



MULTIFAMILY

**3507 2nd Ave.
Des Moines, IA 50313**

FOR SALE

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THE KatalYST
TEAM by 

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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.

THE KatalYST
TEAM by 

A photograph of a two-story house with light-colored horizontal siding and a dark brown roof. The house features a front porch with a wooden railing and a stone retaining wall in the foreground. The text 'EXECUTIVE SUMMARY' is overlaid in a large, white, serif font. Below it, the address '3507 2ND AVE. DES MOINES, IA 50313' is written in a smaller, white, sans-serif font.

EXECUTIVE SUMMARY

3507 2ND AVE. DES MOINES, IA 50313

LOCATION OVERVIEW

--What is your next multifamily deal worth if the neighborhood around it never increases in price?

--How much upside are you giving up by buying after the reinvestment is already priced in?

Highland Park is one of the original Des Moines neighborhoods where the city and Polk County chose to concentrate revitalization capital through Invest DSM. Since the program launched in 2019, **it has reported more than 825 completed renovation and new-construction projects across its districts, backed by over \$24.5million in grants that drew another \$18.6 million in private investment.** The results are visible along the Euclid Avenue corridor, where renovated homes, new apartment and mixed-use projects, and a business district that is filling back in have changed the block-by-block picture. With program resources committed to these neighborhoods for a decade, **the momentum in this neighborhood will continue to propel prices, rents, and reinvestment.**

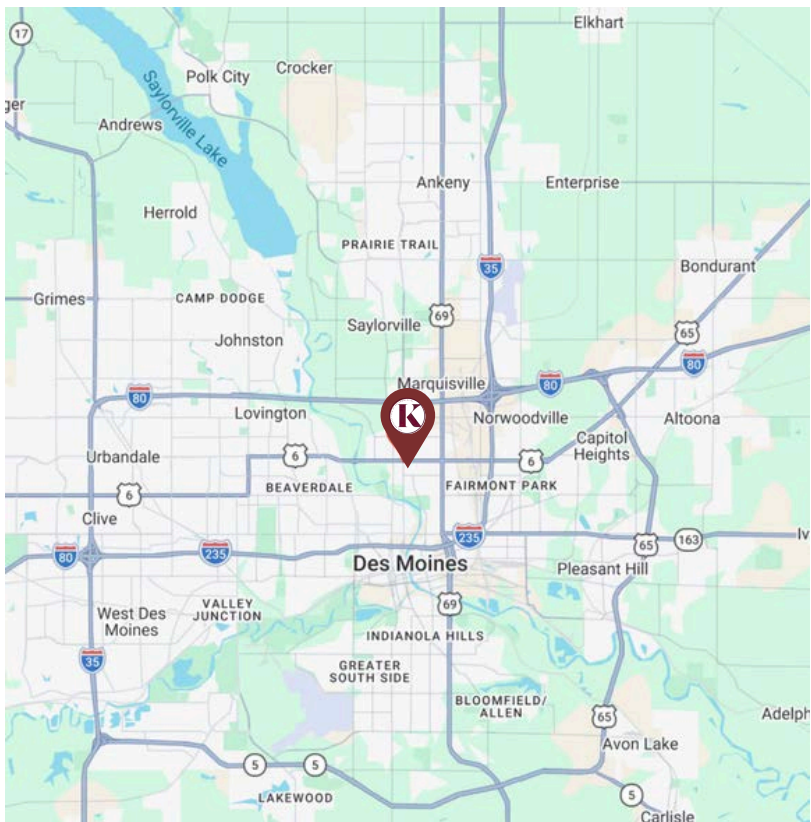


PROPERTY SUMMARY

PROPERTY OVERVIEW

The KataLYST Team by KW Commercial is pleased to market for sale this 7plex located in the Highland Park neighborhood and includes an additional buildable lot.

