MULTIFAMILY

2733-2897 Boston Ave.
Des Moines, IA 50310

(8 Duplexes, 16 Units)

FOR SALE

JARED HUSMANN

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THE KataLYST TEAM by KW COMMERCIAL

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TABLE OF CONTENTS

THE KataLYST TEAM by KW COMMERCIAL

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that maybe provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Greater Des Moines in compliance with all applicable fair housing and equal opportunity laws.

EXECUTIVE SUMMARY

2733-2897 BOSTON AVE. DES MOINES, IA 50310

PROPERTY OVERVIEW

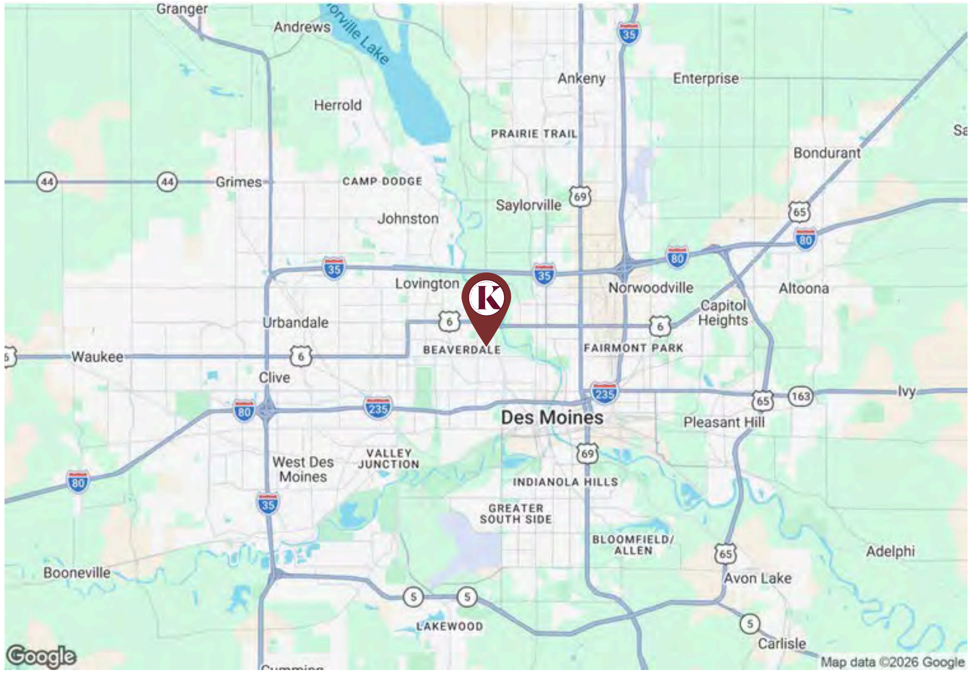
The KataLYST Team by KW Commercial Realty is pleased to exclusively present the opportunity to acquire eight standalone duplexes in the Des Moines marketplace, offered as a single package for sale with strong financials and a **TRUE 7.61% Cap rate**.

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.**

PROPERTY SUMMARY

Location Overview

Located in Des Moines, IA and in close proximity to the Veterans Administration hospital as well as the Beaverdale neighborhood with access to groceries and shopping within 6-blocks.



Investment Summary	
Address	2733-2897 Boston Avenue
City, State, Zip Code	Des Moines, IA 50310
Price	$1,695,000
Building SF	12,200
Price / SF	$138.94
Price / Unit	$105,937
CAP Rate	8.57%
Lot Size	1.08 Acres
Type	Multifamily
Zoning	N3a Neighborhood District
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

