



PROPERTY OVERVIEW

The KatalYST Team, as part of KW Commercial Realty, is pleased to market for sale **2411 Welbeck Road, Des Moines, Iowa**. This 12-unit multifamily property consists of all 2Bd/1Ba units that are fully renovated and positioned to deliver stable income with upside potential. With Residential Utility Bill-Back (RUBS) in place, above-market rents, and professional management on site, the asset presents an attractive opportunity for both seasoned and first-time investors.

Notably, the seller is open to **creative financing options, including owner financing**, making this an even more compelling acquisition in today's high-rate environment.

Offering Summary

Address	2411 Welbeck RD.
City, State, Zip Code	DES MOINES, IA 50310
Price	\$900,000
Price / SF	\$102.46
Price / Unit	\$75,000
Building SF	8,784
CAP Rate	7.06%
Lot Size	11,833 SF
Type	Multifamily
Year Built	1968

FOR SALE

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4001 Westown Parkway,
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ANNUAL PROPERTY OPERATING DATA

Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	01/2024	01/2025	01/2026	01/2027	01/2028
Income					
Rental Income	\$126,720	\$130,522	\$134,437	\$138,470	\$142,624
Laundry	\$816	\$816	\$816	\$816	\$816
RUBs	\$4,706	\$4,706	\$4,706	\$4,706	\$4,706
Pet Fees	\$840	\$840	\$840	\$840	\$840
Late Fees	\$720	\$720	\$720	\$720	\$720
Gross Scheduled Income	\$133,802	\$137,604	\$141,519	\$145,552	\$149,706
Turnover Vacancy	(\$10,138)	(\$10,442)	(\$10,755)	(\$11,078)	(\$11,410)
Gross Operating Income	\$123,664	\$127,162	\$130,764	\$134,475	\$138,296
Expenses					
Accounting	(\$1,668)	(\$1,668)	(\$1,668)	(\$1,668)	(\$1,668)
Building Insurance	(\$7,200)	(\$7,200)	(\$7,200)	(\$7,200)	(\$7,200)
General Supplies	(\$4,500)	(\$4,500)	(\$4,500)	(\$4,500)	(\$4,500)
Lawn care/Snow Removal	(\$1,905)	(\$1,905)	(\$1,905)	(\$1,905)	(\$1,905)
Janitorial	(\$4,815)	(\$4,815)	(\$4,815)	(\$4,815)	(\$4,815)
Maintenance	(\$4,500)	(\$4,500)	(\$4,500)	(\$4,500)	(\$4,500)
Management Fees	(\$9,157)	(\$9,157)	(\$9,157)	(\$9,157)	(\$9,157)
Reserves	(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)	(\$3,000)
Taxes - Real Estate	(\$13,003)	(\$13,003)	(\$13,003)	(\$13,003)	(\$13,003)
Trash Removal	(\$2,962)	(\$2,962)	(\$2,962)	(\$2,962)	(\$2,962)
Utility - Electricity	(\$1,127)	(\$1,127)	(\$1,127)	(\$1,127)	(\$1,127)
Utility - Gas	(\$794)	(\$794)	(\$794)	(\$794)	(\$794)
Utility - Water/Sewer	(\$5,434)	(\$5,434)	(\$5,434)	(\$5,434)	(\$5,434)
Total Operating Expenses	(\$60,065)	(\$60,065)	(\$60,065)	(\$60,065)	(\$60,065)
Operating Expense Ratio	48.57%	47.23%	45.93%	44.67%	43.43%
Net Operating Income	\$63,600	\$67,097	\$70,700	\$74,410	\$78,232