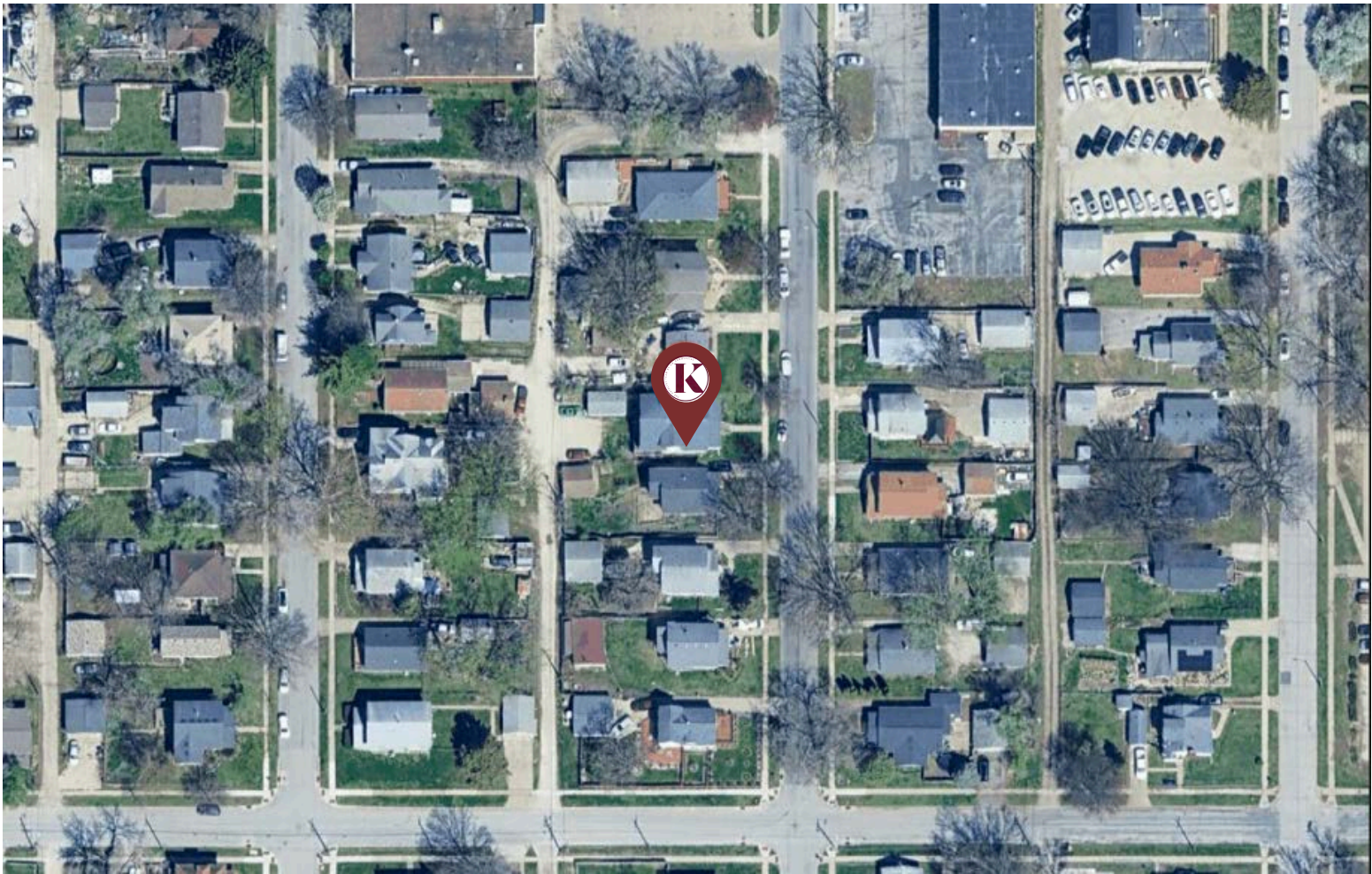
Ownership pays water and residents pay heat and electric.



Investment Summary	
Address	3507 2nd Ave.
City, State, Zip Code	Des Moines, IA 50313
Price	\$455,000
Price / Unit	\$65,000
Price / SF	\$125.31
Building SF	3,631
CAP Rate	7.30%
Air Conditioning	Window - AC
Heat	Electric Baseboard
Renovated	1994
Year Built	1902

LOCATION INFORMATION

Property Type	Multifamily
Address	3507 2nd Ave.
City, State, Zip Code	Des Moines, IA 50313