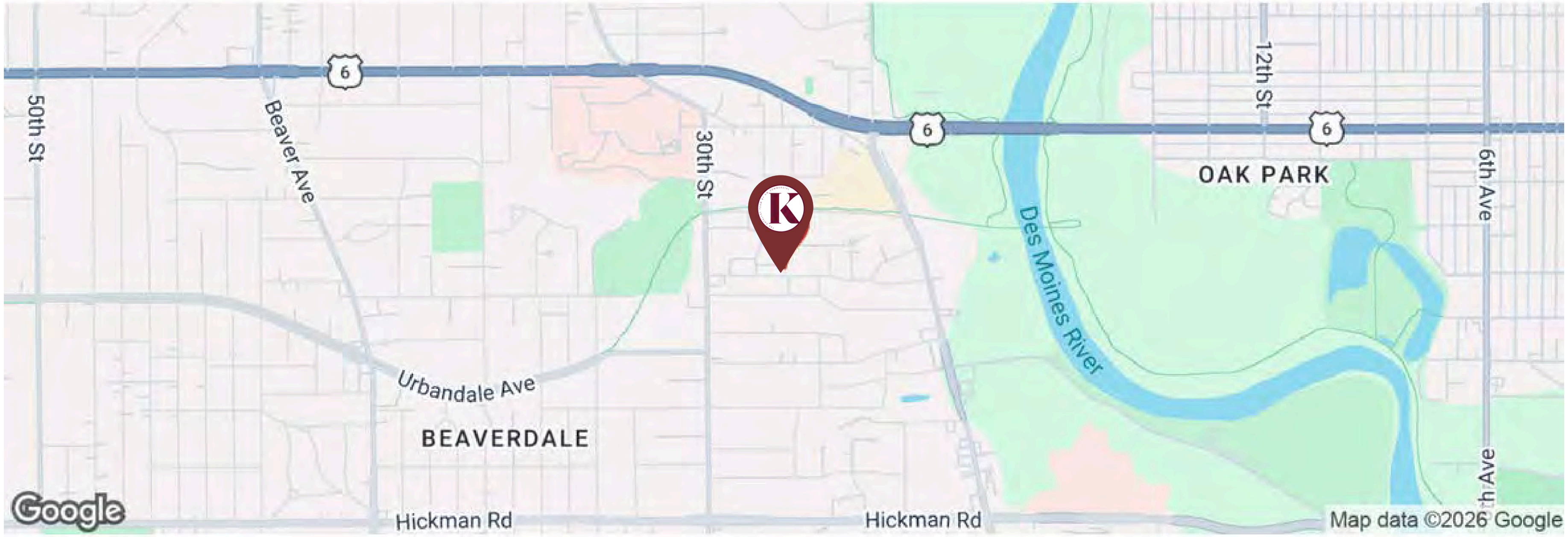

27 41
2739


PERMIT
PARKING
ONLY

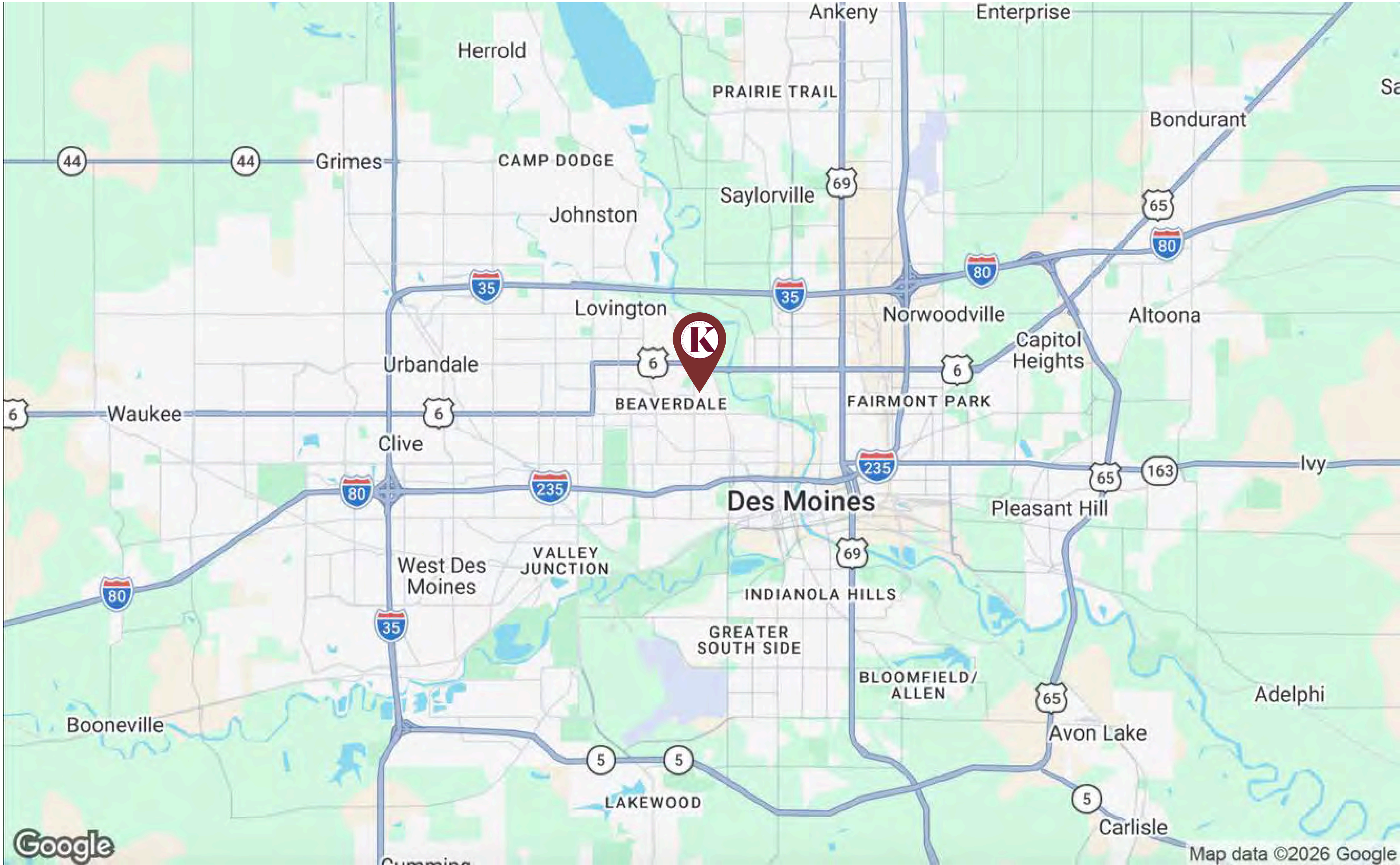
LOCATION MAPS

2733-2897 BOSTON AVE. DES MOINES, IA 50310

LOCATION MAPS



REGIONAL MAP



AERIAL PHOTO

2733-2897 BOSTON AVE. DES MOINES, IA 50310


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	$1,695,000
Units	16
Total Rentable SF	12,192
Lot Size	1.08 Acres

Income & Expense	
Gross Operating Income	$204,132
Monthly GOI	$17,011
Total Annual Expenses	($58,819)
Monthly Expenses	($4,902)
Financial Information	
Initial Equity	$423,750

Loans						
Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	$1,271,250	30 years	30 years	6.25%	$7,827	$12,713

PRO-FORMA OPERATING SUMMARY

Investment Summary	
Price	$1,695,000
Year Built	1968
Units	16
Price/Unit	$105,938
RSF	12,192
Price/SF	$138.94
Lot Size	1.08 Acres
Cap Rate	8.57%
GRM	7.75
Financial Summary	
Loan 1 (Fixed)	$1,271,250
Initial Equity	$423,750
Interest Rate	6.25%
Term	30 years
Monthly Payment	$7,827
DCR	1.55

Unit Mix & Annual Scheduled Income			
Type	**Units**	**Actual**	**Total**
2Bd/1Ba	16	$12,900	$206,400
Totals	16		**$206,400**

