



PROPERTY OVERVIEW

The **KatalYST Team by KW Commercial** is pleased to market for sale this 6-plex which features all 1Bd units and was completely renovated in 2017.

Ownership pays for heat and water with electricity on the residents.

FOR SALE

Investment Summary

Address	3420 Oxford St.
City, State, Zip Code	Des Moines, IA 50313
Price	\$375,000
Price / Unit	\$62,500
Price / SF	\$111.81
Building SF	3,354
CAP Rate	6.95%
Lot Size	0.15 Acres
Air Conditioning	Window - AC
Renovated	2017
Year Built	1916

JARED HUSMANN

PRESIDENT, THE KATALYST TEAM
License: B63372000



+1 (515) 639-0145



jhusmann@katalystteam.com

4001 Westown Parkway,
West Des Moines, IA 50266

www.katalystteam.com

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	\$55,020	\$56,120	\$57,243	\$58,388	\$59,555
Gross Scheduled Income	\$107,280	\$109,368	\$111,498	\$113,670	\$115,886
Turnover Vacancy	\$55,020	\$56,120	\$57,243	\$58,388	\$59,555
Gross Operating Income	\$51,169	\$52,192	\$53,236	\$54,301	\$55,387
Expenses					
Building Insurance	(\$4,740)	(\$4,740)	(\$4,740)	(\$4,740)	(\$4,740)
Lawn care/Snow Removal	(\$2,400)	(\$2,400)	(\$2,400)	(\$2,400)	(\$2,400)
Maintenance	(\$5,496)	(\$5,496)	(\$5,496)	(\$5,496)	(\$5,496)
Taxes - Real Estate	(\$5,935)	(\$5,935)	(\$5,935)	(\$5,935)	(\$5,935)
Trash Removal	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)
Utilities - Water/Sewer	(\$2,520)	(\$2,520)	(\$2,520)	(\$2,520)	(\$2,520)
Utility - Gas	(\$2,520)	(\$2,520)	(\$2,520)	(\$2,520)	(\$2,520)
Total Operating Expenses	(\$25,111)	(\$25,111)	(\$25,111)	(\$25,111)	(\$25,111)
Operating Expense Ratio	49.08%	48.11%	47.17%	46.24%	45.34%
Net Operating Income	\$26,058	\$27,081	\$28,125	\$29,190	\$30,276

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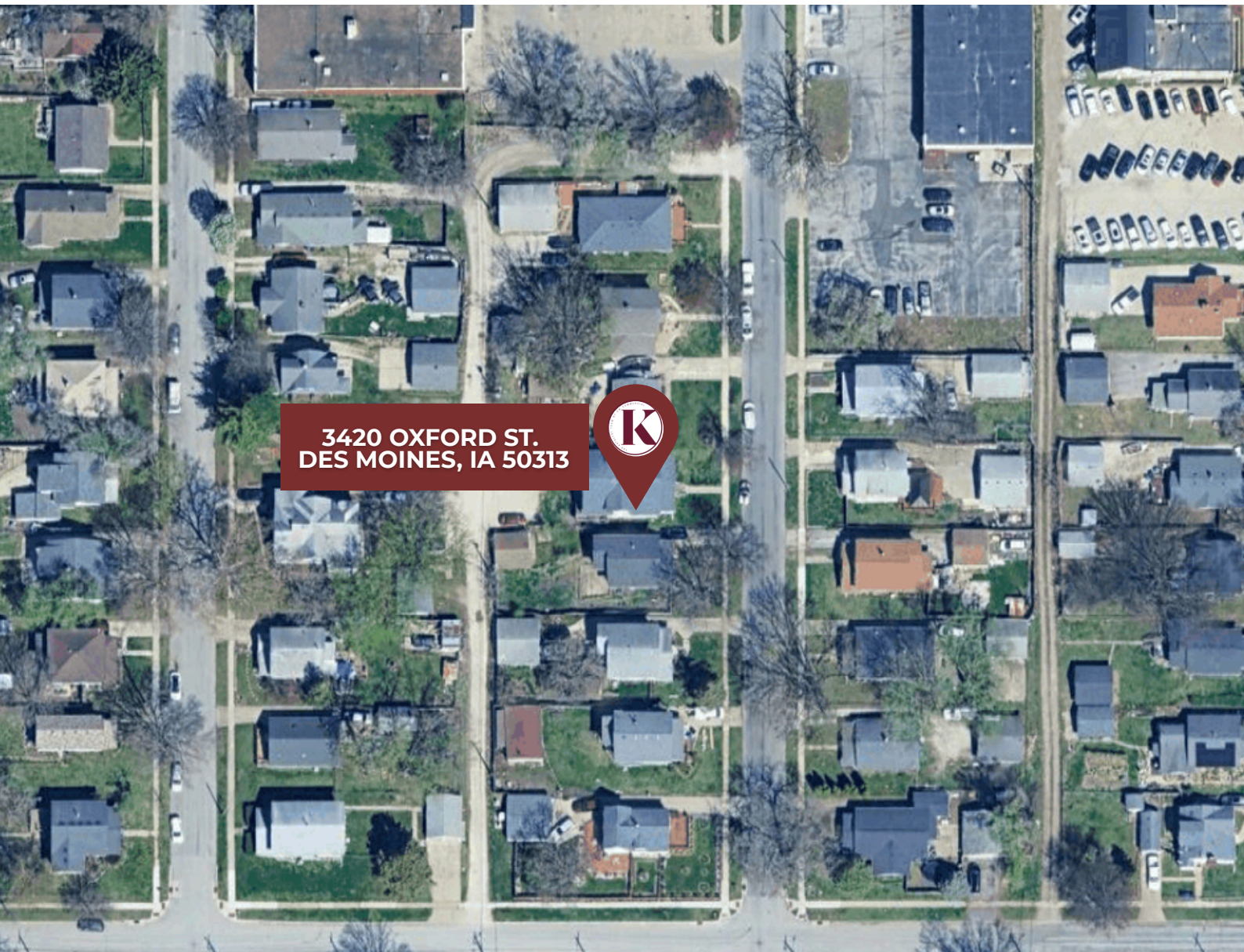


