



**SINGLE FAMILY
PORTFOLIO**

**16 HOUSES AND 5 MULTIFAMILY
DES MOINES, IA**

FOR SALE

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THE KatalYST
TEAM by **KW**
COMMERCIAL

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THE **KataLYST**
TEAM by 



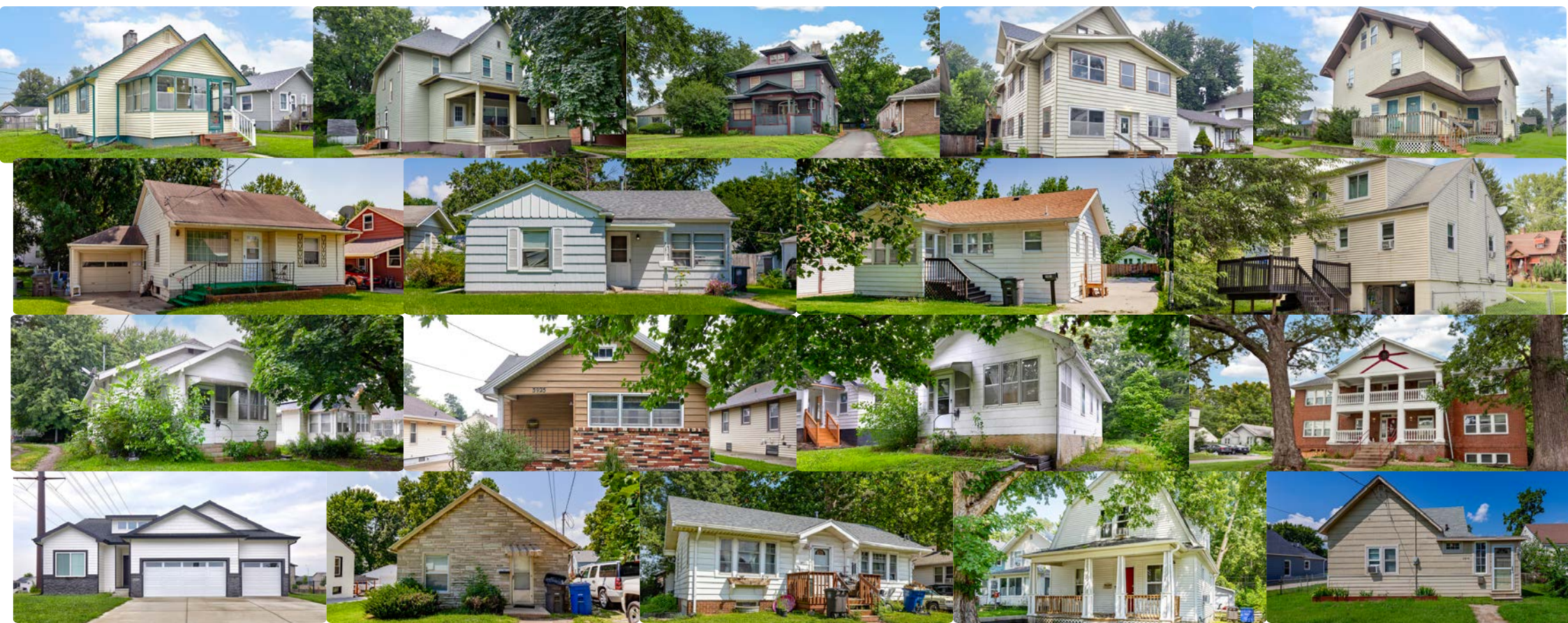
EXECUTIVE SUMMARY

MULTIPLE PROPERTIES

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.



PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

- **21-Property / 42-Unit Portfolio** – Diversified offering consisting of 16 single-family homes and five multifamily properties.
- **7.11% In-Place Cap Rate** – Attractive day-one cash flow supported by actual historical profit and loss statements.
- **Approximately 10% Below Retail Value** – Bulk acquisition provides immediate embedded equity compared to estimated individual property values.
- **Multiple Exit Strategies** – Hold the entire portfolio for long-term income and appreciation OR selectively sell individual properties to unlock embedded value.
- **Long-Term Equity Growth Potential** – Positioned to benefit from continued loan amortization and the Des Moines metro's historically strong residential appreciation.

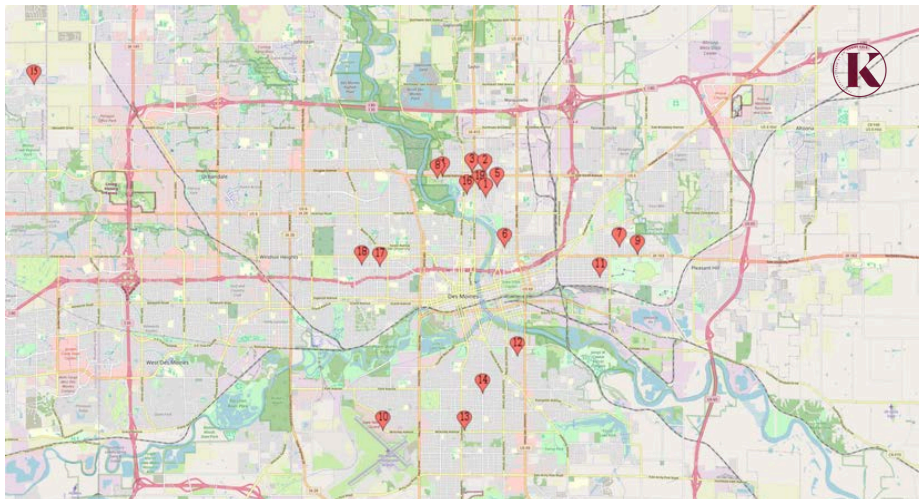
LOCATION OVERVIEW

The Des Moines Metropolitan Area is one of the Midwest's most stable and resilient investment markets, supported by a diverse economy led by finance, insurance, healthcare, logistics, and technology. Strong employment growth, a business-friendly environment, and continued public and private investment have fueled consistent housing demand and rental stability throughout the region. Over the past eight years, single-family home values across the metro have appreciated by approximately 70%—equivalent to roughly 6.8% annually—reinforcing Des Moines' long-term investment fundamentals. These market dynamics continue to make the region an attractive destination for investors seeking dependable cash flow, durable appreciation, and sustained population growth.