Annualized Income	
Description	**Actual**
Gross Potential Rent	$206,400
-Less : Vacancy	($14,448)
Effective Gross Income	$204,132
-Less : Expenses	($58,819)
Net Operating Income	$145,313
-Debt: Service	$51,385
Net Cash Flow after Debt Service	$36,208
+ Principal Reduction	$14,896
Total Return	**$66,282**

Annualized Expenses	
Description	**Actual**
Total Expenses	**$58,819**
Expenses Per RSF	**$4.82**
Expenses Per Unit	**$3,676**

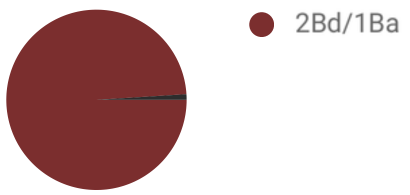
ANNUAL OPERATING DATA

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	$206,400	$212,592	$218,970	$225,539	$232,305
Late Fees	$4,980	$4,980	$4,980	$4,980	$4,980
RUBs	$7,200	$7,200	$7,200	$7,200	$7,200
Gross Scheduled Income	**$218,580**	**$224,772**	**$231,150**	**$237,719**	**$244,485**
Turnover Vacancy	($14,448)	($14,881)	($15,328)	($15,788)	($16,261)
Gross Operating Income	**$204,132**	**$209,891**	**$215,822**	**$221,931**	**$228,224**
Expenses					
Building Insurance	($9,229)	($9,414)	($9,602)	($9,794)	($9,990)
Grounds Maintenance	($2,400)	($2,448)	($2,497)	($2,547)	($2,598)
Janitorial	($2,566)	($2,566)	($2,566)	($2,566)	($2,566)
Maintenance	($7,328)	($7,328)	($7,328)	($7,328)	($7,328)
Reserves	($5,760)	($5,875)	($5,993)	($6,113)	($6,235)
Taxes - Real Estate	($14,956)	($15,255)	($15,560)	($15,871)	($16,189)
Pest Services	($2,094)	($2,094)	($2,094)	($2,094)	($2,094)
Utility - Electricity	($2,450)	($2,450)	($2,450)	($2,450)	($2,450)
Utility - Gas	($1,771)	($1,771)	($1,771)	($1,771)	($1,771)
Utility - Water/Sewer	($10,265)	($10,265)	($10,265)	($10,265)	($10,265)
Total Operating Expenses	**($47,840)**	**($47,840)**	**($47,840)**	**($47,840)**	**($47,840)**
Operating Expense Ratio	**25.52%**	**25.52%**	**25.52%**	**25.52%**	**25.52%**
Net Operating Income	**$139,648**	**$139,648**	**$139,648**	**$139,648**	**$139,648**

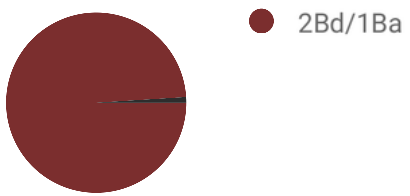
UNIT MIX REPORT

Units	Type	Approx.SF	Avg.Rents	Monthly	Mkt Rents	Monthly
16	2Bd/1Ba	762	$1,075	$17,200	$1,050	$16,800
16		**12,192**		**$17,200**		**$16,800**

