



MULTIFAMILY

**4719 TORONTO AVE.
AMES, IA 50014**

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.

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EXECUTIVE SUMMARY

4719 TORONTO AVE. AMES, IA

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.



PROPERTY SUMMARY

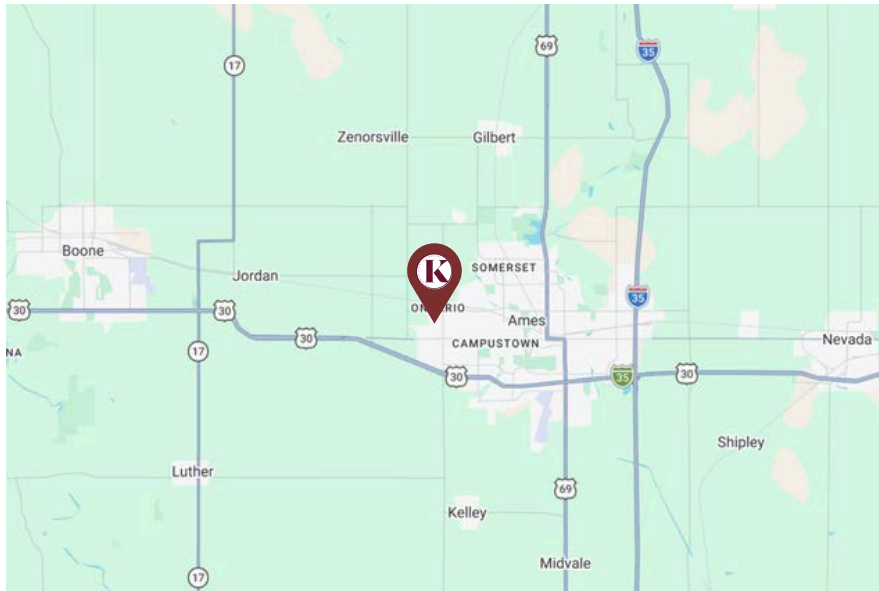
PROPERTY HIGHLIGHTS

- New roof, renovated units
- Concrete floors or LVP for easy maintenance
- Responsible only for water/sewage, trash, and common area electric
- Close to Iowa State University and growing metro area
- Competitive Cap rate of 6.46%

LOCATION OVERVIEW

Located in Ames, IA which is home to Iowa State University (one of the three major Iowa Universities) with a population of 66,950 people with an annual student enrollment of 30,708.

Ames, IA as a metropolitan is growing by 1.27% annualized with an average household median value of \$366,500 and median household income of \$57,428.



Investment Summary

Address	4719 Toronto Ave.
City, State, Zip Code	Ames, IA 50014
Price	\$309,000
Price / Unit	\$77,250
Price / SF	\$103.21
Building SF	2,994
CAP Rate	6.80%
Zoning	Residential
Year Built	1977