Investment 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



LOCATION INFORMATION

Property Type

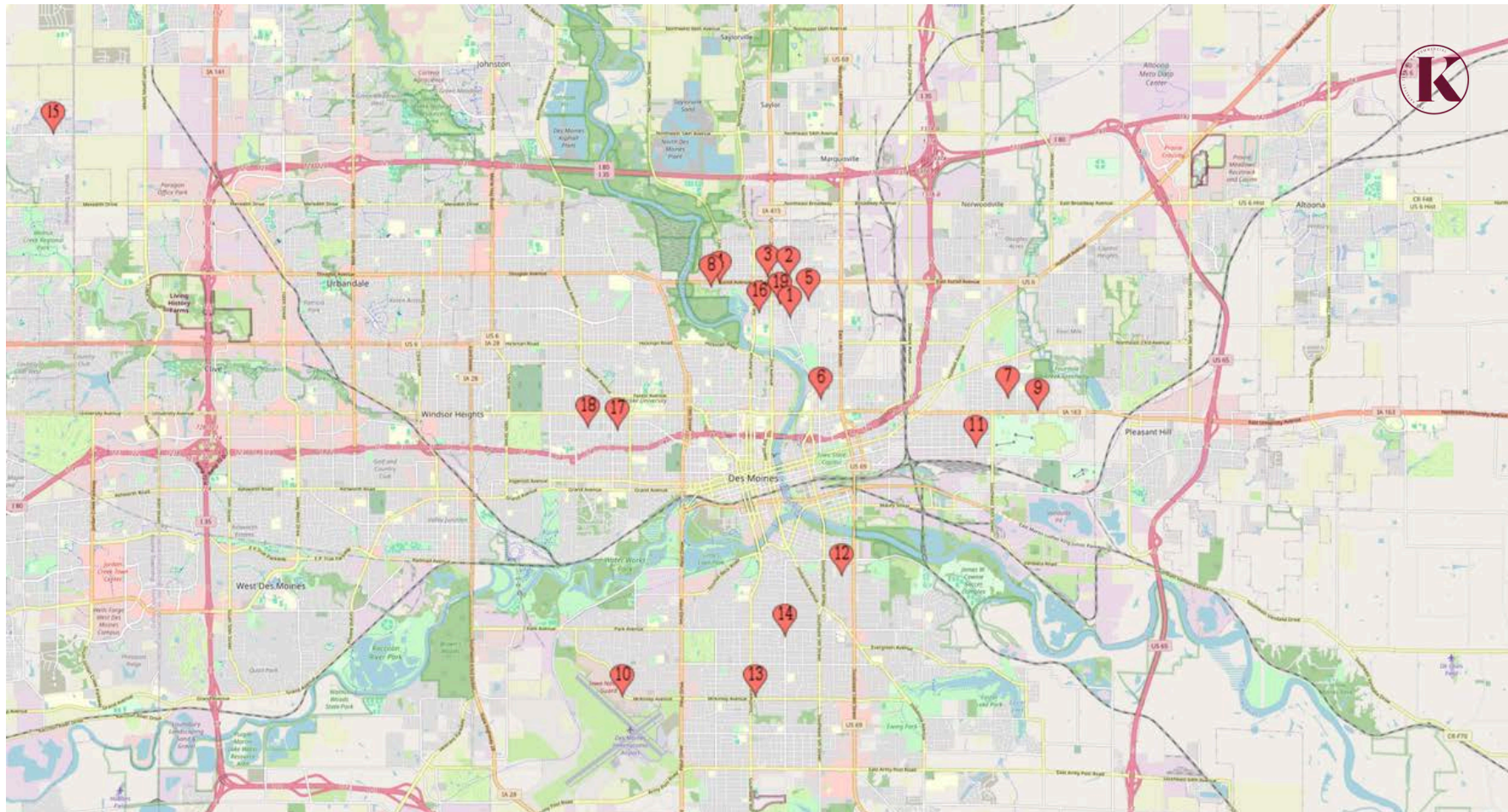
House Portfolio + Four Multifamily

Address

Multiple Addresses

City, State, Zip Code

Des Moines, IA





FINANCIAL SUMMARY

MULTIPLE PROPERTIES



INVESTMENT DETAILS

Analysis	
Analysis Date	Aug 2026

PROPERTY	
Property Type	Residential
Property	Bassman Portfolio
Address	Multiple
City, State	DES MOINES, IA

Purchase Information	
Purchase Price	\$4,707,050
Units	21
Total Rentable SF	34,323

Income & Expense	
Gross Operating Income	\$506,881
Monthly GOI	\$42,240
Total Annual Expenses	(\$172,195)
Monthly Expenses	(\$14,350)
Financial Information	
Initial Equity	\$1,176,763

Loans						
Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$3,530,287	25 years	25 years	6.25%	\$23,288	\$35,303

PRO-FORMA OPERATING SUMMARY



Investment Summary	
Price	\$4,707,050
Units	42
Price/Unit	\$112,072
RSF	34,323
Price/RSF	\$137.14
Cap Rate	7.11%
Market Cap Rate	7.67%
GRM	8.82
Financial Summary	
Loan 1 (Fixed)	\$3,530,287
Initial Equity	\$1,176,763
Interest Rate	6.25%
Term	25 years
Monthly Payment	\$23,288
DCR	1.2

Unit Mix & Annual Scheduled Income			
Type	Units	Actual	Total
Totals	21	\$533,388	\$533,388

Annualized Income	
Description	Actual
Gross Potential Rent	\$533,388
-Less : Vacancy	(\$26,507)
Effective Gross Income	\$506,881
-Less : Expenses	(\$172,195)
Net Operating Income	\$334,686
-Debt: Service	(\$279,459)
Net Cash Flow after Debt Service	\$55,227
+ Principal Reduction	\$60,530
Total Return	\$115,757

Annualized Expenses	
Description	Actual
Building Insurance	\$46,836
General Supplies	\$12,000
Grounds Maintenance	\$9,600
Maintenance	\$12,000
Taxes - Real Estate	\$68,599
Trash Removal	\$6,000
Utilities	\$17,160
Total Expenses	\$172,195
Expenses Per RSF	\$5.02
Expenses Per Unit	\$8,200

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

CASH FLOW ANALYSIS



Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	07/2027	07/2028	07/2029	07/2030	07/2031
Before-Tax Cash Flow					
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)
Total Operating Expenses	(\$172,195)	(\$175,658)	(\$179,225)	(\$182,899)	(\$186,683)
Net Operating Income	\$334,686	\$346,429	\$358,525	\$370,983	\$383,816
Loan Payment	(\$279,459)	(\$279,459)	(\$279,459)	(\$279,459)	(\$279,459)
Before-Tax Cash Flow	\$55,227	\$66,971	\$79,066	\$91,525	\$104,357
Cash-On-Cash Return	4.56%	5.53%	6.52%	7.55%	8.61%