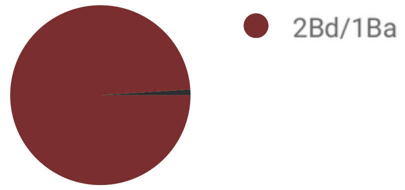
UNIT MIX



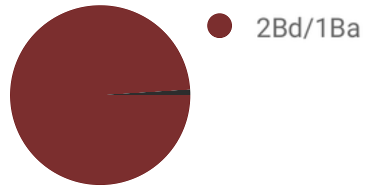
UNIT MIX SQUARE FEET



UNIT MIX INCOME



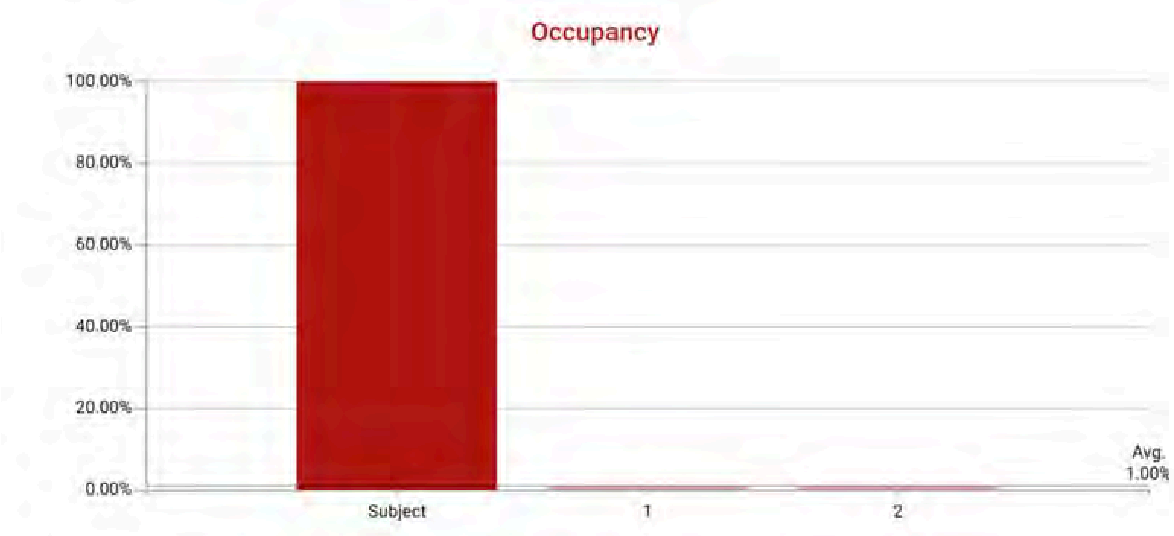
UNIT MIX MARKET INCOME



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	$1.41
RSF	12,192
Occupancy	100%
Units	16
Year Built	1968