PROPERTY PHOTOS

3507 2ND AVE. DES MOINES, IA 50313



3507 2ND AVE. DES MOINES, IA 50313













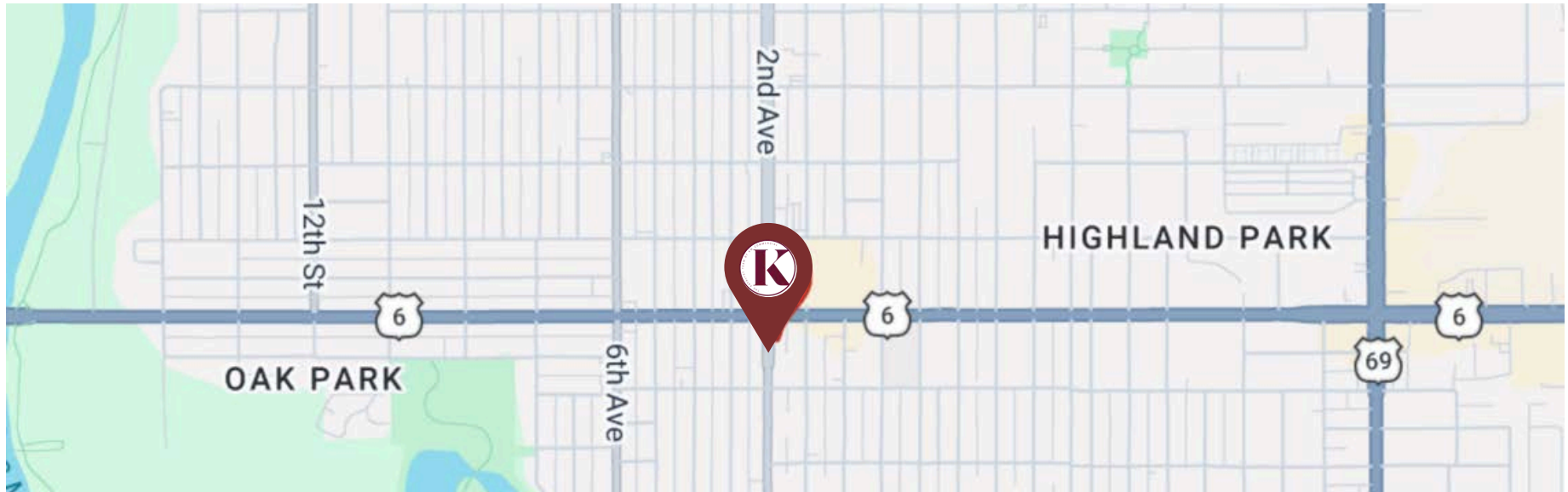


A photograph of a two-story house with light-colored horizontal siding and a dark brown roof. The house features a front porch with a wooden railing and a stone retaining wall in the foreground. The text "LOCATION MAPS" is overlaid in white, serif font, centered on the image. Below it, the address "3507 2ND AVE. DES MOINES, IA 50313" is also overlaid in white, sans-serif font.

