

MULTIFAMILY

4719 TORONTO AVE.
AMES, IA 50014

FOR SALE

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THE KataLYST TEAM by KW COMMERCIAL

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THE KataLYST TEAM by KW COMMERCIAL

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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 incuding: 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 7.79%

LOCATION OVERVIEW

Located in Ames, IA which is home to Iowa State University (one of the three major Iowa Uiversities) 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	$299,000
Price / Unit	$74,750
Price / SF	$76.48
Building SF	2,994
CAP Rate	7.79%
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




4719














Whirlpool
START
$1.00









LOCATION MAPS

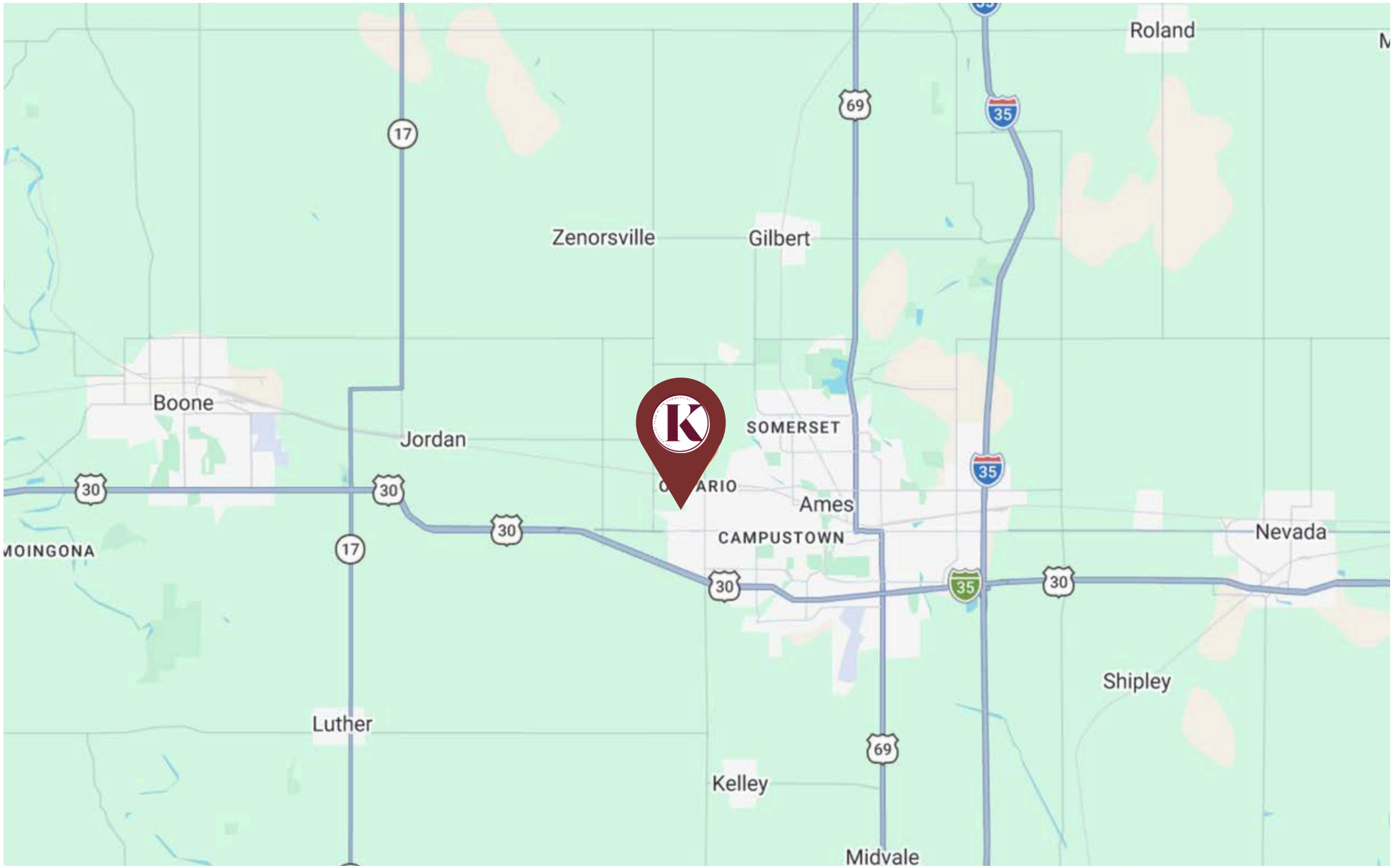
4719 TORONTO AVE. AMES, IA

LOCATION MAPS

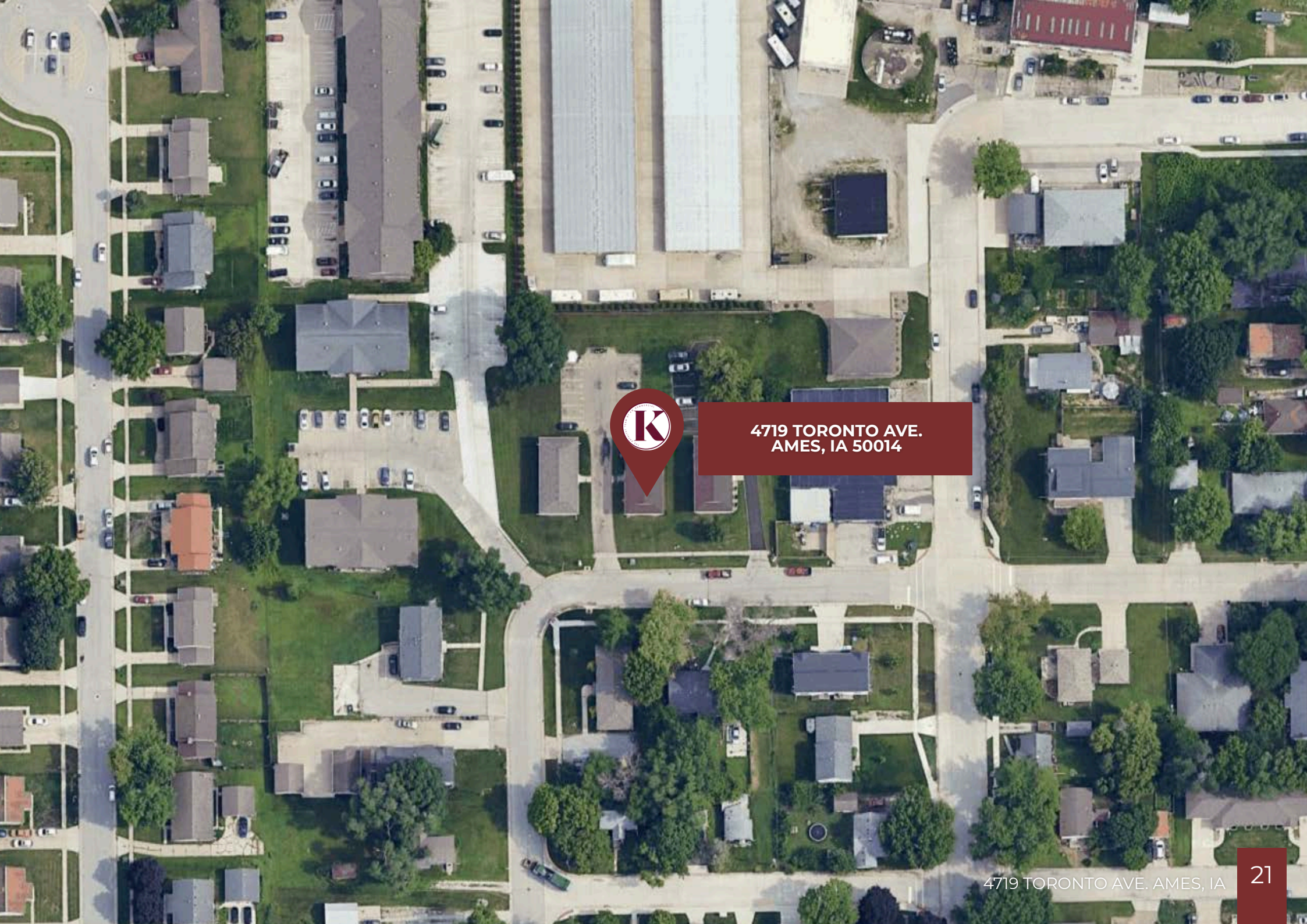




REGIONAL MAP




AERIAL PHOTO
4719 TORONTO AVE. AMES, IA


4719 TORONTO AVE.
AMES, IA 50014



FINANCIAL SUMMARY

4719 TORONTO AVE. AMES, IA

INVESTMENT DETAILS