UNIT MIX REPORT



Addresses	Type	Approx. SF	Avg. Rent	Monthly
3121 Cornell St. Des Moines, IA	2Bd/1Ba	782	\$1,200	\$1,200
3910 Cornell St. Des Moines, IA	2Bd/1Ba	768	\$1,200	\$1,200
3925 3rd St. Des Moines, IA	3Bd/1Ba	942	\$1,375	\$1,375
3838 12th St. Des Moines, IA	2Bd/1Ba	716	\$1,100	\$1,100
3521 E. 12th St. Des Moines, IA	2Bd/1Ba	818	\$1,175	\$1,175
1511 E. 9th St. Des Moines, IA	3Bd/1Ba	1,277	\$1,350	\$1,350
2916 Capitol Ave. Des Moines, IA	3Bd/1Ba	1,352	\$1,150	\$1,150
3233 Kinsey Ave. Des Moines, IA	3Bd/1Ba	901	\$1,200	\$1,200
3817 14th St. Des Moines, IA	2Bd/1Ba	834	\$1,300	\$1,300
1279 E. 36th St. Des Moines, IA	2Bd/1Ba	480	\$950	\$950
2004 E. 33rd St. Des Moines, IA	3Bd/1Ba	832	\$1,625	\$1,625
2805 Des Moines St. Des Moines, IA	2Bd/1Ba	832	\$1,300	\$1,300
920 Hartford Ave. Des Moines, IA	2Bd/1Ba	849	\$1,200	\$1,200
808 Philip St. Des Moines, IA	3Bd/1Ba	1,161	\$1,400	\$1,400
3028 S. Union St. Des Moines, IA	1Bd/1Ba	532	\$1,100	\$1,100
5532 147th St. Urbandale, IA	4Bd/3Ba	1,398	\$2,700	\$2,700
3211 5th Ave. Des Moines, IA	4Bd/2Ba	2,159	\$2,474	\$2,474
3324 University Ave. Des Moines, IA	5Bd/5Ba	3,460	\$4,785	\$4,785
3927 University Ave. Des Moines, IA	6Bd/6Ba	7,245	\$5,850	\$5,850
3420 Oxford St. Des Moines, IA	6Bd/6Ba	3,354	\$4,585	\$4,585
3507 2nd Ave. Des Moines, IA	7Bd/6Ba	3,631	\$5,430	\$5,430
Total: 21	21	34,323		\$44,449



INDIVIDUAL PROPERTIES

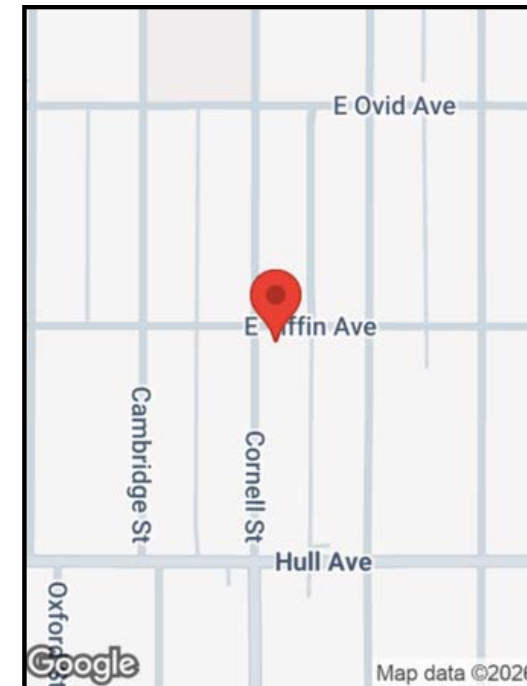
3121 Cornell St. Des Moines, IA



Property Information

Property Type	2Bd/1Ba Single Family House
Monthly Rent	\$1,200
Bldg. Sq. Ft.	782 Sq. Ft.
Year built	1909
COMP Potential Value	\$141,440

COMMENT: RECENT RAN COMP IS \$160,000 MINIMUM



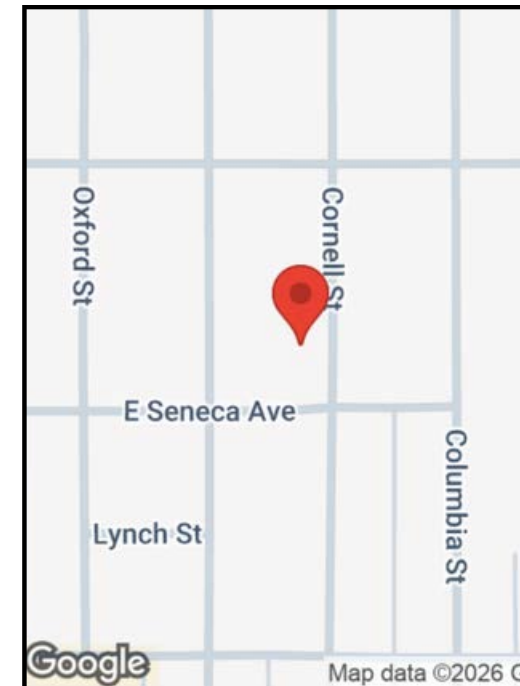
3121 CORNELL ST. DES MOINES, IA

3910 Cornell St. Des Moines, IA



Property Information

Property Type	2Bd/1Ba Single Family Residence
Monthly Rent	\$1,200
Bldg. Sq. Ft.	768 Sq. Ft.
Year built	1925
COMP Potential Value	\$138,908

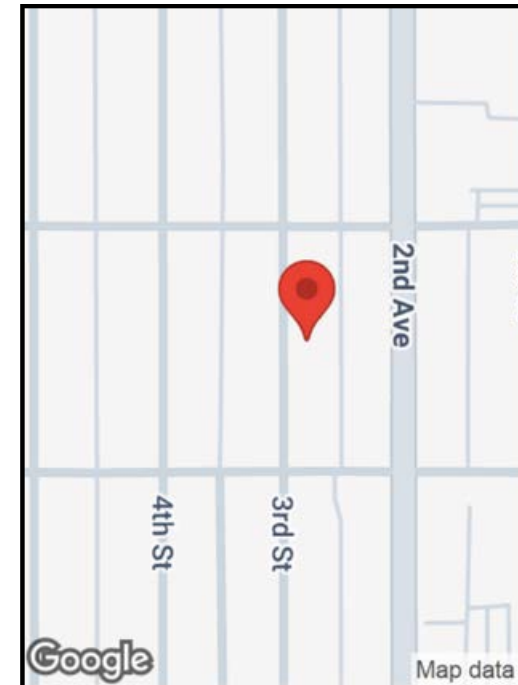


3925 3rd St. Des Moines, IA



Property Information

Property Type	3Bd/1Ba Single Family Residence
Monthly Rent	\$1,375
Bldg. Sq. Ft.	942 Sq. Ft.
Year built	1920
COMP Potential Value	\$170,379