LOCATION INFORMATION

Property Type

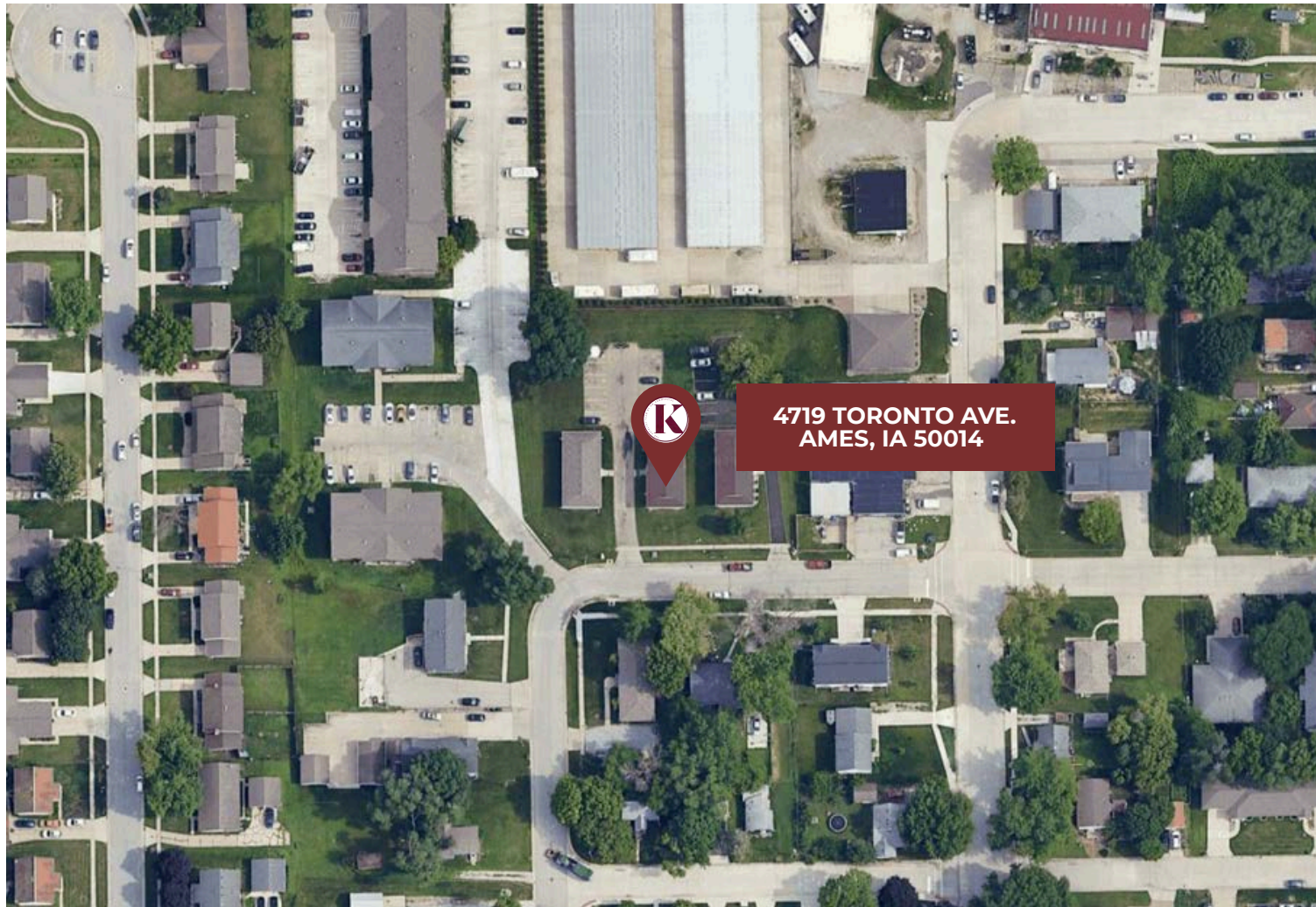
Multifamily

Address

4719 Toronto Ave.

City, State, Zip Code

Ames, IA 50014





PROPERTY PHOTOS

4719 TORONTO AVE. AMES, IA





















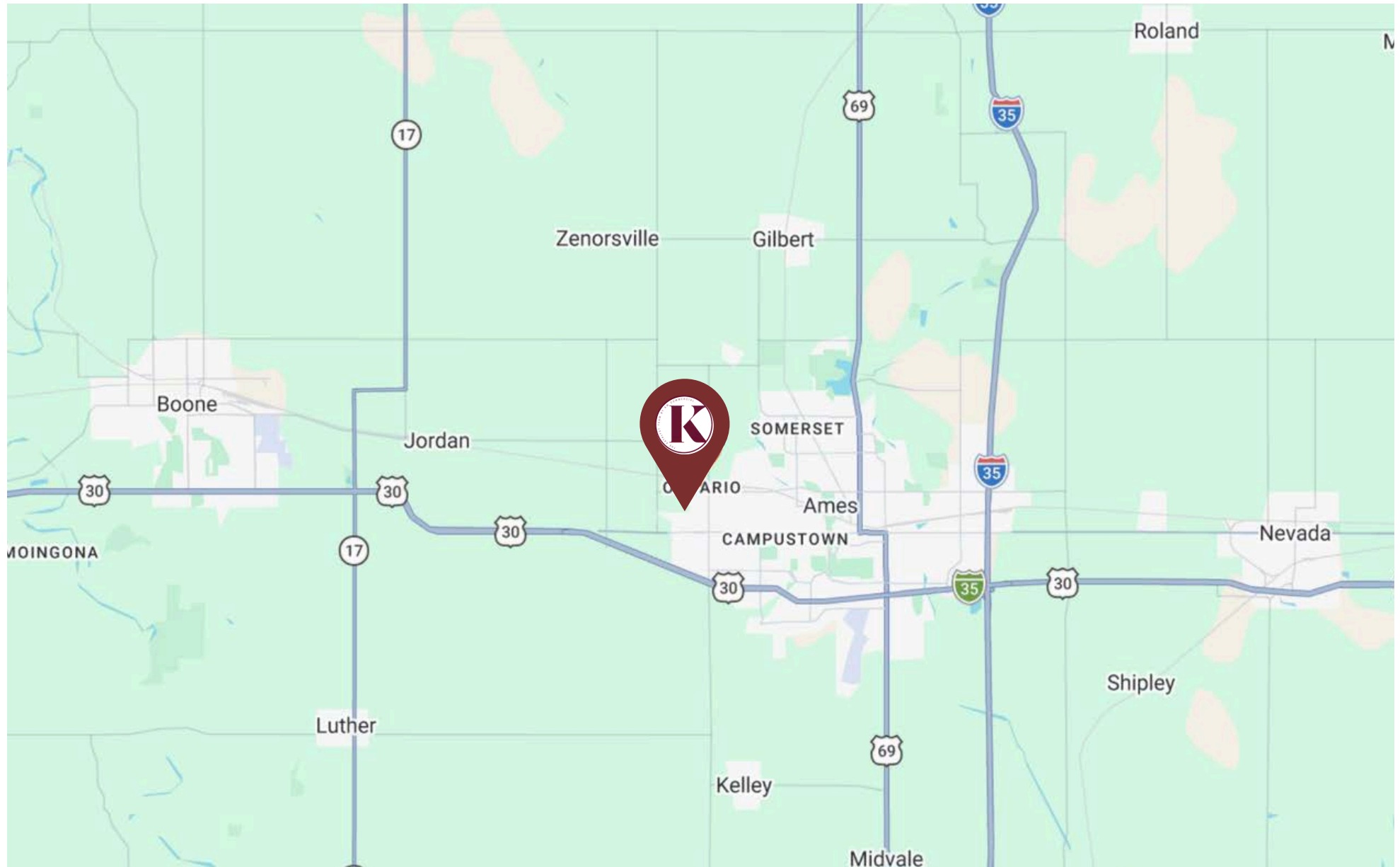
LOCATION MAPS

4719 TORONTO AVE. AMES, IA

LOCATION MAPS



REGIONAL MAP



An aerial photograph of a two-story residential house with light-colored horizontal siding. The house features several windows, including a large double window on the left side of the upper floor and a smaller window to its right. A white downspout runs vertically along the left side of the house. The roof is dark, and there are trees visible in the background. The foreground shows a grassy lawn and a paved driveway or street. The entire image is framed by a thin white border.

AERIAL PHOTO

4719 TORONTO AVE. AMES, IA



4719 TORONTO AVE.
AMES, IA 50014

4719 TORONTO AVE. AMES, IA



FINANCIAL SUMMARY

4719 TORONTO AVE. AMES, IA

Analysis	
Analysis Date	May 2024
PROPERTY	
Property Type	Multifamily
Address	4719 Toronto Street
City, State	Ames, IA 50014
Year Built	1977
Purchase Information	
Purchase Price	\$309,000
Fair Market Value	\$266,700
Units	4
Total Rentable SF	2,800
Lot Size	0.250 acres
Resale Valuation	2.50%
Resale Expenses	6.00%

Loans						
Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$247,200	30 years	30 years	6.75%	\$1,603	-

Income & Expense	
Gross Operating Income	\$37,332
Monthly GOI	\$3,111
Total Annual Expenses	(\$16,325)
Monthly Expenses	(\$1,360)
Financial Information	
Initial Equity	\$61,800
Federal Tax Rate	37.00%
Discount Rate	6.00%