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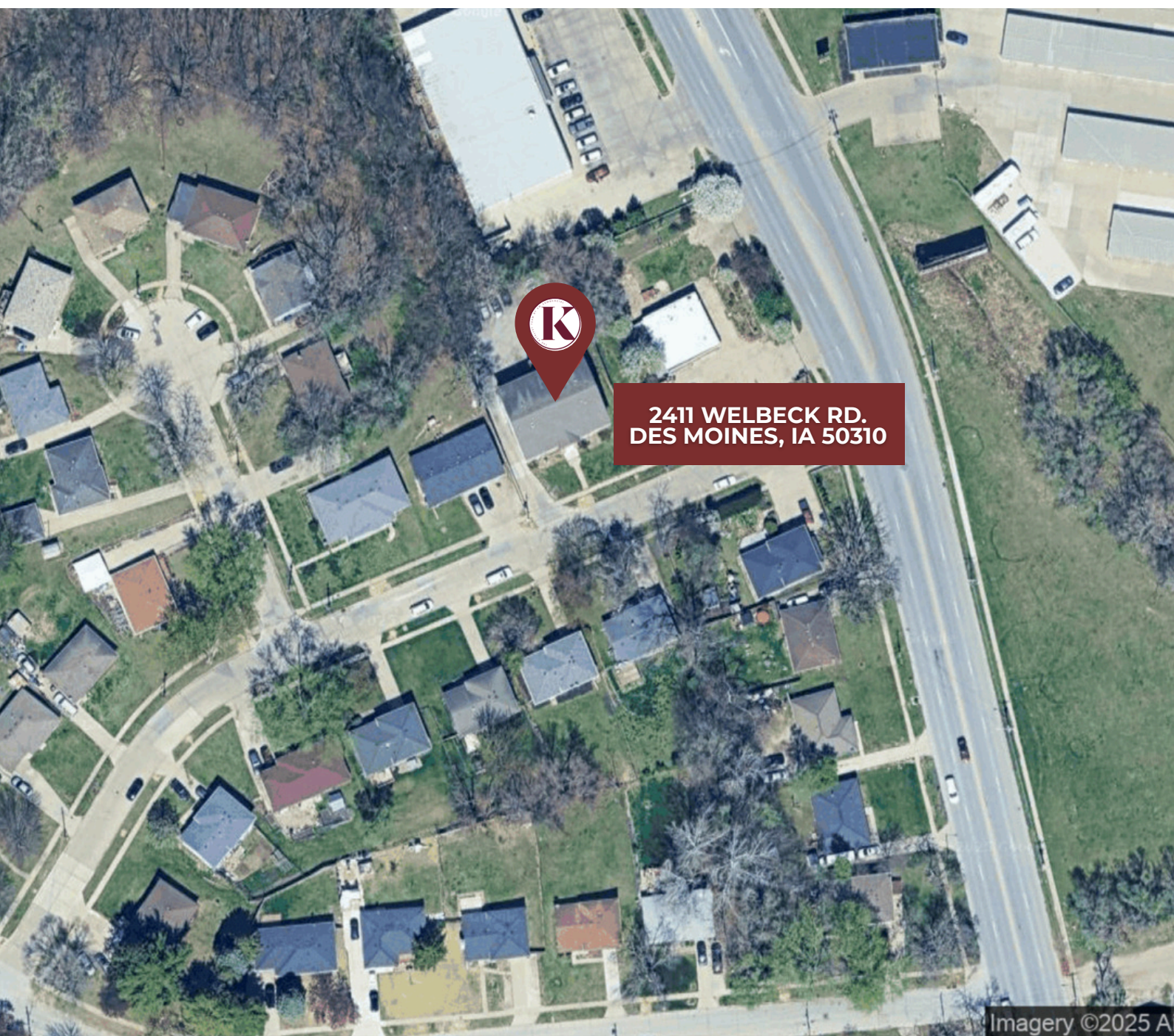


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LOCATION MAP



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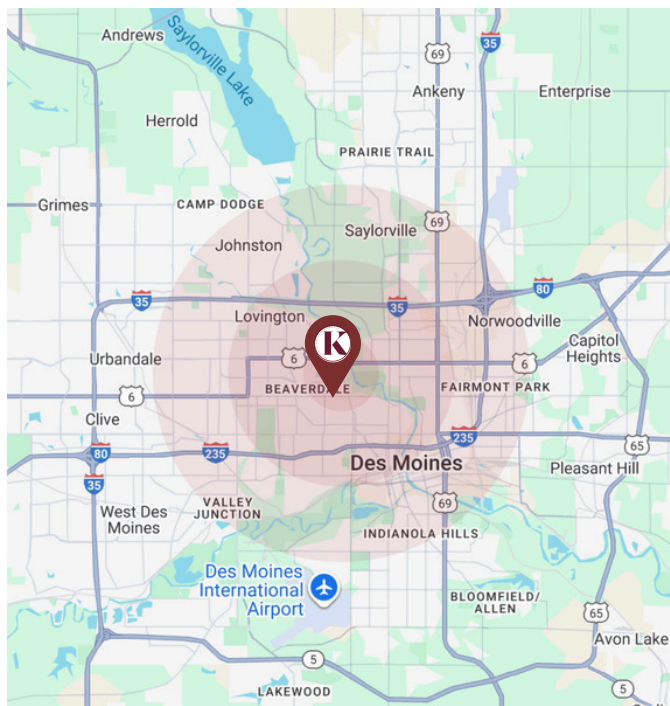
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	5,505	52,386	103,733
Female	5,165	48,369	99,231
Total Population	10,670	100,755	202,964
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,451	61,723	132,698
Black	2,073	14,549	23,097
Am In/AK Nat	12	161	304
Hawaiian	9	50	81
Hispanic	1,340	13,672	27,481
Asian	1,503	7,809	13,802
Multiracial	270	2,650	5,297
Other	13	151	223
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,656	47,716	96,385
Occupied	4,252	43,647	88,514
Owner Occupied	2,513	23,823	50,351
Renter Occupied	1,739	19,824	38,163
Vacant	404	4,069	7,872
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,238	18,062	37,030
Ages 15 - 24	1,607	15,679	28,428
Ages 25 - 54	4,584	43,589	85,279
Ages 55 - 64	1,047	10,539	22,539
Ages 65+	1,195	12,885	29,688
Income	1 Mile	3 Miles	5 Miles
Median	\$67,458	\$66,629	\$72,009
Under \$15k	325	3,779	6,507
\$15k - \$25k	369	3,116	5,341
\$25k - \$35k	202	2,834	6,234
\$35k - \$50k	588	6,164	11,400
\$50k - \$75k	792	8,572	16,635
\$75k - \$100k	870	6,744	13,261
\$100k - \$150k	711	7,093	15,464
\$150k - \$200k	267	2,658	6,438
Over \$200k	125	2,687	7,234



**TO LEARN MORE ON
THIS PROPERTY**

SCAN THE QR CODE



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