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	$299,000
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%

Income & Expense	
Gross Operating Income	$39,612
Monthly GOI	$3,301
Total Annual Expenses	($16,325)
Monthly Expenses	($1,360)
Financial Information	
Initial Equity	$51,800
Federal Tax Rate	37.00%
Discount Rate	6.00%

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

PRO-FORMA OPERATING SUMMARY

Investment Summary	
Price	$299,000
Year Built	1977
Units	4
Price/Unit	$74,750
RSF	2,800
Price/RSF	$106.79
Lot Size	0.25 acres
Floors	2
Cap Rate	779.00%
GRM	8.33
Financial Summary	
Loan 1 (Fixed)	$247,200
Initial Equity	$51,800
Interest Rate	6.75%
Term	30 years
Monthly Payment	$1,603
DCR	1.21

Unit Mix & Annual Scheduled Income			
Type	**Units**	**Actual**	**Total**
2BD / 1 BA	4	$10,140	$40,560
Totals	**4**		**$40,560**

Annualized Income	
Description	**Actual**
Gross Potential Rent	**$40,560**
-Less : Vacancy	($2,028)
+ Misc. Income	$1,080
Effective Gross Income	**$39,612**
-Less : Expenses	($16,325)
Net Operating Income	**$23,287**
-Debt: Service	($19,240)