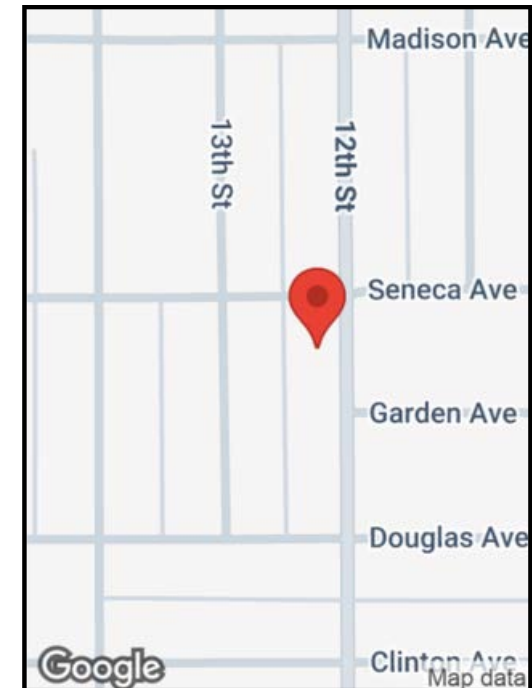


3838 12th St. Des Moines, IA



Property Information

Property Type	2Bd/1Ba Single Family Residence
Monthly Rent	\$1,100
Bldg. Sq. Ft.	716 Sq. Ft.
Year built	1907
COMP Potential Value	\$129,502

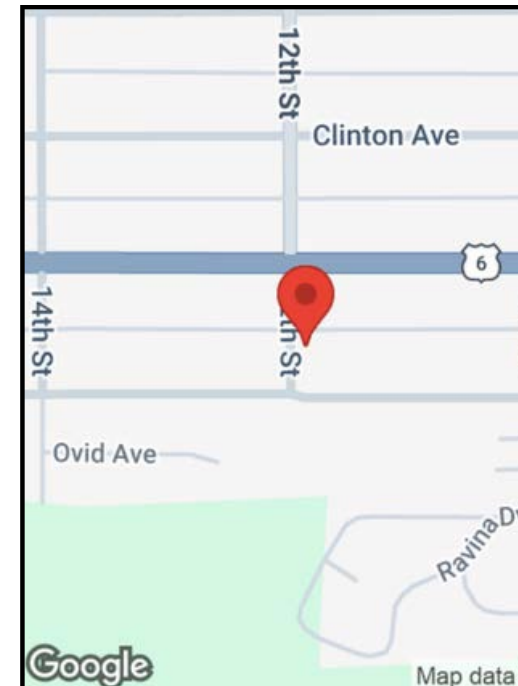


3521 E. 7th St. Des Moines, IA



Property Information

Property Type	2Bd/1Ba Single Family Residence
Monthly Rent	\$1,175
Bldg. Sq. Ft.	818 Sq. Ft.
Year built	1924
COMP Potential Value	\$154,593

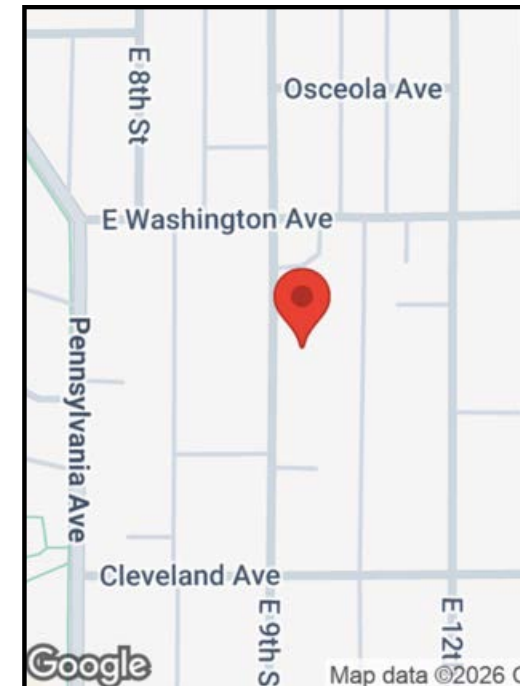


1511 E. 9th St. Des Moines, IA



Property Information

Property Type	3Bd/1Ba Single Family Residence
Monthly Rent	\$1,350
Bldg. Sq. Ft.	1,277 Sq. Ft.
Year built	1907
COMP Potential Value	\$241,340

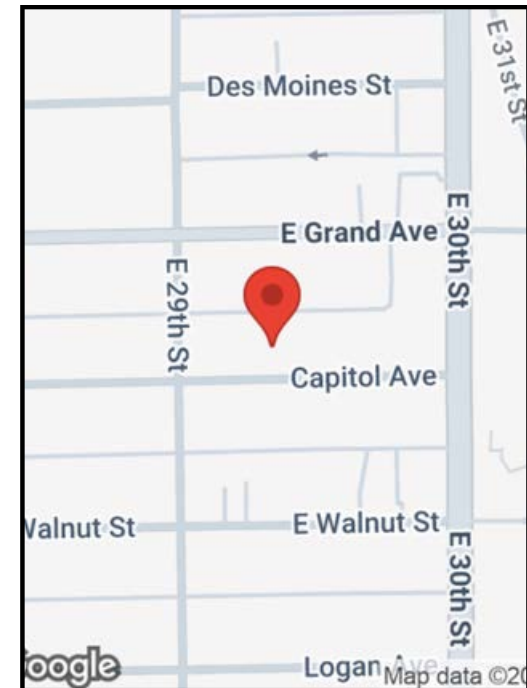


2916 Capitol Ave. Des Moines, IA



Property Information

Property Type	3Bd/1Ba Single Family Residence
Monthly Rent	\$1,150
Bldg. Sq. Ft.	1,352 Sq. Ft.
Year built	1886
COMP Potential Value	\$255,514