Units	2	Avg.Rent	Size
16	2Bd/1Ba	$1,075	762

1

2731 Bennett Avenue, Des Moines, IA 50310

Asking Price	$0.00
RSF	912
Occupancy	1%
Units	1
Year Built	1959

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

RENT COMPARABLES

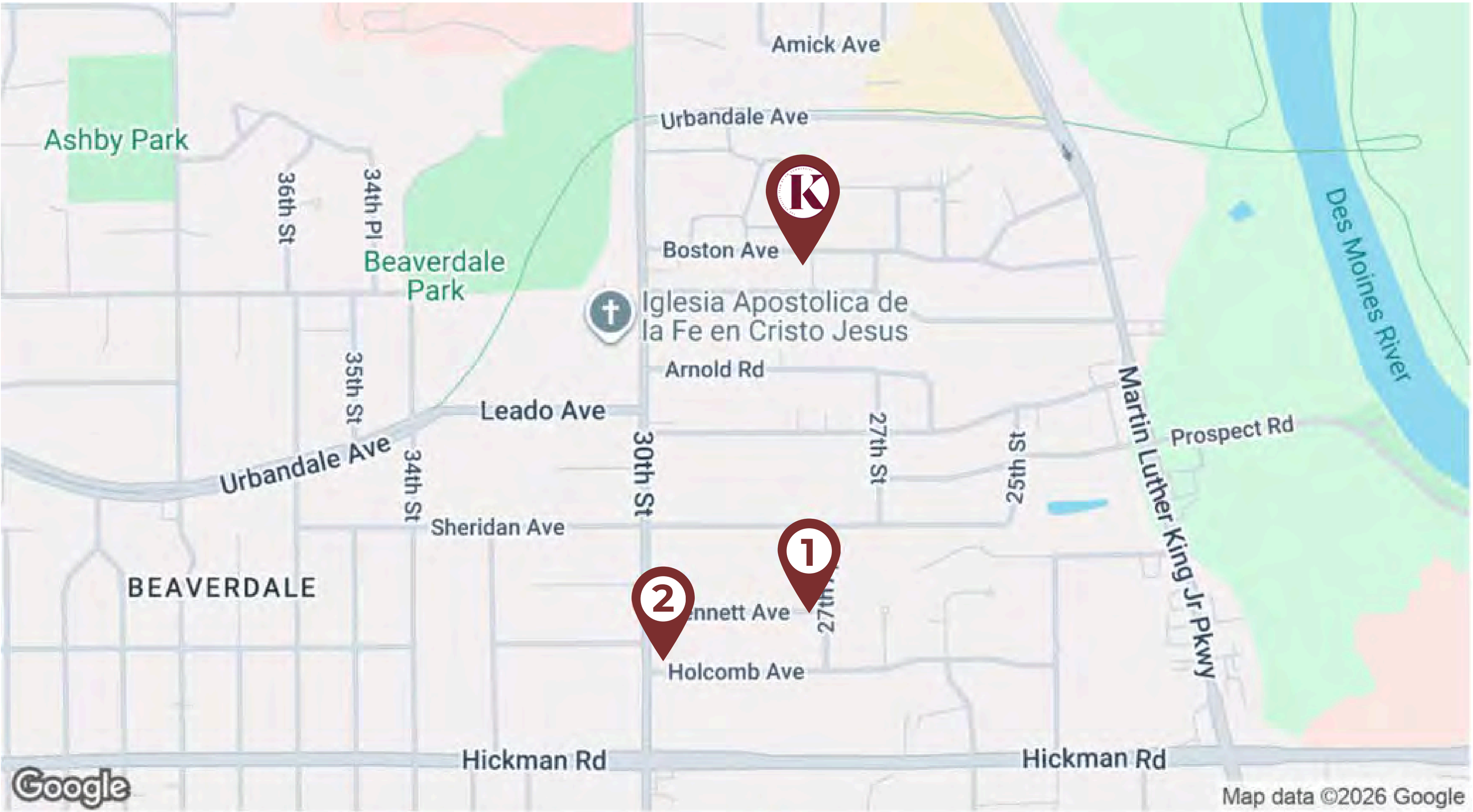
2

2509 30th Street, Des Moines, IA 50310

Avg Rent/RSF	$0.00
RSF	650
Occupancy	1%
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

Sale Price	$1,695,000.00
Units	16
Price/Unit	$105,938
Price/SF	$139.03
Units	1.070
Aces	1
Cap Rate	8.57%
GRM	7.75
Year Built	1968