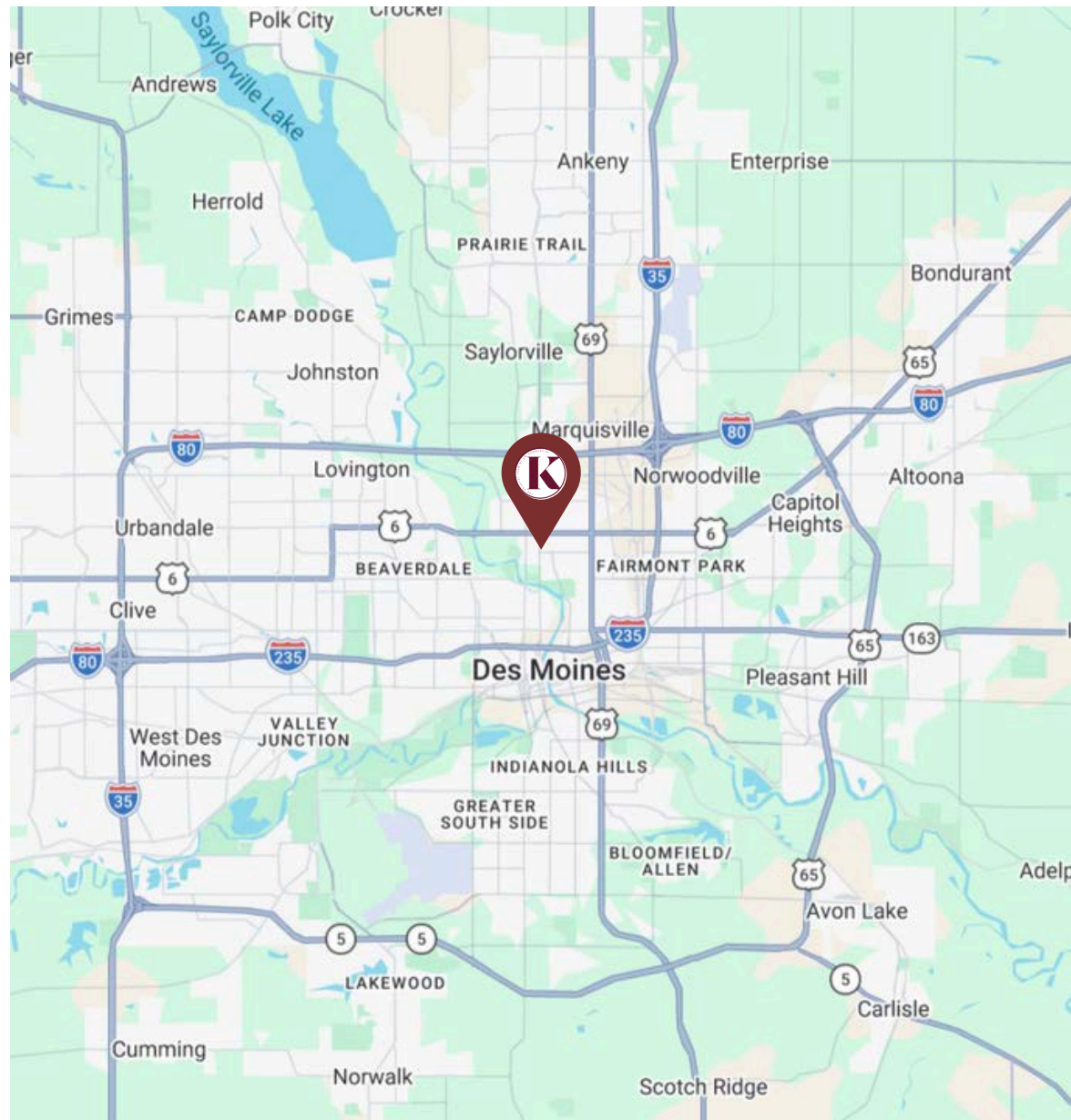
LOCATION MAPS

3507 2ND AVE. DES MOINES, IA 50313

LOCATION MAPS



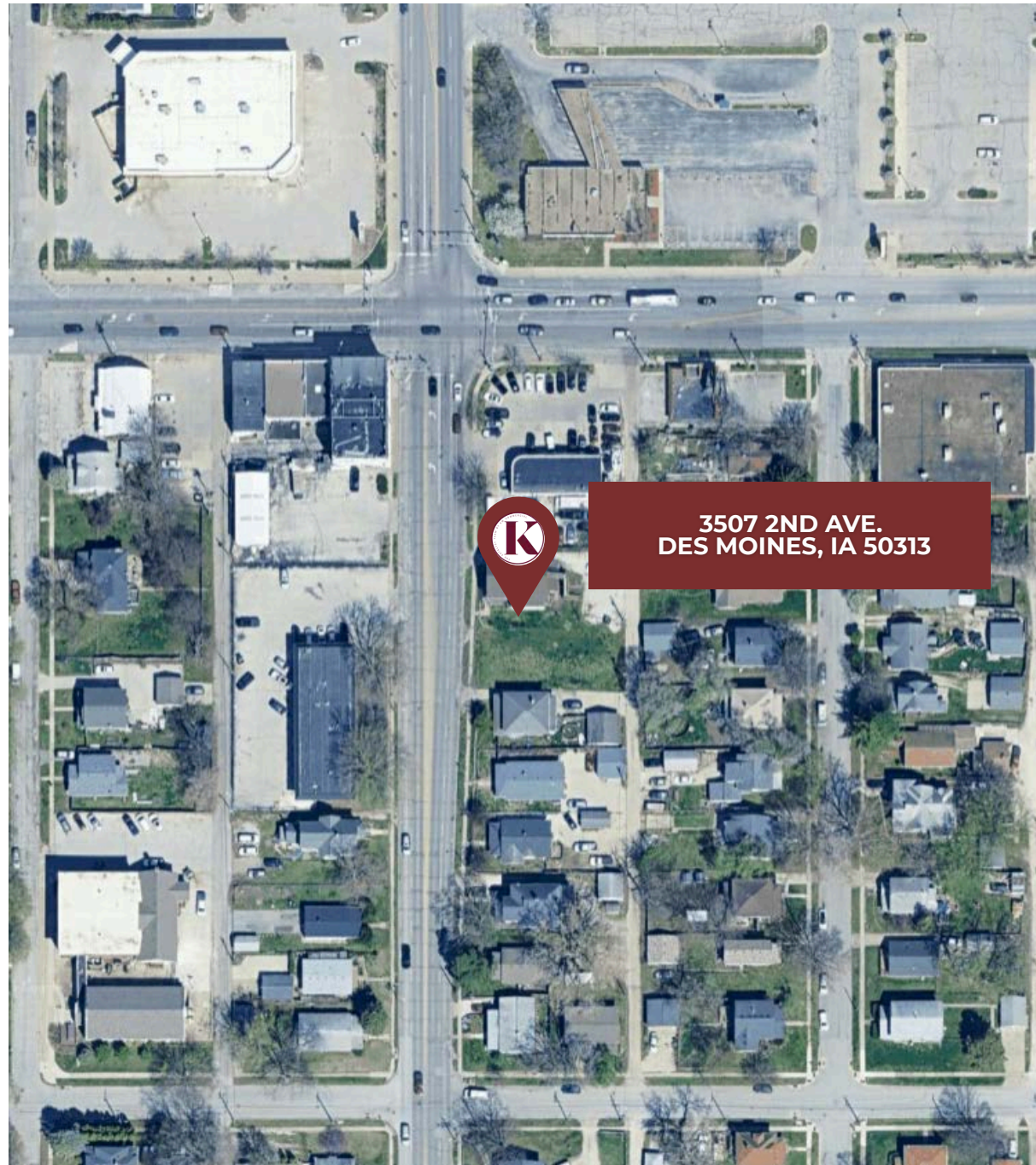
REGIONAL MAP



An aerial photograph of a two-story house with light-colored horizontal siding and a dark brown roof. The house features a front porch with a wooden railing and a stone retaining wall in the foreground. The text "AERIAL PHOTO" is overlaid in white serif font, and the address "3507 2ND AVE. DES MOINES, IA 50313" is overlaid in white sans-serif font below it.