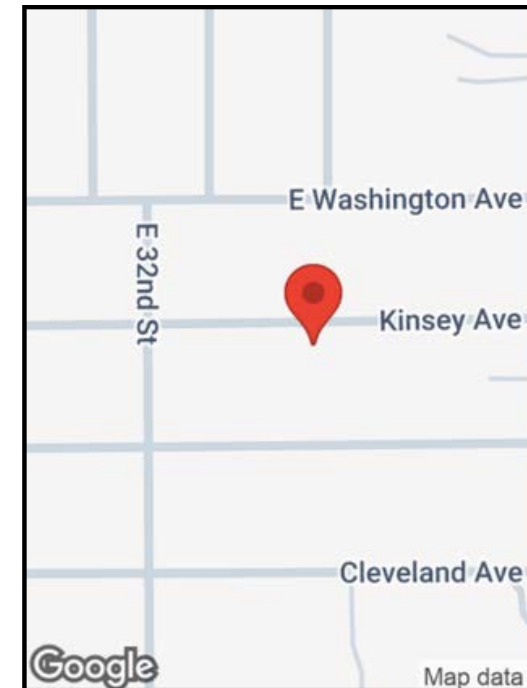


3233 Kinsey Ave. Des Moines, IA



Property Information

Property Type	3Bd/1Ba Single Family Residence
Monthly Rent	\$1,200
Bldg. Sq. Ft.	901 Sq. Ft.
Year built	1942
COMP Potential Value	\$170,279

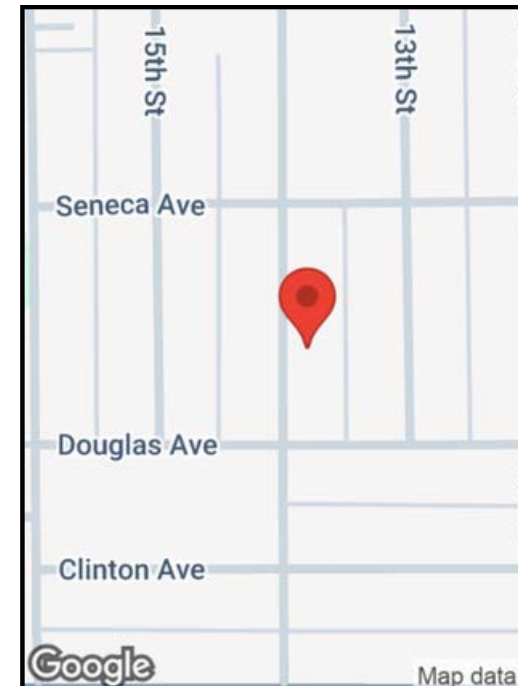


3817 14th St. Des Moines, IA



Property Information

Property Type	2Bd/1Ba Single Family Residence
Monthly Rent	\$1,300
Bldg. Sq. Ft.	834 Sq. Ft.
Year built	1949
COMP Potential Value	\$150,845



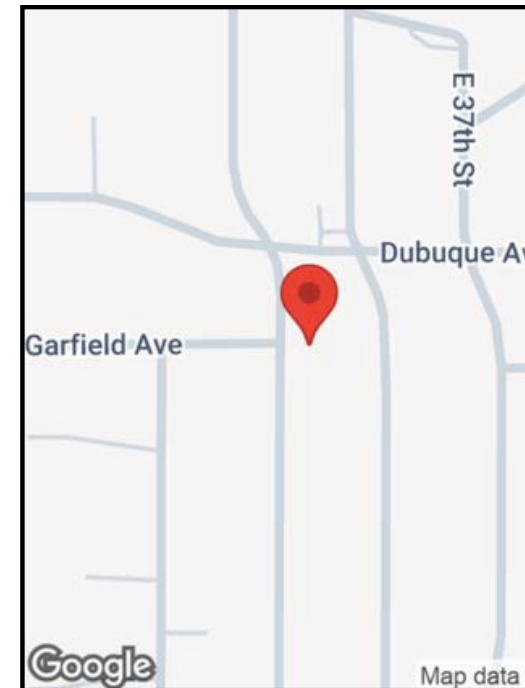
1279 E. 36th St. Des Moines, IA



Property Information

Property Type	2Bd/1Ba Single Family Residence
Monthly Rent	\$950
Bldg. Sq. Ft.	480 Sq. Ft.
Year built	1951
COMP Potential Value	\$90,715

COMMENT: APPRAISAL AT \$116,000



1279 E. 36TH ST. DES MOINES, IA

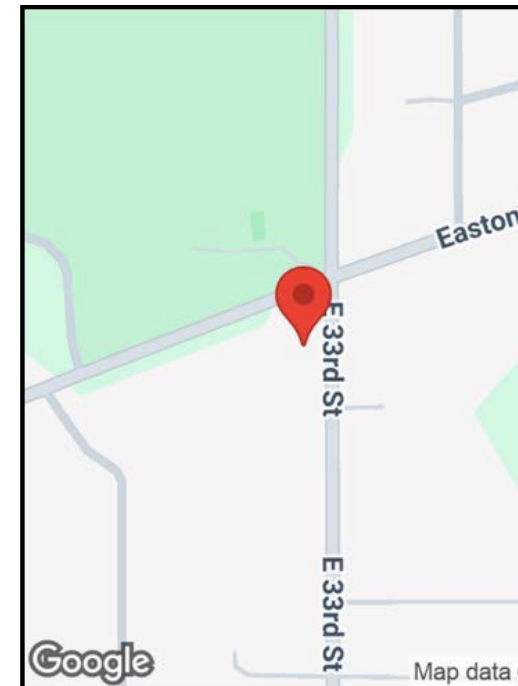
2004 E. 33rd St. Des Moines, IA



Property Information

Property Type	3Bd/1Ba Single Family Residence
Monthly Rent	\$1,625
Bldg. Sq. Ft.	832 Sq. Ft.
Year built	1923
COMP Potential Value	\$157,239

COMMENT: RECENT APPRAISAL AT \$212,000



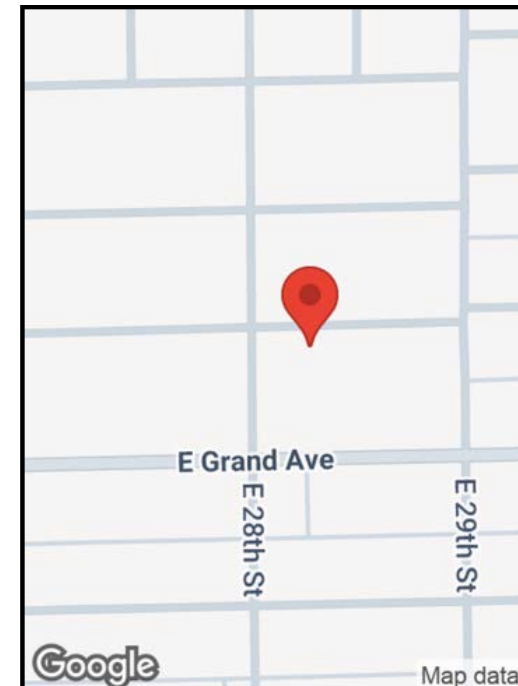
2004 E. 33RD ST. DES MOINES, IA

2805 Des Moines St. Des Moines, IA



Property Information

Property Type	2Bd/1Ba Single Family Residence
Monthly Rent	\$1,300
Bldg. Sq. Ft.	832 Sq. Ft.
Year built	1920
COMP Potential Value	\$157,239

