



PROPERTY OVERVIEW

The KatalYST Team by KW Commercial Realty is pleased to exclusively present the opportunity to acquire eight standalone duplexes in the Des Moines marketplace, offered as a single package for sale with strong financials and a **TRUE 7.61% Cap rate**.

Positioned in the heart of one of the Midwest's most stable workforce housing markets, **this portfolio delivers immediate cash flow with the ability to increase returns through either; self-management or stronger long-term occupancy.**

FOR SALE

Offering Summary

Address	2733-2897 Boston Ave.
City, State, Zip Code	Des Moines, IA 50310
Price	\$1,695,000
Building SF	12,200
Price / SF	\$138.94
Price / Unit	\$105,938
CAP Rate	8.57%
Lot Size	1.070 Acres
Type	Multifamily
Zoning	N3a Neighborhood District
Year Built	1968

JARED HUSMANN

PRESIDENT, THE KATALYST TEAM
License: B63372000



+1 (515) 639-0145



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4001 Westown Parkway,
West Des Moines, IA 50266

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PROPERTY PHOTOS



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LOCATION MAP



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DEMOGRAPHICS

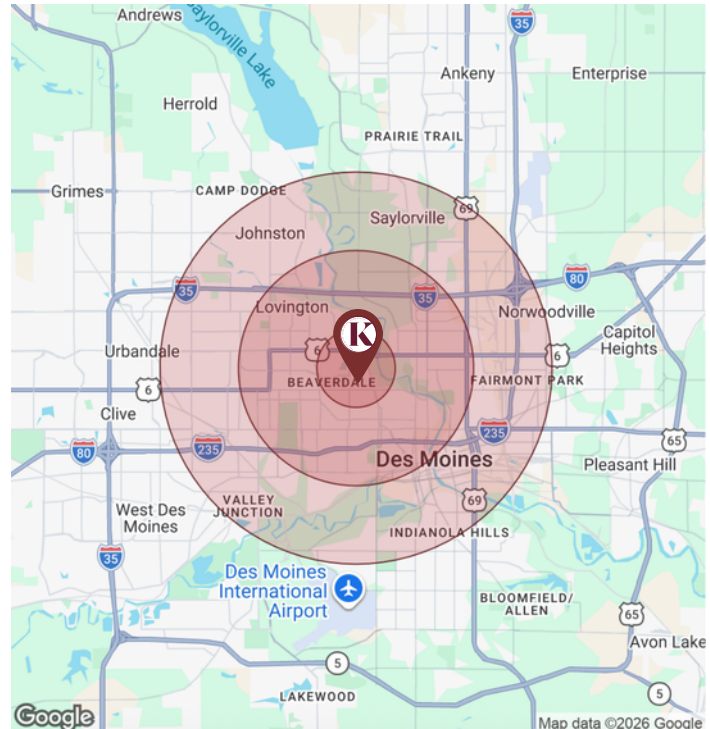
Population	1 Mile	3 Miles	5 Miles
Male	5,818	51,999	104,502
Female	5,609	48,759	100,098
Total Population	11,427	100,758	204,600

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,480	62,762	134,033
Black	1,933	14,197	23,365
Am In/AK Nat	13	161	307
Hawaiian	7	50	82
Hispanic	1,152	13,058	27,335
Asian	1,545	7,768	13,933
Multiracial	286	2,650	5,320
Other	10	121	225

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,222	47,774	97,332
Occupied	4,800	43,749	89,386
Owner Occupied	2,979	24,657	50,584
Renter Occupied	1,821	19,092	38,802
Vacant	422	4,025	7,946

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,242	18,239	37,275
Ages 15 - 24	1,626	15,123	28,673
Ages 25 - 54	4,882	43,464	85,840
Ages 55 - 64	1,161	10,736	22,772
Ages 65+	1,516	13,195	30,041

Income	1 Mile	3 Miles	5 Miles
Median	\$72,331	\$69,093	\$72,264
Under \$15k	336	3,735	6,534
\$15k - \$25k	391	2,975	5,438
\$25k - \$35k	178	2,735	6,236
\$35k - \$50k	698	5,940	11,510
\$50k - \$75k	860	8,341	16,684
\$75k - \$100k	926	7,056	13,268
\$100k - \$150k	848	7,263	15,539
\$150k - \$200k	376	2,845	6,555
Over \$200k	187	2,859	7,624



TO LEARN MORE ON
THIS PROPERTY

SCAN THE QR CODE



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