AERIAL PHOTO

3507 2ND AVE. DES MOINES, IA 50313



**3507 2ND AVE.
DES MOINES, IA 50313**

A photograph of a two-story house with light-colored horizontal siding and a dark brown roof. The house features a front porch with a wooden railing and a stone retaining wall in the foreground. The text 'FINANCIAL SUMMARY' is overlaid in white, serif font, centered on the image.

FINANCIAL SUMMARY

3507 2ND AVE. DES MOINES, IA 50313



INVESTMENT DETAILS

Analysis	
Analysis Date	Aug 2026

PROPERTY	
Property Type	Multifamily
Address	3420 Oxford Street
City, State	DES MOINES, IA 50313
Year Built	1916

Purchase Information	
Purchase Price	\$375,000
Units	6
Total Rentable SF	0
Lot Size	0.15 acres

Income & Expense	
Gross Operating Income	\$51,169
Monthly GOI	\$4,264
Total Annual Expenses	(\$25,111)
Monthly Expenses	(\$2,093)
Financial Information	
Initial Equity	\$93,750

Loans						
Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$281,250	20 years	20 years	6.95%	\$2,172	-

PRO-FORMA OPERATING SUMMARY



Investment Summary	
Price	\$455,000
Year Built	1902
Units	1
Price/Unit	\$455,000
RSF	1
Price/RSF	\$455,000.00
Lot Size	0.28 acres
Floors	3
Cap Rate	7.30%
GRM	6.98
Financial Summary	
Loan 1 (Fixed)	\$341,250
Initial Equity	\$113,750
Interest Rate	6.95%
Term	20 years
Monthly Payment	\$2,635
DCR	1.05

Unit Mix & Annual Scheduled Income			
Type	Units	Actual	Total
Mix 1	1	\$0	\$9,900
Totals	1	\$65,160	\$76,860

Annualized Income	
Description	Actual
Gross Potential Rent	\$65,160
-Less : Vacancy	(\$4,561)
Effective Gross Income	\$60,599
-Less : Expenses	(\$27,395)
Net Operating Income	\$33,204
-Debt: Service	(\$31,626)
Net Cash Flow after Debt Service	\$1,578
+ Principal Reduction	\$8,166
Total Return	\$9,744

Annualized Expenses	
Description	Actual
Building Insurance	\$5,520
Lawncare/Snow Removal	\$2,400
Maintenance	\$6,516
Taxes - Real Estate	\$5,579
Trash Removal	\$1,500
Utilities - Water/Sewer	\$5,880
Total Expenses	\$27,395
Expenses Per RSF	\$27,395.00
Expenses Per Unit	\$27,395

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	\$65,160	\$66,463	\$67,792	\$69,148	\$70,531
Gross Scheduled Income	\$65,160	\$66,463	\$67,792	\$69,148	\$70,531
Turnover Vacancy	(\$4,561)	(\$4,652)	(\$4,745)	(\$4,840)	(\$4,937)
Gross Operating Income	\$60,599	\$61,811	\$63,047	\$64,308	\$65,594
Expenses					
Building Insurance	(\$5,520)	(\$5,520)	(\$5,520)	(\$5,520)	(\$5,520)
Lawncare/Snow Removal	(\$2,400)	(\$2,400)	(\$2,400)	(\$2,400)	(\$2,400)
Maintenance	(\$6,516)	(\$6,516)	(\$6,516)	(\$6,516)	(\$6,516)
Taxes - Real Estate	(\$5,579)	(\$5,579)	(\$5,579)	(\$5,579)	(\$5,579)
Trash Removal	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)
Utilities - Water/Sewer	(\$5,880)	(\$5,880)	(\$5,880)	(\$5,880)	(\$5,880)
Total Operating Expenses	(\$27,395)	(\$27,395)	(\$27,395)	(\$27,395)	(\$27,395)
Operating Expense Ratio	45.21%	44.32%	43.45%	42.60%	41.76%
Net Operating Income	\$33,204	\$34,416	\$35,652	\$36,913	\$38,199