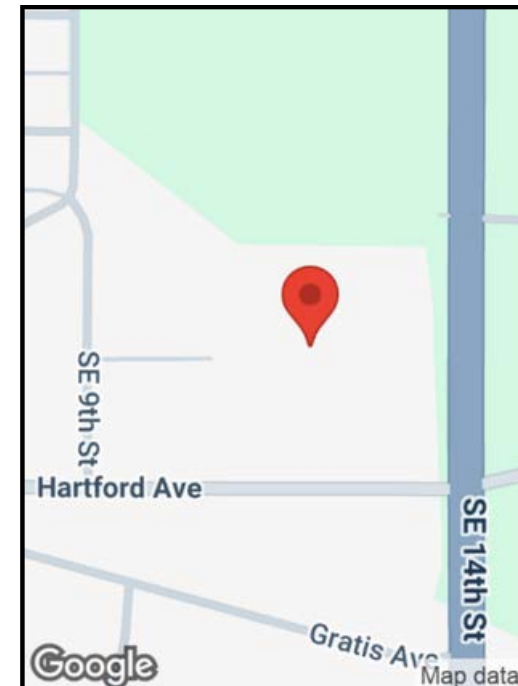


920 Hartford Ave. Des Moines, IA



Property Information

Property Type	2Bd/1Ba Single Family Residence
Monthly Rent	\$1,200
Bldg. Sq. Ft.	849 Sq. Ft.
Year built	1917
COMP Potential Value	\$155,740

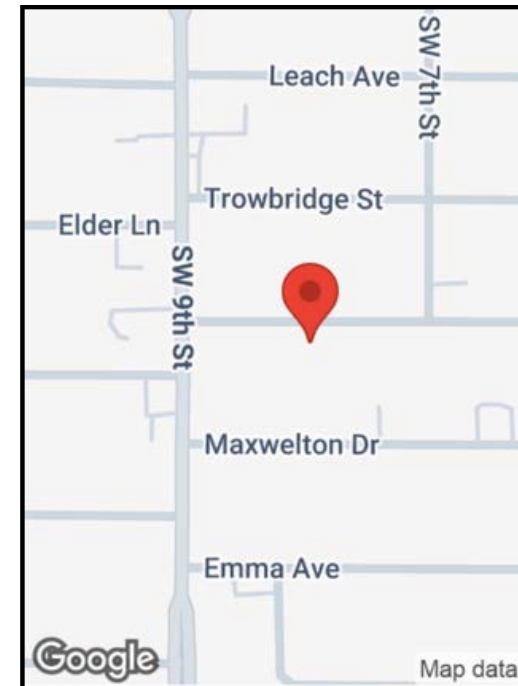


808 Philip St. Des Moines, IA



Property Information

Property Type	3Bd/1Ba Single Family Residence
Monthly Rent	\$1,400
Bldg. Sq. Ft.	1,161 Sq. Ft.
Year built	1940
COMP Potential Value	\$212,973



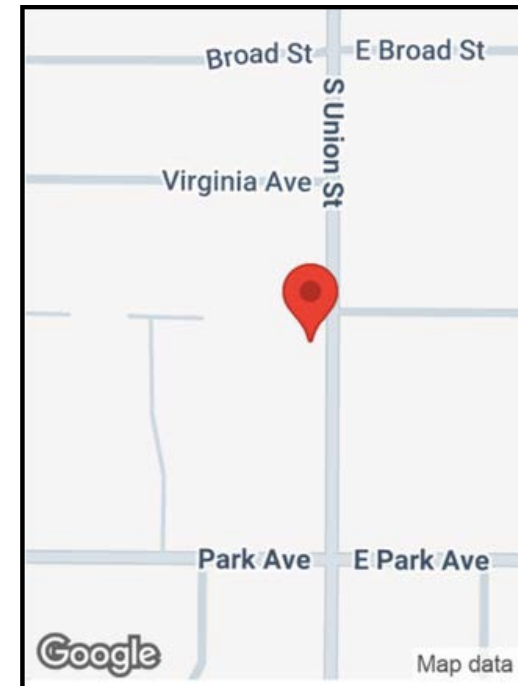
3028 S. Union St. Des Moines, IA



Property Information

Property Type	1Bd/1Ba Single Family Residence
Monthly Rent	\$1,100
Bldg. Sq. Ft.	532 Sq. Ft.
Year built	1920
COMP Potential Value	\$97,590

COMMENT: RECENT APPRAISAL AT \$115,000



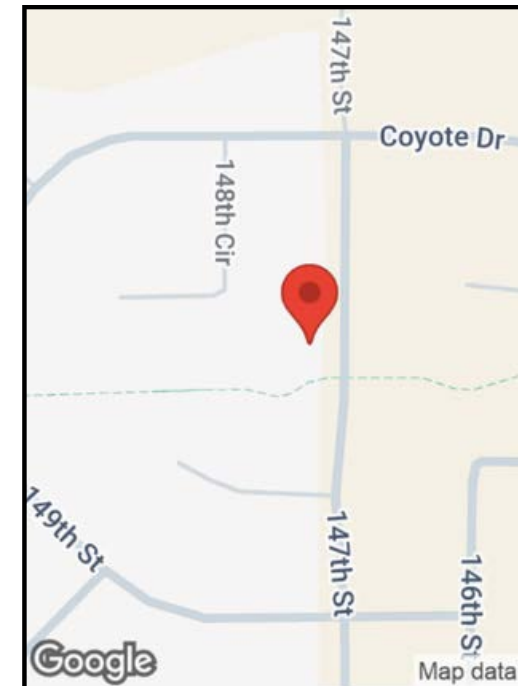
3028 S. UNION ST. DES MOINES, IA

5532 147th St. Urbandale, IA



Property Information

Property Type	4Bd/3Ba Single Family Residence
Monthly Rent	\$2,700
Bldg. Sq. Ft.	1,398 Sq. Ft.
Year Built	2022
Assessed for	\$396,000

