



PROPERTY OVERVIEW

The KatalYST Team as part of KW Commercial is pleased to market for sale this fourplex conveniently located in Ames, IA.

Current ownership has completed many capital improvements including: new roof, renovation of units, renovation of common areas, and replacement of appliances.

Additionally, the units feature concrete floors or LVP for less maintenance, and ownership is only responsible for water/sewage, trash, and common area electric.

FOR SALE

Investment Summary

Address	4719 Toronto Ave.
City, State, Zip Code	Ames, IA 50014
Price	\$325,000
Price / Unit	\$81,250
Price / SF	\$108.55
Building SF	2,994
CAP Rate	6.46%
Zoning	Residential
Year Built	1977

JARED HUSMANN

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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	04/2025	04/2026	04/2027	04/2028	04/2029
Income					
Rental Income	\$38,160	\$38,923	\$39,702	\$40,496	\$41,306
Laundry Income	\$1,080	\$1,102	\$1,124	\$1,146	\$1,169
Gross Scheduled Income	\$39,240	\$40,025	\$40,825	\$41,642	\$42,475
Turnover Vacancy	(\$1,908)	(\$1,946)	(\$1,985)	(\$2,025)	(\$2,065)
Gross Operating Income	\$37,332	\$38,079	\$38,840	\$39,617	\$40,409
Expenses					
Building Insurance	(\$2,400)	(\$2,400)	(\$2,400)	(\$2,400)	(\$2,400)
Lawncare/Snow Removal	(\$1,824)	(\$1,824)	(\$1,824)	(\$1,824)	(\$1,824)
Janitorial	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)
Maintenance	(\$2,361)	(\$2,361)	(\$2,361)	(\$2,361)	(\$2,361)
Misc	(\$2,100)	(\$2,100)	(\$2,100)	(\$2,100)	(\$2,100)
Taxes - Real Estate	(\$3,618)	(\$3,618)	(\$3,618)	(\$3,618)	(\$3,618)
Trash Removal	(\$1,229)	(\$1,229)	(\$1,229)	(\$1,229)	(\$1,229)
Utility - Electricity	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)
Utility - Water/Sewer	(\$493)	(\$493)	(\$493)	(\$493)	(\$493)
Total Operating Expenses	(\$16,325)	(\$16,325)	(\$16,325)	(\$16,325)	(\$16,325)
Operating Expense Ratio	43.73%	42.87%	42.03%	41.21%	40.40%
Net Operating Income	\$21,007	\$21,754	\$22,515	\$23,292	\$24,084

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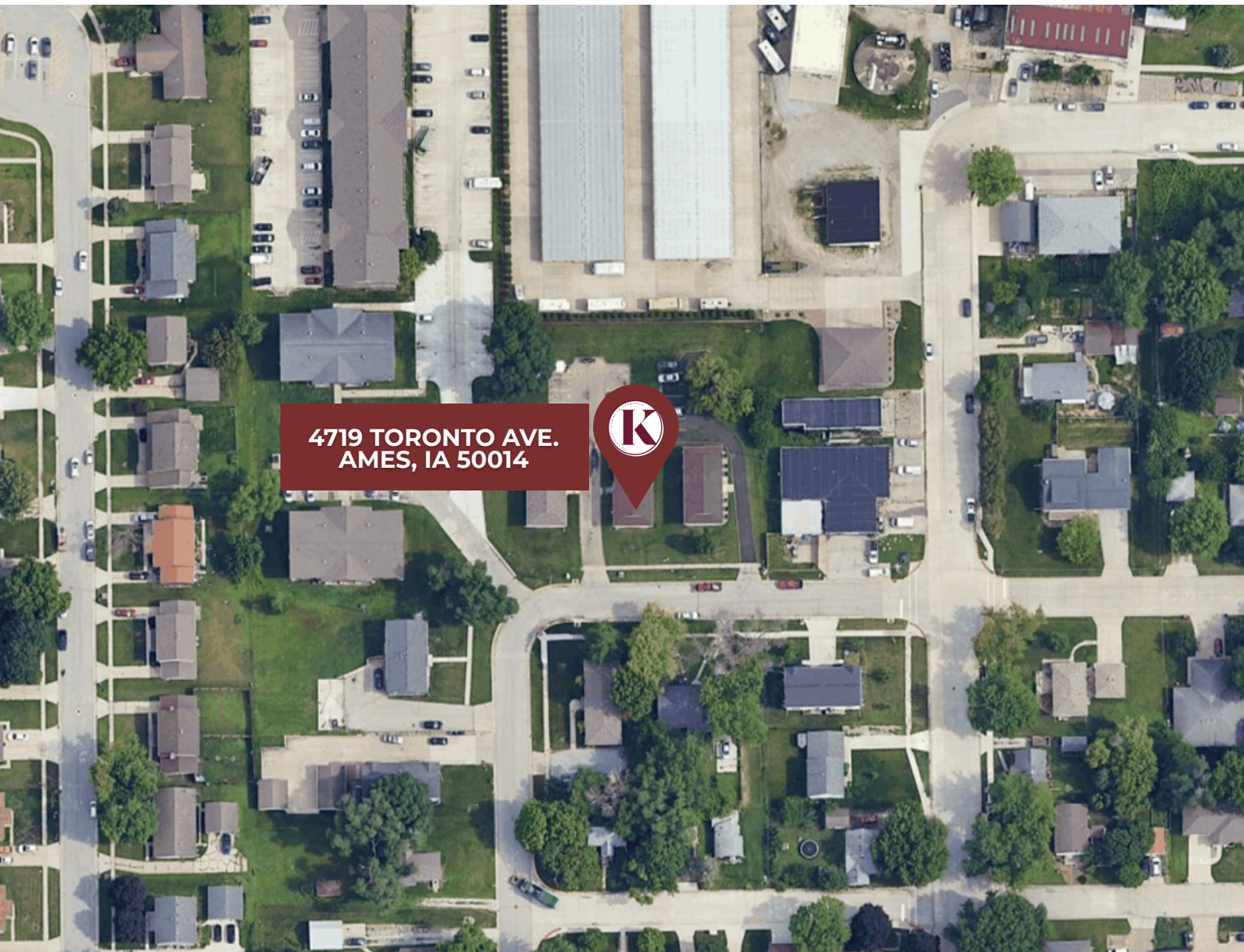