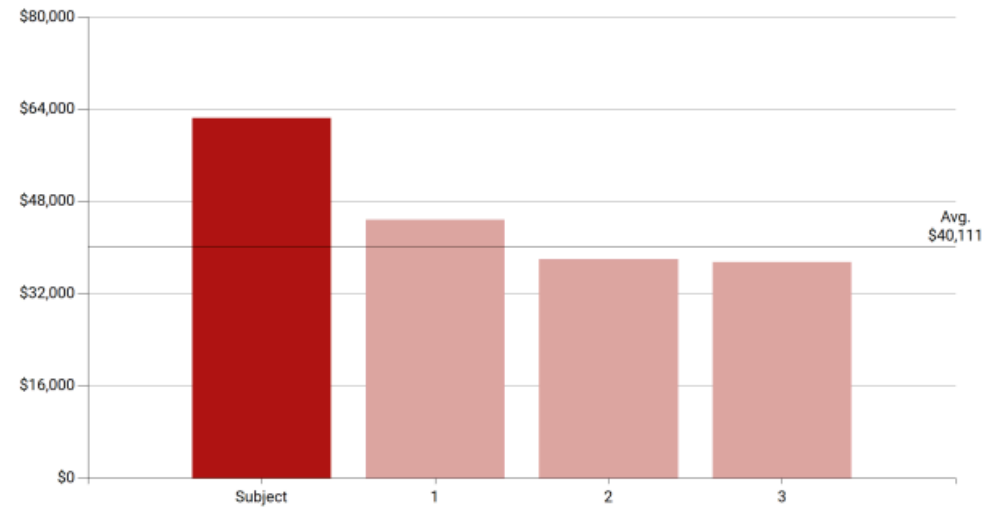
SALE COMPARABLES

3507 2ND AVE. DES MOINES, IA 50313

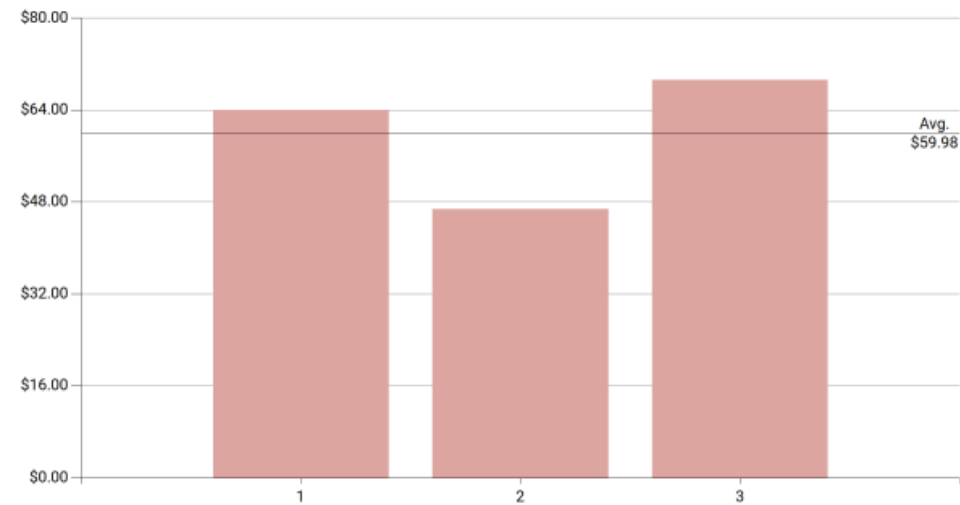
SALE COMPARABLES



Price per Unit



Price per SF





SALE COMPARABLES

S



**3507 2ND AVE.
DES MOINES, IA 50313**

Sale Price	\$45,500
Units	7
Price/Unit	\$65,000
Acres	0.28
Cap Rate	7.30%
GRM	6.98%
Year Built	1902

1



**717 FRANKLIN AVENUE,
DES MOINES, IA 50314**

Asking Price	\$269,000
Units	6
Price/Unit	\$44,833
Price/SF	\$64.00
Acres	0.3
Year Built	1901
Sale Date	On Market



SALE COMPARABLES

2



3400 RAVINA DRIVE, DES MOINES, IA 50313

Sale Price	\$190,000
Units	5
Price/Unit	\$38,000
Price/SF	\$46.72
Acres	0.37
Year Built	1897
Sale Date	On Market