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LOCATION MAP



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DEMOGRAPHICS

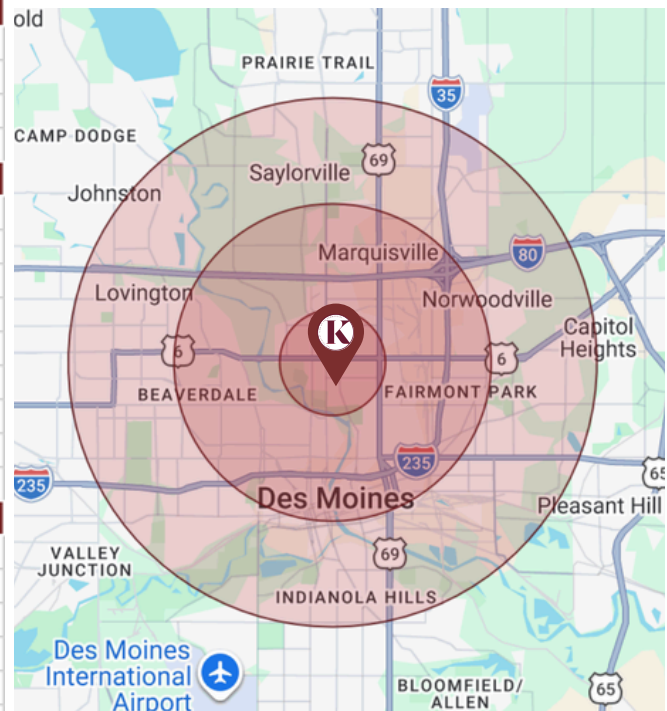
Population	1 Mile	3 Miles	5 Miles
Male	7,232	42,099	91,938
Female	6,943	41,407	92,594
Total Population	14,175	83,506	184,532

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,108	45,452	117,658
Black	1,651	13,804	21,885
Am In/AK Nat	24	125	295
Hawaiian	13	42	74
Hispanic	2,766	14,630	27,403
Asian	1,188	7,140	12,087
Multiracial	411	2,171	4,909
Other	13	142	221

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,142	37,817	86,496
Occupied	5,630	34,414	79,342
Owner Occupied	3,908	17,796	45,296
Renter Occupied	1,722	16,618	34,046
Vacant	512	3,403	7,154

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,949	15,886	34,201
Ages 15 - 24	1,907	14,394	26,733
Ages 25 - 54	6,055	35,404	78,149
Ages 55 - 64	1,603	8,357	20,089
Ages 65+	1,661	9,465	25,360

Income	1 Mile	3 Miles	5 Miles
Median	\$63,683	\$60,346	\$69,483
Under \$15k	432	3,625	6,105
\$15k - \$25k	504	3,082	5,209
\$25k - \$35k	364	2,355	5,272
\$35k - \$50k	915	4,922	10,716
\$50k - \$75k	1,108	7,090	15,597
\$75k - \$100k	1,264	5,062	12,366
\$100k - \$150k	634	5,084	13,570
\$150k - \$200k	217	1,665	5,138
Over \$200k	193	1,528	5,369



TO LEARN MORE ON
THIS PROPERTY

SCAN THE QR CODE



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