Analysis

Analysis Date

May 2024

PROPERTY

Property Type

Multifamily

Address

4719 Toronto Street

City, State

Ames, IA 50014

Year Built

1977

Purchase Information

Purchase Price

\$309,000

Fair Market Value

\$266,700

Units

4

Total Rentable SF

2,800

Lot Size

0.250 acres

Resale Valuation

2.50%

Resale Expenses

6.00%

INVESTMENT DETAILS

Income & Expense

Gross Operating Income

\$37,332

Monthly GOI

\$3,111

Total Annual Expenses

(\$16,325)

Monthly Expenses

(\$1,360)

Financial Information

Initial Equity

\$61,800

Federal Tax Rate

37.00%

Discount Rate

6.00%

THE KARLISZ TEAM BY K&W COMMERCIAL

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PRO-FORMA OPERATING SUMMARY



Investment Summary	
Price	\$309,000
Year Built	1977
Units	4
Price/Unit	\$77,250
RSF	2,800
Price/RSF	\$110.36
Lot Size	0.25 acres
Floors	2
Cap Rate	6.41%
GRM	8.61
Financial Summary	
Loan 1 (Fixed)	\$247,200
Initial Equity	\$61,800
Interest Rate	6.75%
Term	30 years
Monthly Payment	\$1,603
DCR	1.09

Unit Mix & Annual Scheduled Income			
Type	Units	Actual	Total
2BD / 1 BA	4	\$9,540	\$38,160
Totals	4		\$38,160

Annualized Income	
Description	Actual
Gross Potential Rent	\$38,160
-Less : Vacancy	(\$1,908)
+ Misc. Income	\$1,080
Effective Gross Income	\$37,332
-Less : Expenses	(\$16,325)
Net Operating Income	\$21,007
-Debt: Service	(\$19,240)
Net Cash Flow after Debt Service	\$1,767
+ Principal Reduction	\$2,635
Total Return	\$4,402

Annualized Expenses	
Description	Actual
Total Expenses	\$16,325
Expenses Per RSF	\$5.83
Expenses Per Unit	\$4,081

ANNUAL OPERATING DATA



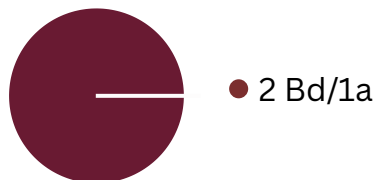
Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	04/2025	04/2026	04/2027	04/2028	04/2029
Income					
Rental Income	\$38,160	\$38,923	\$39,702	\$40,496	\$41,306
Laundry Income	\$1,080	\$1,102	\$1,124	\$1,146	\$1,169
Gross Scheduled Income	\$39,240	\$40,025	\$40,825	\$41,642	\$42,475
Turnover 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)
Lawn care/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

UNIT MIX REPORT

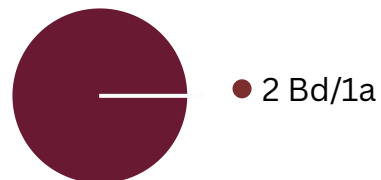


Units	Type	Approx.SF	Avg.Rents	Monthly
4	2Bd/1Ba	700	\$795	\$3,180
4		2,800		\$3,180

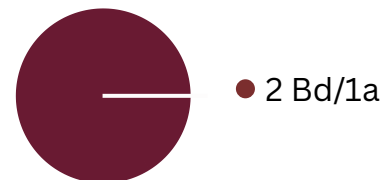
UNIT MIX



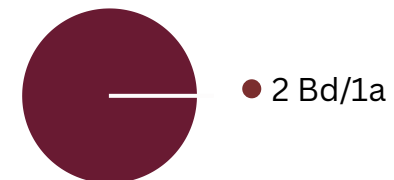
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME

