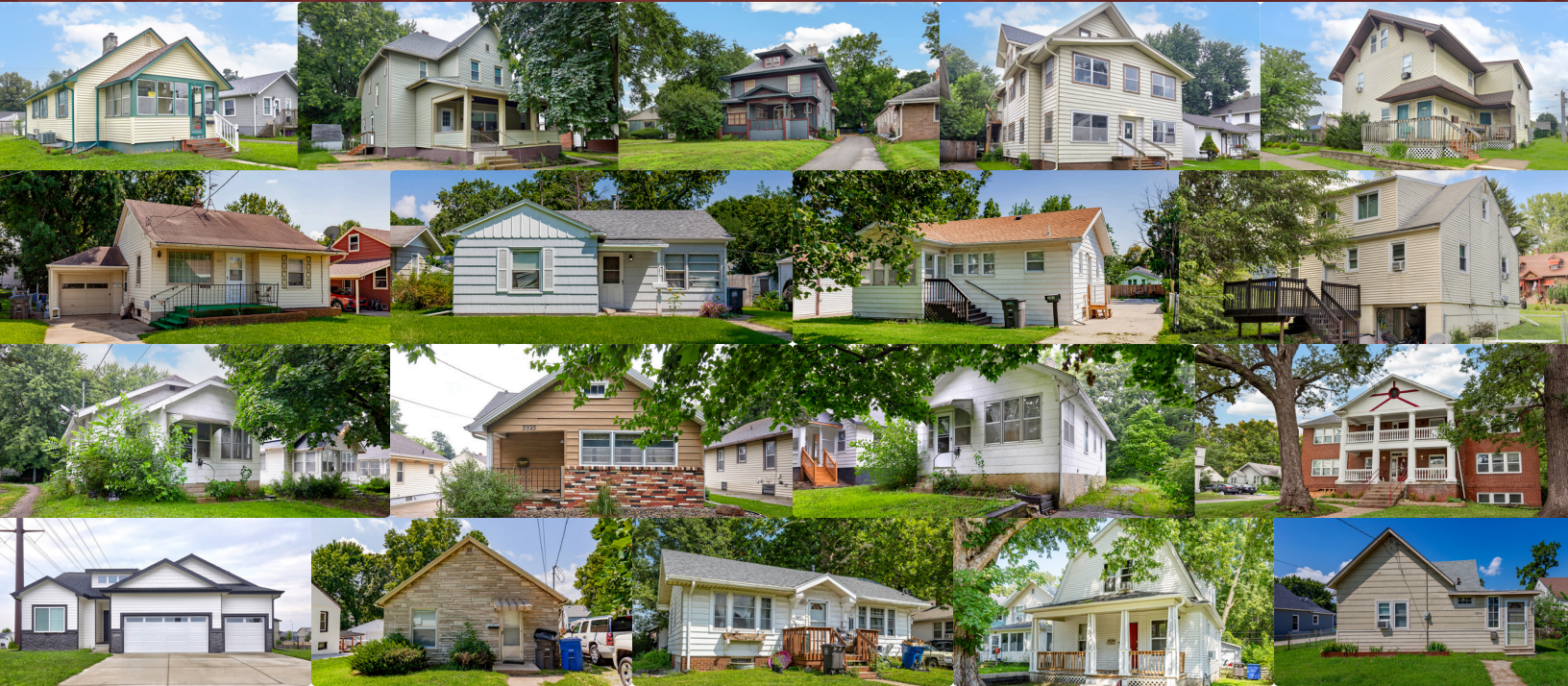




PROPERTY OVERVIEW

The KatalYST Team by KW Commercial is pleased to exclusively offer this unique residential investment portfolio for sale. The offering consists of 21 properties **totaling 42 residential units**, including 16 single-family homes and five multifamily properties, providing investors with a rare opportunity to acquire a diversified portfolio through a single transaction. Offered at a **7.11% capitalization rate** based on actual historical profit and loss statements, the portfolio delivers immediate in-place cash flow while also presenting multiple value-creation strategies. Acquiring the assets as a portfolio allows investors to purchase at an estimated 10% discount to individual retail value, creating immediate embedded equity at acquisition.

Additionally, the Des Moines metropolitan housing market has historically appreciated faster than inflation over the long term, **allowing owners to grow equity through ongoing loan amortization and long-term property appreciation**. Whether pursuing a buy-and-hold strategy or a phased disposition of individual assets, this offering combines scale, diversification, durable cash flow, and multiple avenues for value creation that are seldom available in today's market.