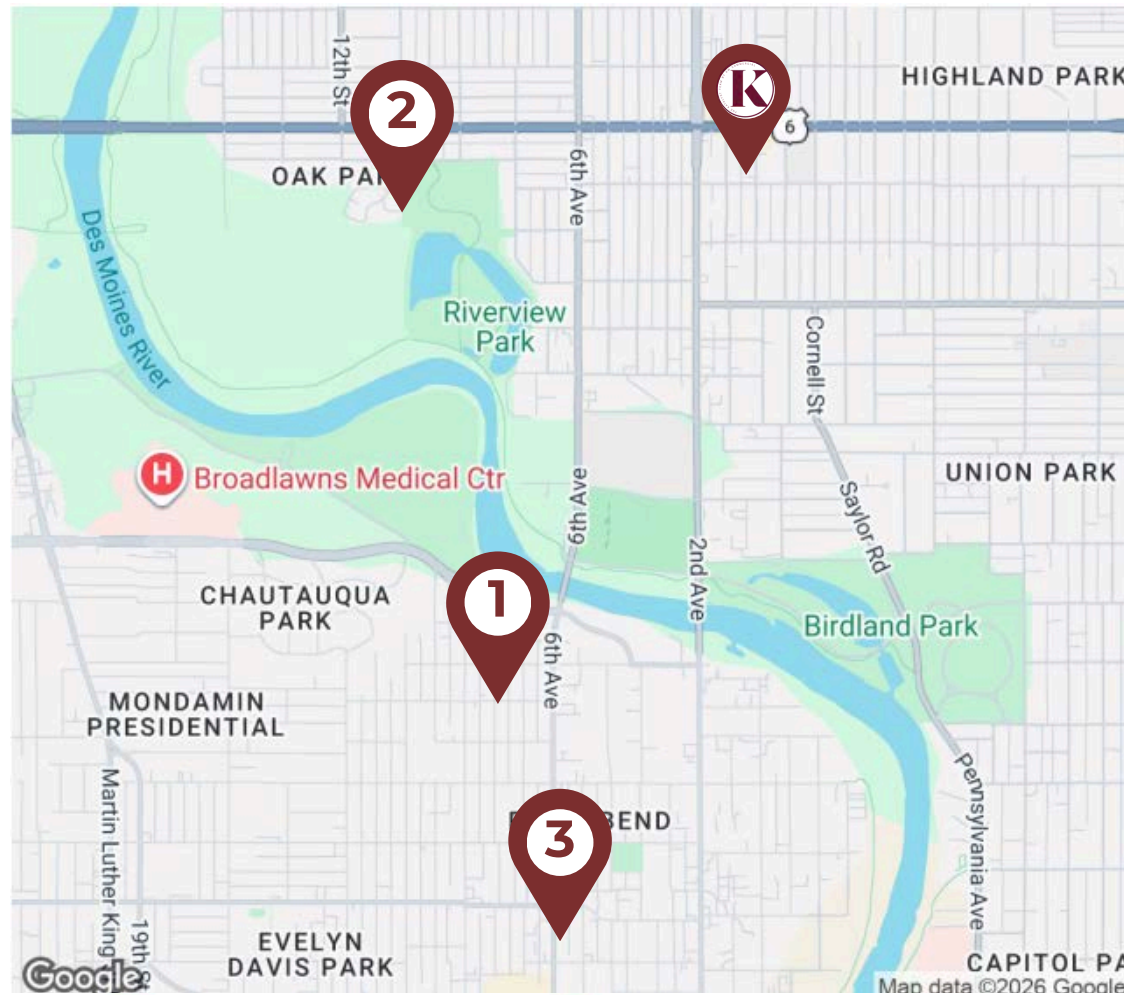
3



1325 6TH AVENUE, DES MOINES, IA 50314

Sale Price	\$150,000
Units	4
Price/Unit	\$37,500
Price/SF	\$69.22
Acres	0.15
Year Built	1886
Sale Date	On Market