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LOCATION MAP



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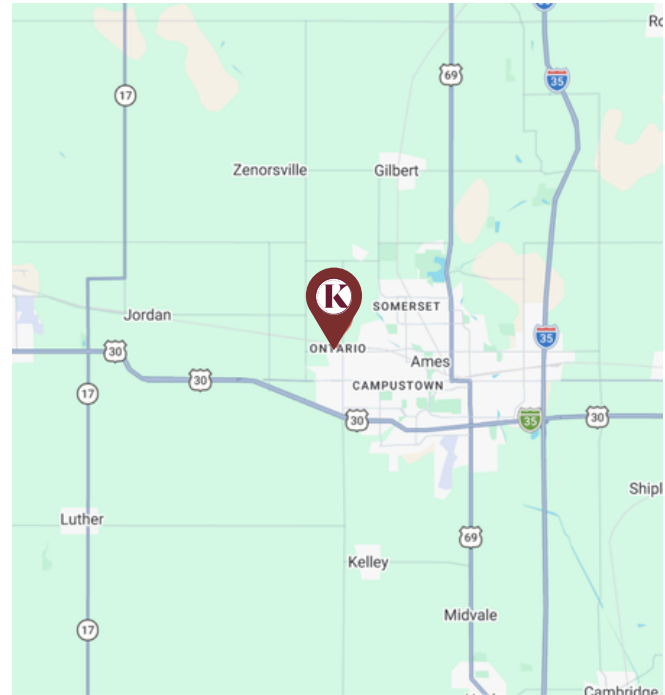
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	2,898	27,048	38,247
Female	2,710	23,008	33,964
Total Population	5,608	50,056	72,211
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,293	37,372	55,090
Black	259	2,067	2,953
Am In/AK Nat	2	60	72
Hawaiian	N/A	5	7
Hispanic	288	3,033	4,167
Asian	679	5,641	7,755
Multiracial	87	1,537	1,820
Other	N/A	335	339
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,555	18,234	29,609
Occupied	2,441	17,425	28,274
Owner Occupied	1,243	6,491	11,537
Renter Occupied	1,198	10,934	16,737
Vacant	114	809	1,334
Age	1 Mile	3 Miles	5 Miles
Agess 0 - 14	895	5,174	8,162
Agess 15 - 24	1,344	25,664	30,824
Agess 25 - 54	2,234	12,312	20,536
Agess 55 - 64	478	2,555	4,561
Agess 65+	658	4,352	8,128
Income	1 Mile	3 Miles	5 Miles
Median	\$85,662	\$66,129	\$66,117
Under \$15k	150	1,900	2,878
\$15k - \$25k	159	1,464	2,110
\$25k - \$35k	165	1,391	2,429
\$35k - \$50k	255	2,047	3,468
\$50k - \$75k	350	2,758	4,977
\$75k - \$100k	330	1,930	3,535
\$100k - \$150k	469	2,633	4,053
\$150k - \$200k	222	1,500	2,155
Over \$200k	340	1,802	2,670



**TO LEARN MORE ON
THIS PROPERTY**

SCAN THE QR CODE



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