FOR SALE

Offering Summary

Property Type	House Portfolio + Four Multifamily
Number of Properties	21
Number of Units	42
Price	\$4,707,050
Rentable SF	34,323
CAP Rate	7.11%
Price per Sq. Ft	\$137.14
Year Built	Varies

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ANNUAL PROPERTY OPERATING DATA

Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	07/2027	07/2028	07/2029	07/2030	07/2031
Income					
Rental Income	\$533,388	\$549,390	\$565,871	\$582,847	\$600,333
Gross Scheduled Income	\$533,388	\$549,390	\$565,871	\$582,847	\$600,333
Turnover Vacancy	(\$26,507)	(\$27,303)	(\$28,122)	(\$28,965)	(\$29,834)
Gross Operating Income	\$506,881	\$522,087	\$537,750	\$553,882	\$570,499
Expenses					
Building Insurance	(\$46,836)	(\$48,241)	(\$49,688)	(\$51,179)	(\$52,714)
General Supplies	(\$12,000)	(\$12,000)	(\$12,000)	(\$12,000)	(\$12,000)
Grounds Maintenance	(\$9,600)	(\$9,600)	(\$9,600)	(\$9,600)	(\$9,600)
Maintenance	(\$12,000)	(\$12,000)	(\$12,000)	(\$12,000)	(\$12,000)
Taxes - Real Estate	(\$68,599)	(\$70,657)	(\$72,777)	(\$74,960)	(\$77,209)
Trash Removal	(\$6,000)	(\$6,000)	(\$6,000)	(\$6,000)	(\$6,000)
Utilities	(\$17,160)	(\$17,160)	(\$17,160)	(\$17,160)	(\$17,160)
Total Operating Expenses	(\$172,195)	(\$175,658)	(\$179,225)	(\$182,899)	(\$186,683)
Operating Expense Ratio	33.97%	33.65%	33.33%	33.02%	32.72%
Net Operating Income	\$334,686	\$346,429	\$358,525	\$370,983	\$383,816

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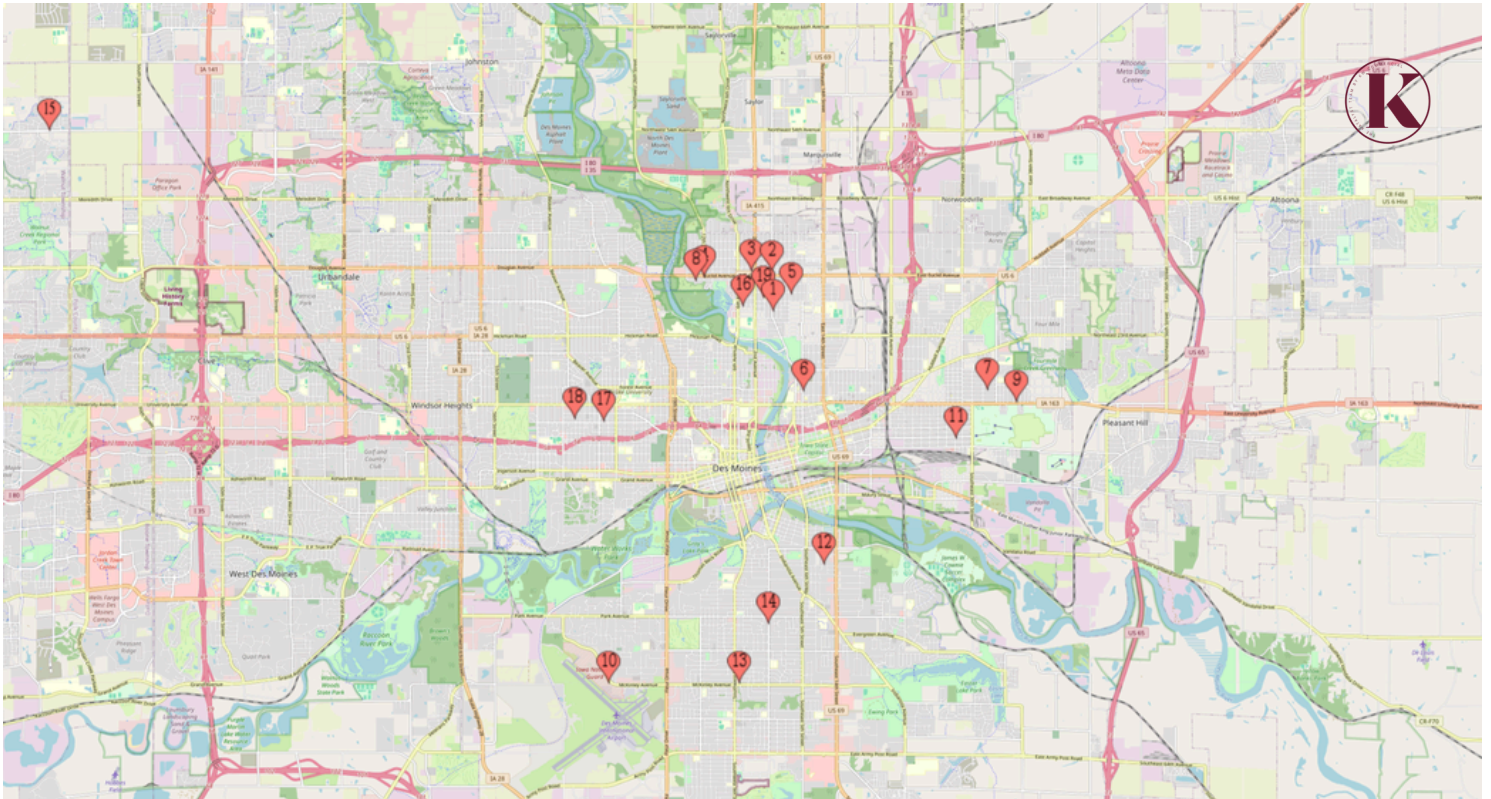