Units	Type	Avg.Rent	Size
16	2Bd/1Ba	$1,075	762

SALE COMPARABLES

2

2826 Oxford Street, Des Moines, IA 50313

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

SALE COMPARABLES

2

3812 Clinton Avenue, Des Moines, IA 50310

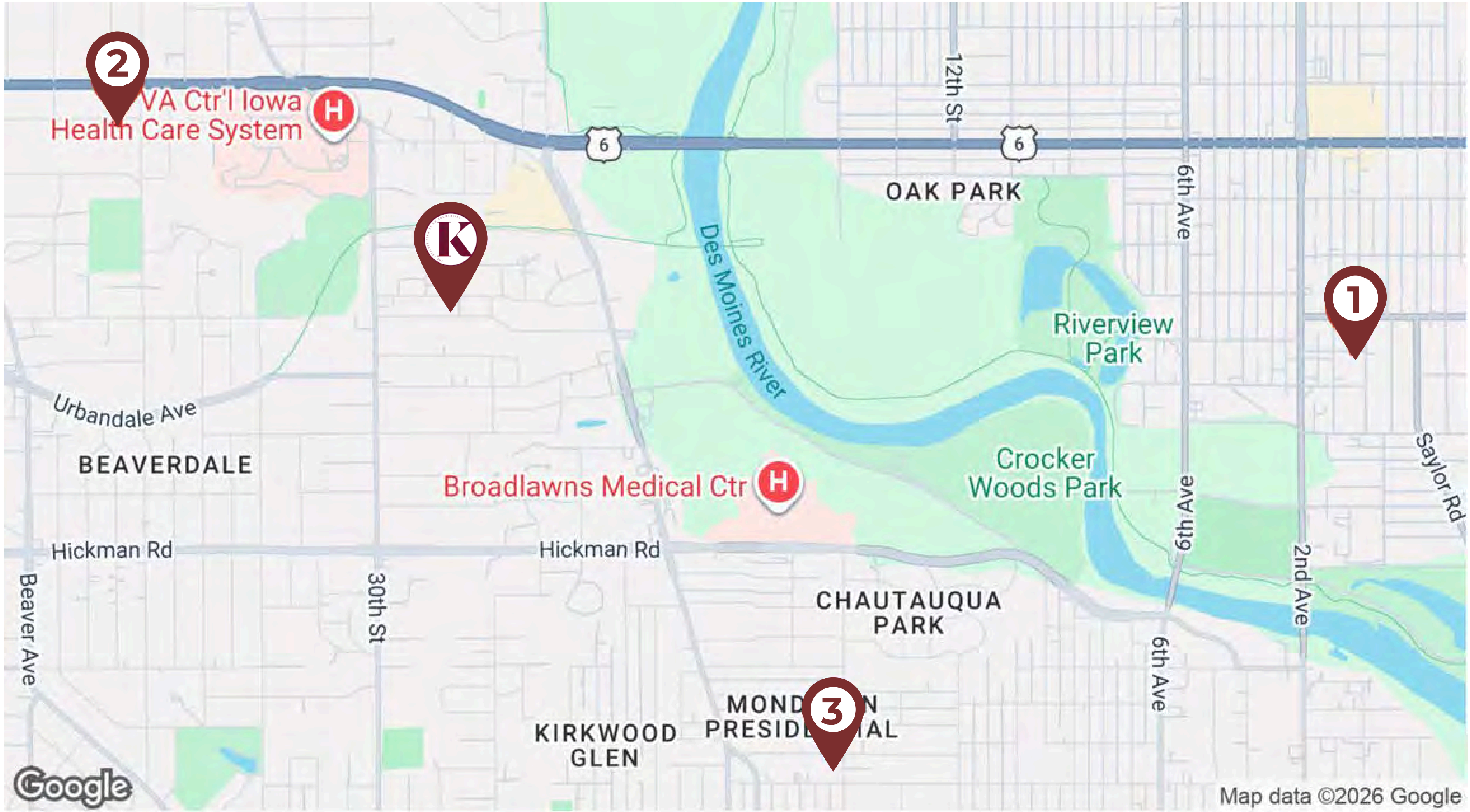
Sale Price	$340,000
Units	2
Price/Unit	$170,000
Price/SF	$200.83
Lot Size	9,717
Year Built	1953