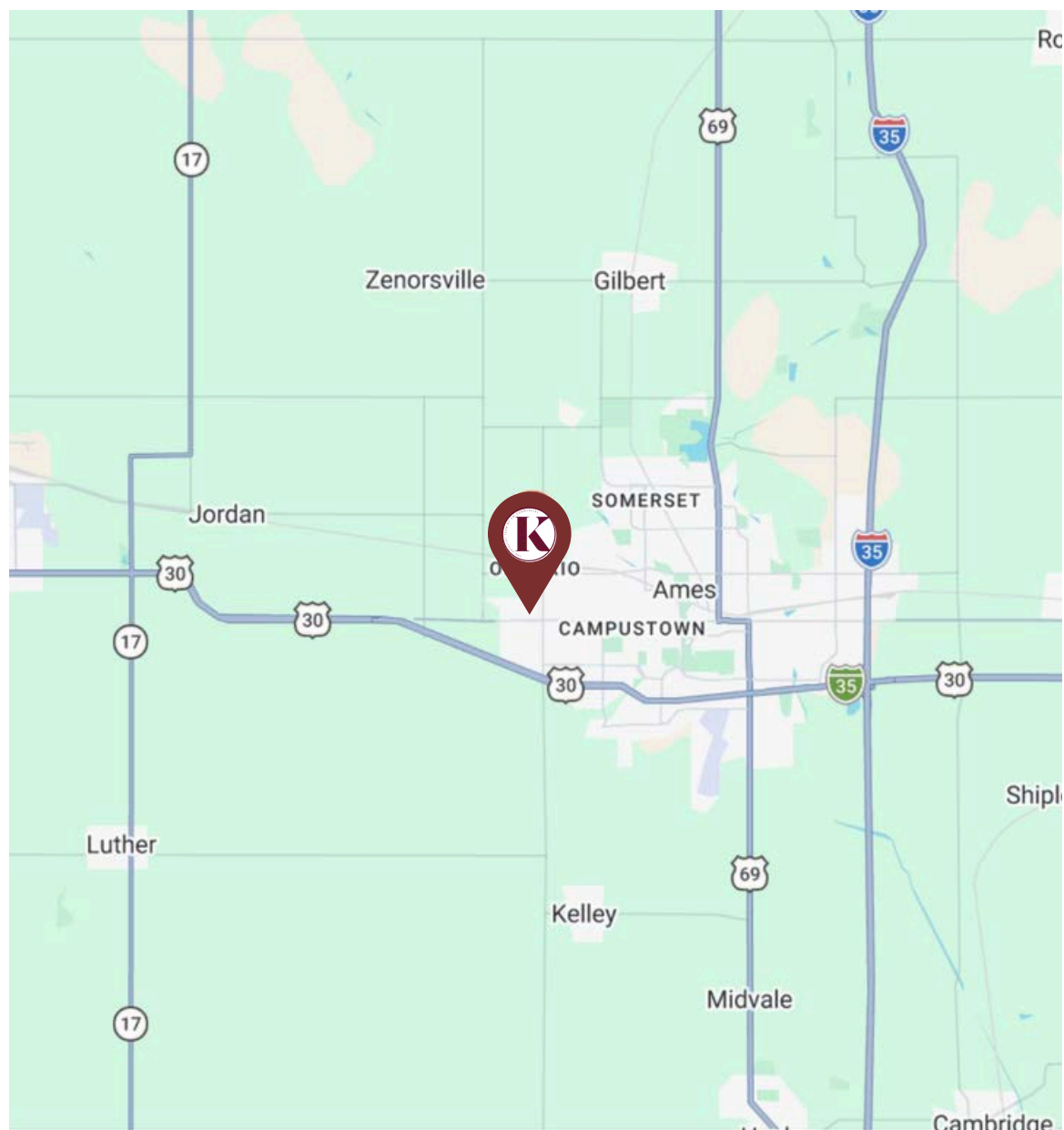




DEMOGRAPHICS

4719 TORONTO AVE. AMES, IA

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
Ages 0 - 14	895	5,174	8,162
Ages 15 - 24	1,344	25,664	30,824
Ages 25 - 54	2,234	12,312	20,536
Ages 55 - 64	478	2,555	4,561
Ages 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



MEET THE KATALYST TEAM

4719 TORONTO AVE. AMES, IA

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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THE KatalYST

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