SALE COMPARABLES



S 3507 2nd Avenue
Des Moines, IA, 50313
\$455,000

1 717 Franklin Avenue
Des Moines, IA, 50314
\$269,000

2 3400 Ravina Drive
Des Moines, IA, 50313
\$190,000

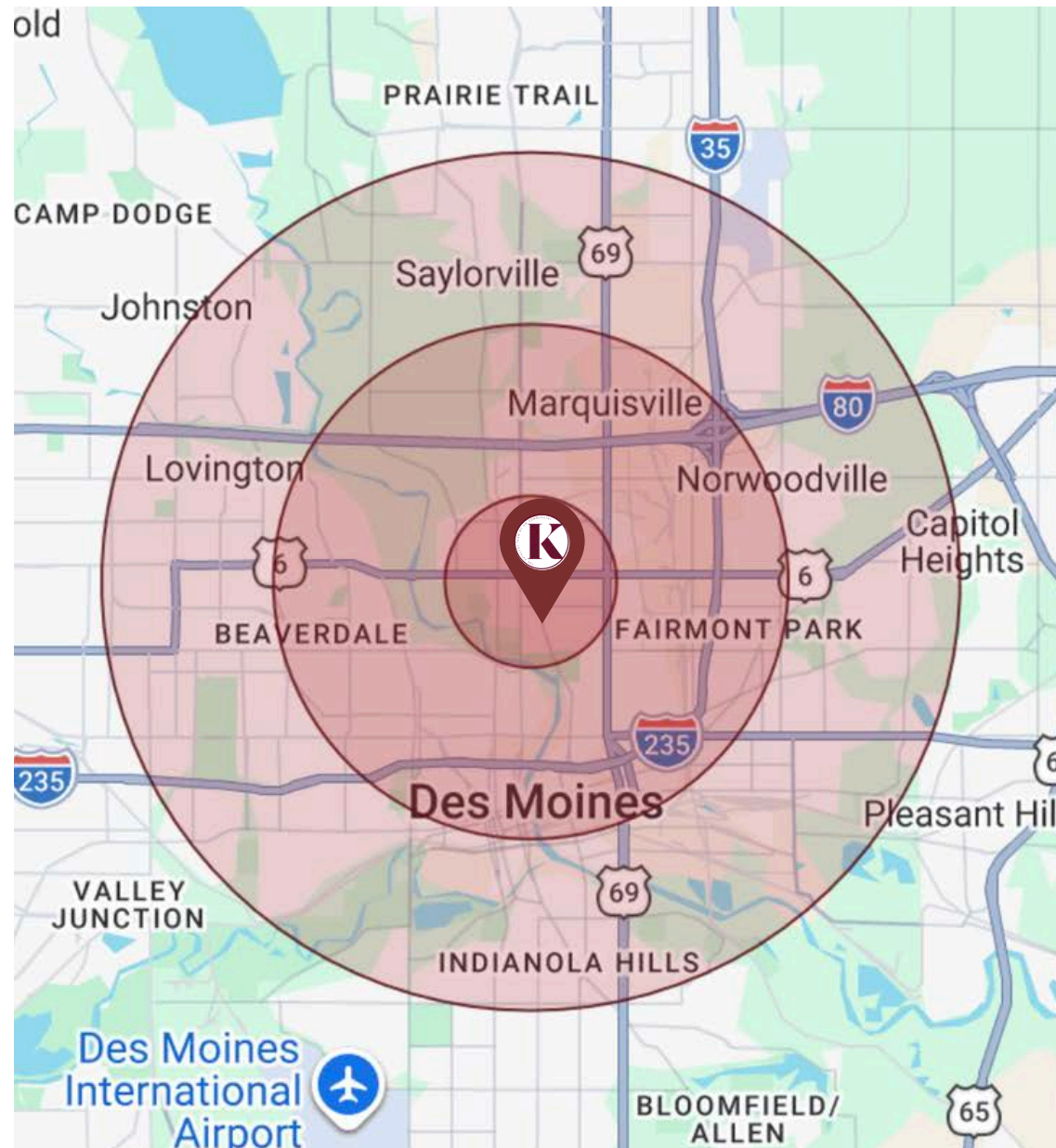
3 1325 6th Avenue
Des Moines, IA, 50314
\$150,000

A photograph of a two-story house with light-colored horizontal siding and a dark brown roof. The house features a front porch with a wooden railing and a stone wall in the foreground. The text 'DEMOGRAPHICS' is overlaid in white, serif font. The address '3507 2ND AVE. DES MOINES, IA 50313' is overlaid in white, sans-serif font below the title.

DEMOGRAPHICS

3507 2ND AVE. DES MOINES, IA 50313

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	7,162	42,231	92,963
Female	6,871	41,625	93,724
Total Population	14,033	83,857	186,687

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	8,052	45,861	119,741
Black	1,625	13,845	21,936
Am In/AK Nat	24	126	280
Hawaiian	13	42	75
Hispanic	2,738	14,490	27,350
Asian	1,162	7,161	12,135
Multiracial	407	2,189	4,966
Other	13	143	205

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,095	37,910	87,458
Occupied	5,586	34,521	80,242
Owner Occupied	3,899	17,934	46,109
Renter Occupied	1,687	16,587	34,133
Vacant	509	3,388	7,216

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,918	15,899	34,631
Ages 15 - 24	1,881	14,526	26,936
Ages 25 - 54	6,009	35,534	79,023
Ages 55 - 64	1,603	8,397	20,331
Ages 65+	1,621	9,503	25,768

Income	1 Mile	3 Miles	5 Miles
Median	\$63,866	\$60,695	\$69,973
Under \$15k	436	3,638	6,125
\$15k - \$25k	496	3,038	5,206
\$25k - \$35k	368	2,320	5,291
\$35k - \$50k	894	4,927	10,742
\$50k - \$75k	1,075	7,100	15,726
\$75k - \$100k	1,274	5,073	12,562
\$100k - \$150k	642	5,162	13,788
\$150k - \$200k	208	1,695	5,327
Over \$200k	193	1,569	5,474



MEET THE KATALYST TEAM

3507 2ND AVE. DES MOINES, IA 50313

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."



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