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

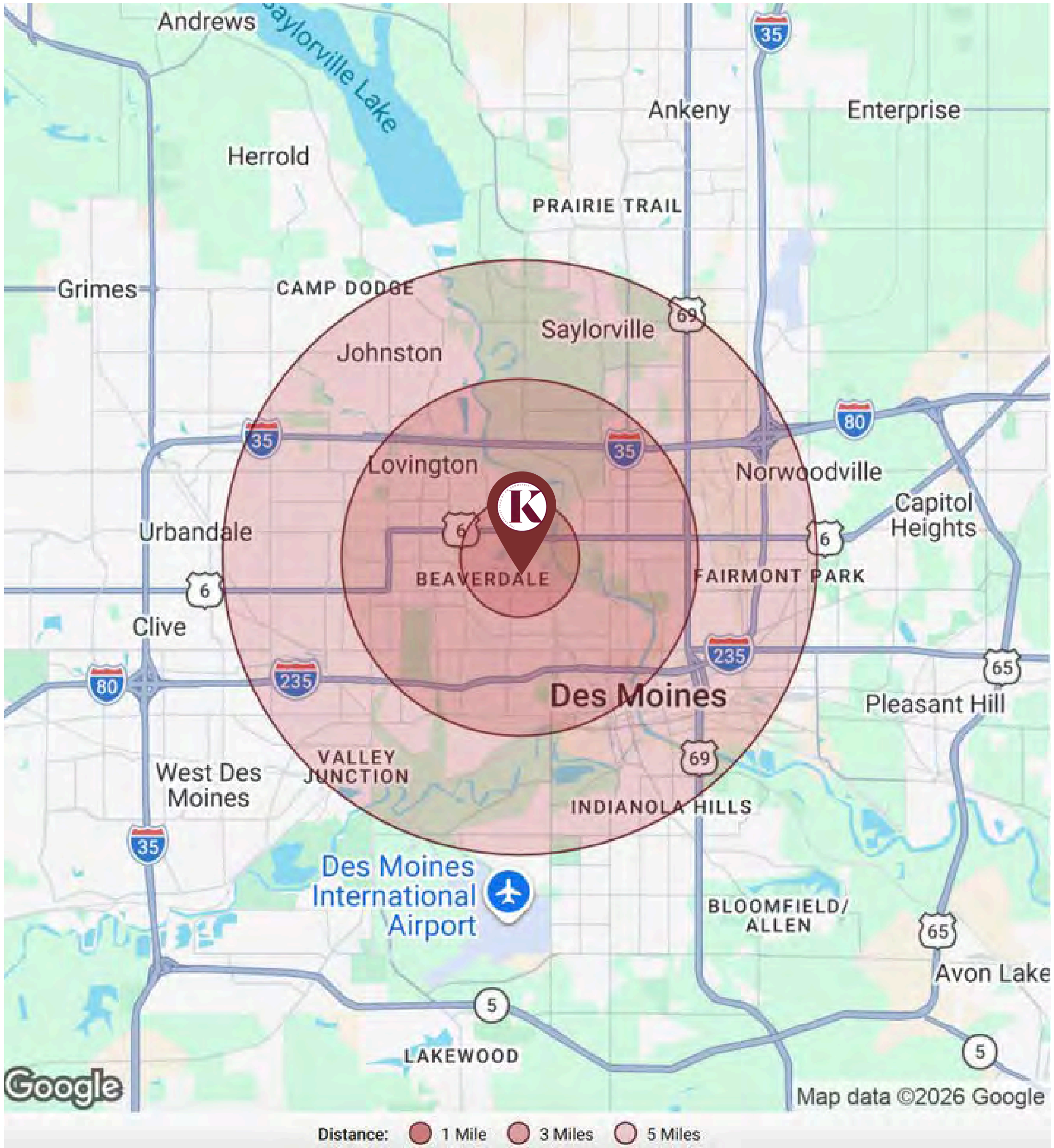
2 3812 Clinton Avenue
Des Moines, IA, 50310
$340,000

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

DEMOGRAPHICS

2733-2897 BOSTON AVE. DES MOINES, IA 50310

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

MEET THE KATALYST TEAM

2733-2897 BOSTON AVE. DES MOINES, IA 50310

THE KATALYST TEAM BY KW COMMERCIAL

kata·lyst

(noun) – (ka-tuh-lĭst)

FOR MORE INFO, SCAN THE QR CODE TO VISIT OUR WEBSITE

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.

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."

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SCAN THE QR CODE

TO SCHEDULE A TOUR WITH THIS PROPERTY

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