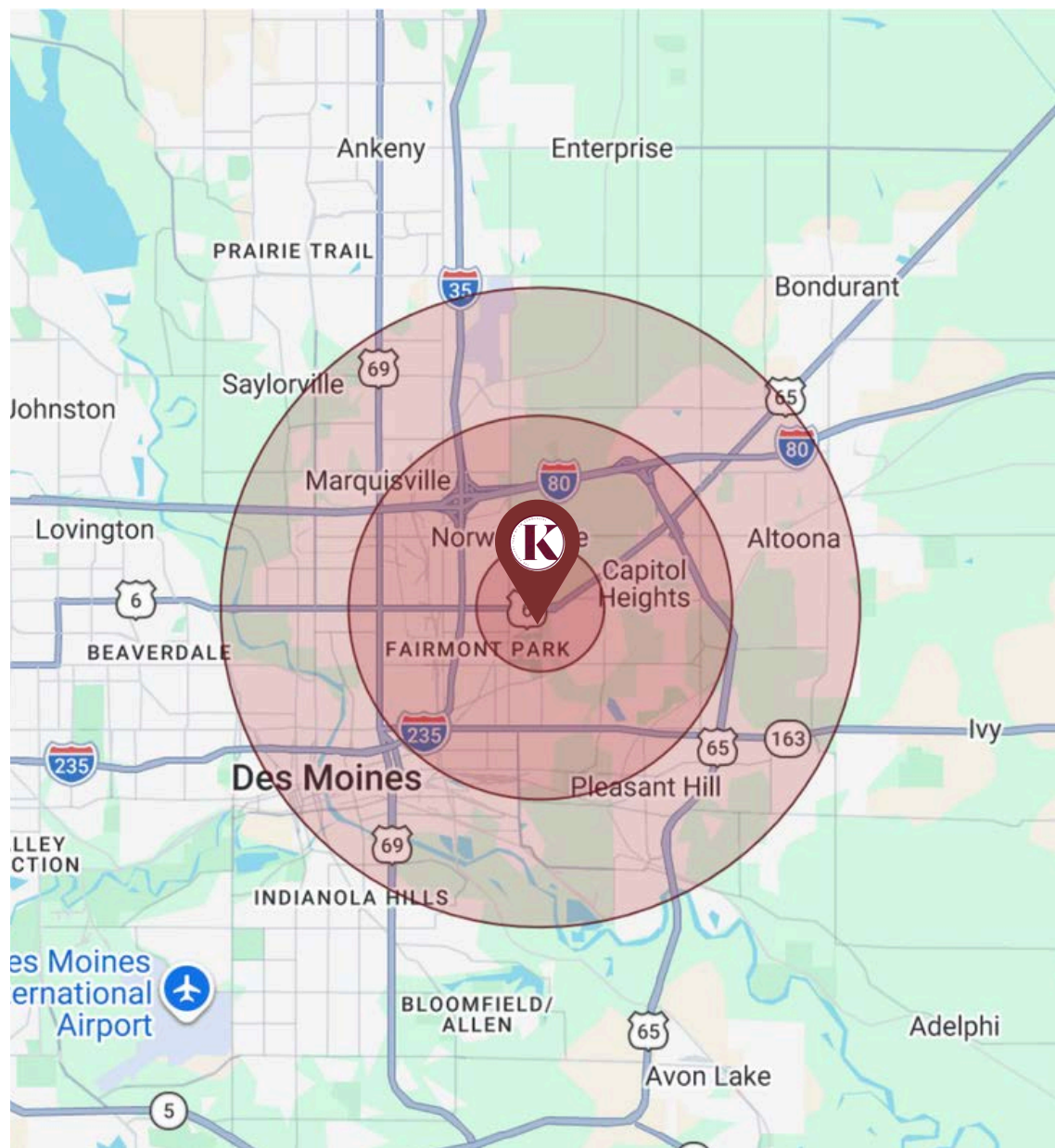
2 3921 Ingersoll Avenue
Des Moines, IA, 50312
\$782,000



DEMOGRAPHICS

3274 E. EUCLID AVE. DES MOINES, IA

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



MEET THE KATALYST TEAM

3274 E. EUCLID AVE. DES MOINES, IA

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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