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LOCATION MAP



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DEMOGRAPHICS

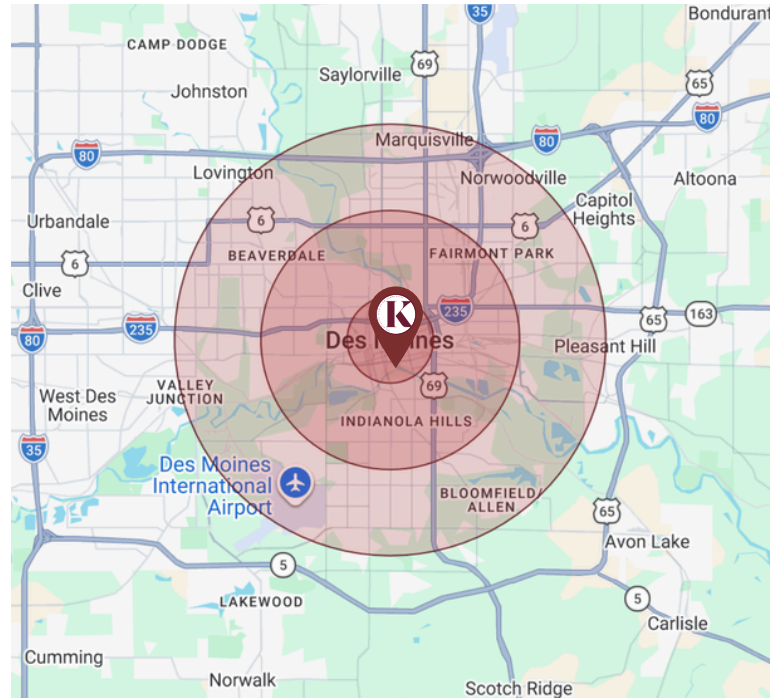
Population	1 Mile	3 Miles	5 Miles
Male	7,186	53,355	107,143
Female	6,320	48,957	102,519
Total Population	13,506	102,312	209,662

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,769	56,937	129,907
Black	1,718	15,183	24,992
Am In/AK Nat	16	184	335
Hawaiian	3	51	84
Hispanic	2,592	19,695	33,839
Asian	949	7,213	14,613
Multiracial	447	2,885	5,661
Other	12	153	231

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,031	48,723	97,265
Occupied	8,132	44,328	89,205
Owner Occupied	1,103	20,271	50,722
Renter Occupied	7,029	24,057	38,483
Vacant	899	4,395	8,059

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,797	18,869	39,363
Ages 15 - 24	2,631	17,855	30,413
Ages 25 - 54	6,864	44,122	89,104
Ages 55 - 64	1,187	9,897	22,682
Ages 65+	1,028	11,568	28,101

Income	1 Mile	3 Miles	5 Miles
Median	\$58,980	\$60,569	\$68,961
Under \$15k	919	4,232	6,832
\$15k - \$25k	750	3,490	5,877
\$25k - \$35k	523	3,159	6,251
\$35k - \$50k	1,021	6,784	12,243
\$50k - \$75k	2,021	9,460	17,244
\$75k - \$100k	909	6,236	13,484
\$100k - \$150k	1,152	6,226	15,102
\$150k - \$200k	302	2,148	5,959
Over \$200k	534	2,594	6,213



TO LEARN MORE ON
THIS PROPERTY

SCAN THE QR CODE



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