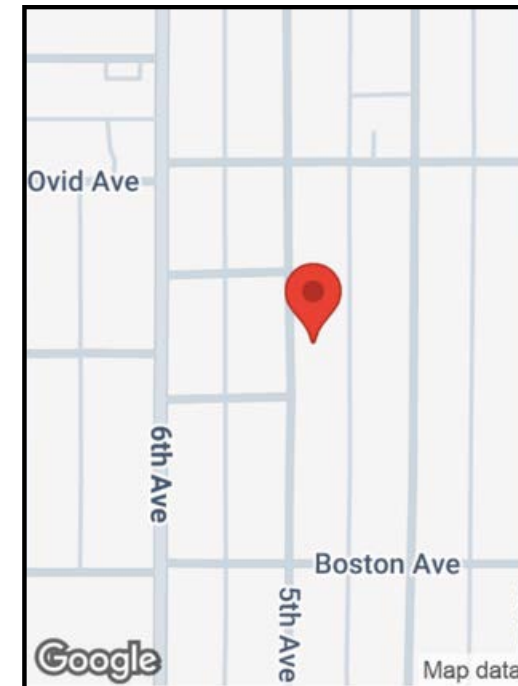


3211 5th Ave. Des Moines, IA



Property Information

Property Type	4Bd/2Ba Duplex (2Bd/1Ba Each Side)
Monthly Rent	\$2,474
Bldg. Sq. Ft.	2,159 Sq. Ft.
Year Built	1900
Utilities, Lawn care, Snow Removal	Tenant's Responsibility

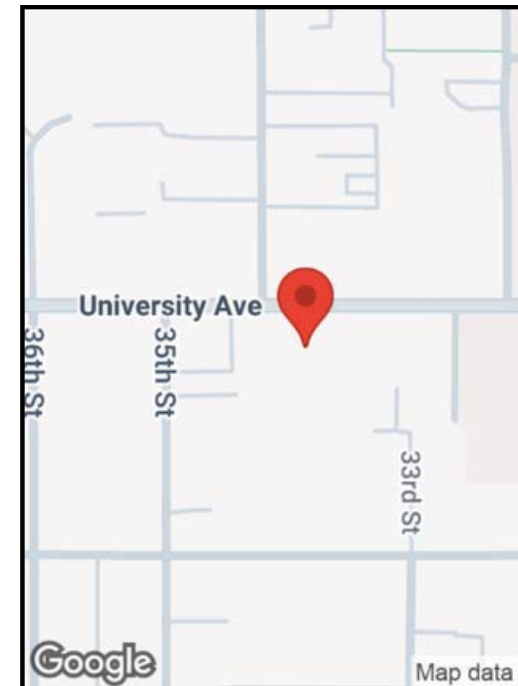


3324 University Ave. Des Moines, IA



Property Information

Property Type	5plex (All 1Bd/1Ba)
Monthly Rent	\$4,785
Bldg. Sq. Ft.	3,460 Sq. Ft.
Year Built	1902
Water/Sewer, Lawn care, snow removal, and trash.	Ownership Pays



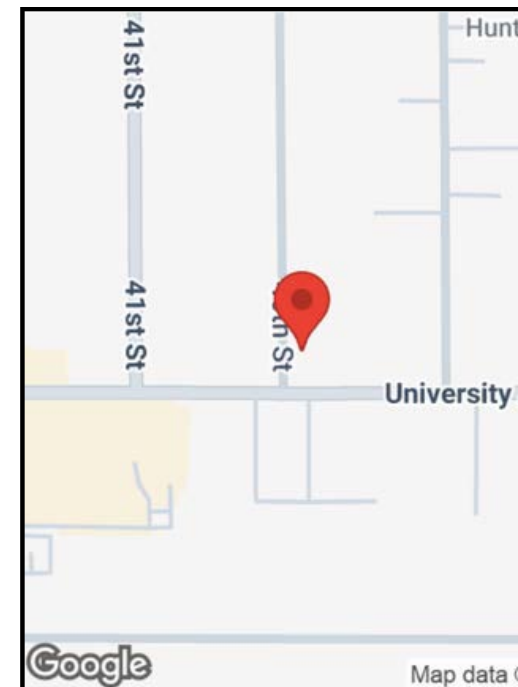
3927 University Ave. Des Moines, IA



Property Information

Property Type	6Plex (1Bd/1Ba Units)
Monthly Rent	\$5,850
Bldg. Sq. Ft.	7,245 Sq. Ft.
Year Built	1970
Water/Sewer, Lawn care, snow removal, trash, and	Ownership Pays
Parking Lot	Newly Installed

This building currently has an insurance claim out due to damages and will be assigned to the buyer at closing.

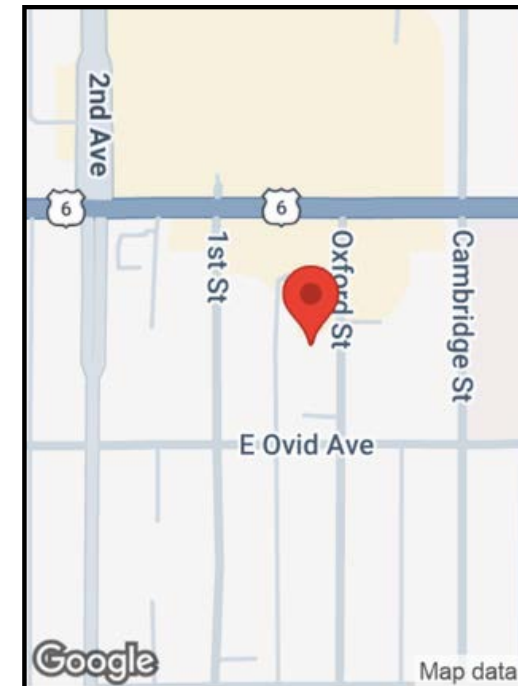


3420 Oxford St. Des Moines, IA



Property Information

Property Type	6Plex (1Bd/1Ba Units)
Monthly Rent	\$4,585
Bldg. Sq. Ft.	3,354 Sq. Ft
Year Built	2017
Water/Sewer, lawn care, snow removal, trash, and Gas/Heat.	Ownership Pays
Remodeled	2017

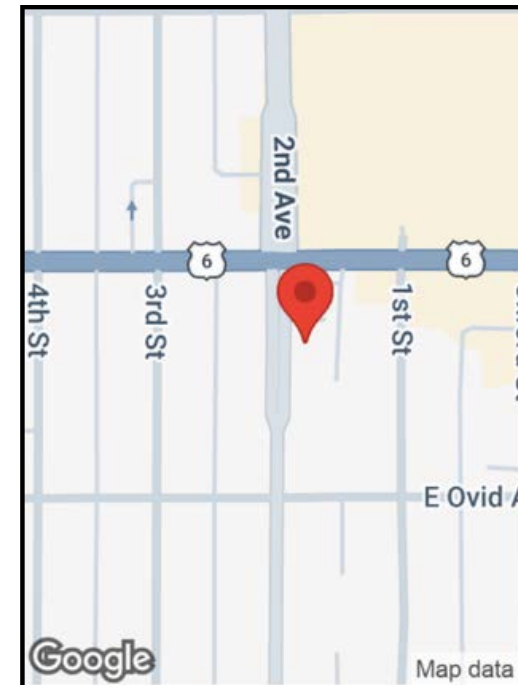


3507 2nd Ave. Des Moines, IA



Property Information

Property Type	7Plex (1Bd/1Ba Units)
Monthly Rent	\$5,430
Bldg. Sq. Ft.	3,631 Sq. Ft.
Year Built	1994
Water/Sewer, lawn care, snow removal, and trash	Ownership Pays





SALE COMPARABLES

MULTIPLE PROPERTIES



MARKET ANALYSIS

Southside Single Family Comparables

Status: SOLD(10)	Beds	Baths	Sq Ft Total	Current Price	Current Price by SQFT	DOM
Min	2	1	864	\$100,501	\$102.97	1
Max	4	2	1,366	\$230,000	\$254.63	147
Avg	3	1	1,025	\$184,650	\$183.44	38
Median	3	1	987	\$199,500	\$188.36	4
Sum				\$1,846,501		

Criteria:

Property Type: Residential

Transaction Type: Sale

Status: Office Exclusive



MARKET ANALYSIS

Eastside Single Family Comparables

Status: SOLD (7)	Beds	Baths	Sq Ft Total	Current Price	Current Price by SQFT	DOM
Min	2	1	792	\$165,000	\$138.31	0
Max	4	2	1,447	\$245,000	\$249.39	76
Avg	3	2	1,098	\$201,392	\$188.99	22
Median	3	2	1,085	\$206,000	\$190.55	17
Sum				\$1,409,744		

Criteria:

Property Type: Residential

Transaction Type: Sale

Status: Office Exclusive



MARKET ANALYSIS

Northside Single Family Comparables

Status: SOLD (34)	Beds	Baths	Sq Ft Total	Current Price	Current Price by SQFT	DOM
Min	2	1	667	\$55,023	\$38.60	0
Max	3	3	1,632	\$275,500	\$319.44	317
Avg	2	1	917	\$159,587	\$180.87	59
Median	2	1	832	\$168,250	\$190.25	28
Sum				\$5,425,973		

Criteria:

Property Type: Residential

Transaction Type: Sale

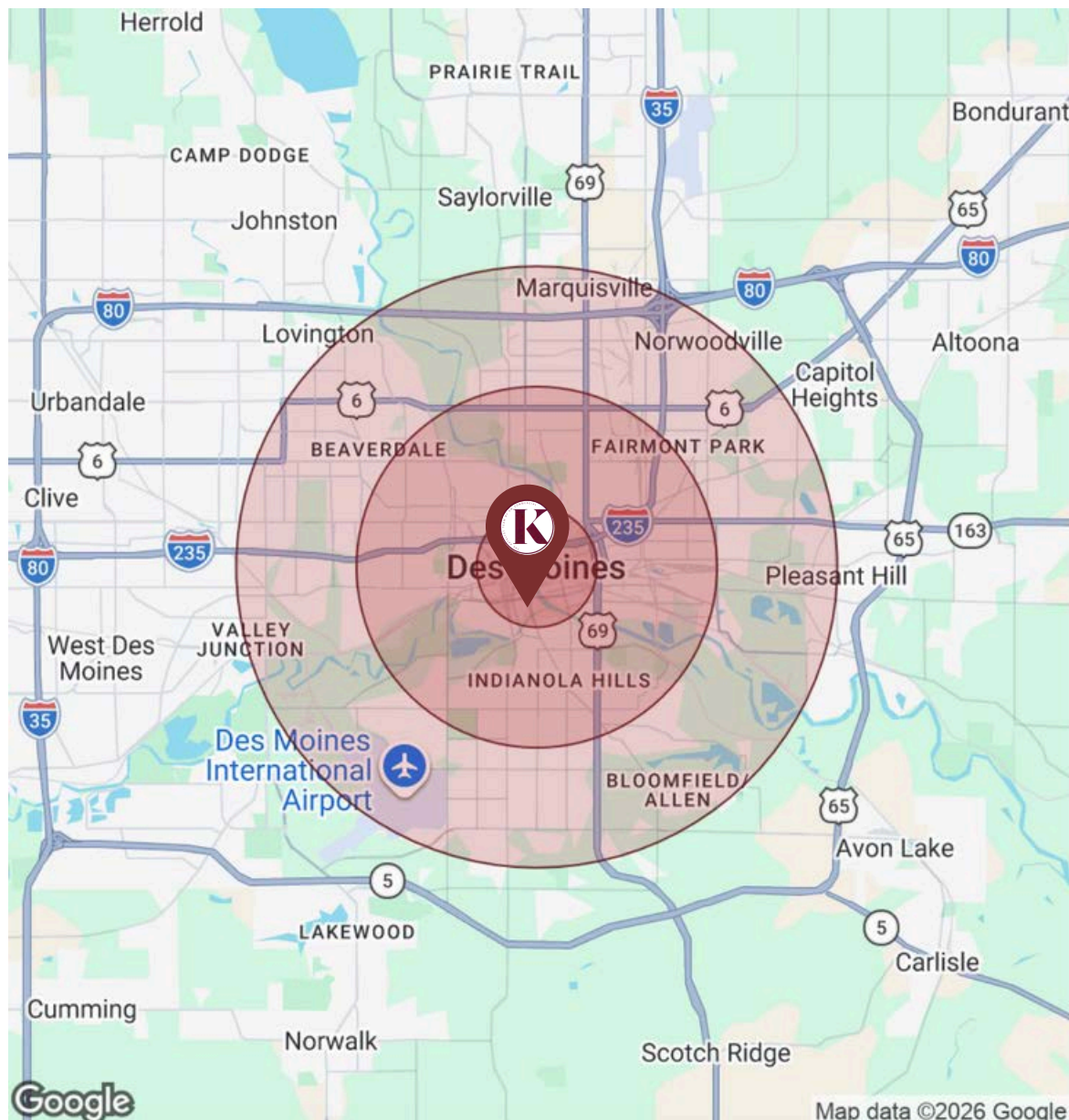
Status: Office Exclusive



DEMOGRAPHICS

MULTIPLE PROPERTIES

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



MEET THE KATALYST TEAM

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**
TEAM by 



THE KatalYST TEAM by KW COMMERCIAL



SCAN THE QR CODE
TO SCHEDULE A TOUR
WITH THIS PROPERTY

JARED HUSMANN
PRESIDENT, THE KATALYST TEAM
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