Net Cash Flow after Debt Service	**$4,047**
+ Principal Reduction	$2,635
Total Return	**$6,682**

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

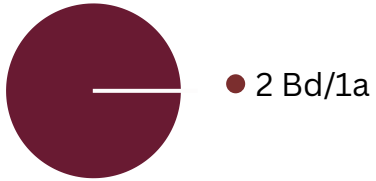
ANNUAL OPERATING DATA

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	$40,560	$41,371	$42,199	$43,043	$43,903
Laundry Income	$1,080	$1,102	$1,124	$1,146	$1,169
Gross Scheduled Income	**$41,640**	**$42,473**	**$43,322**	**$44,189**	**$45,072**
Turnover Vacancy	($2,028)	($2,069)	($2,110)	($2,152)	($2,195)
Gross Operating Income	**$39,612**	**$40,404**	**$41,212**	**$42,037**	**$42,877**
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	**41.21%**	**40.40%**	**39.61%**	**38.84%**	**38.07%**
Net Operating Income	**$23,287**	**$24,079**	**$24,887**	**$25,712**	**$26,552**

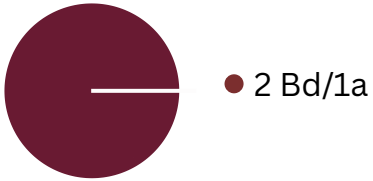
UNIT MIX REPORT

Units	Type	Approx.SF	Avg.Rents	Monthly
4	2Bd/1Ba	700	$845	$3,380
4		**2,800**		**$3,380**

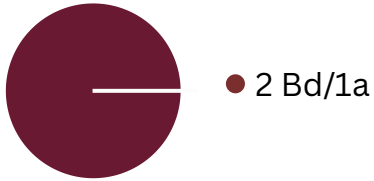
UNIT MIX



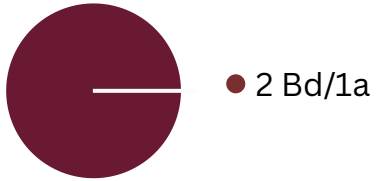
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME

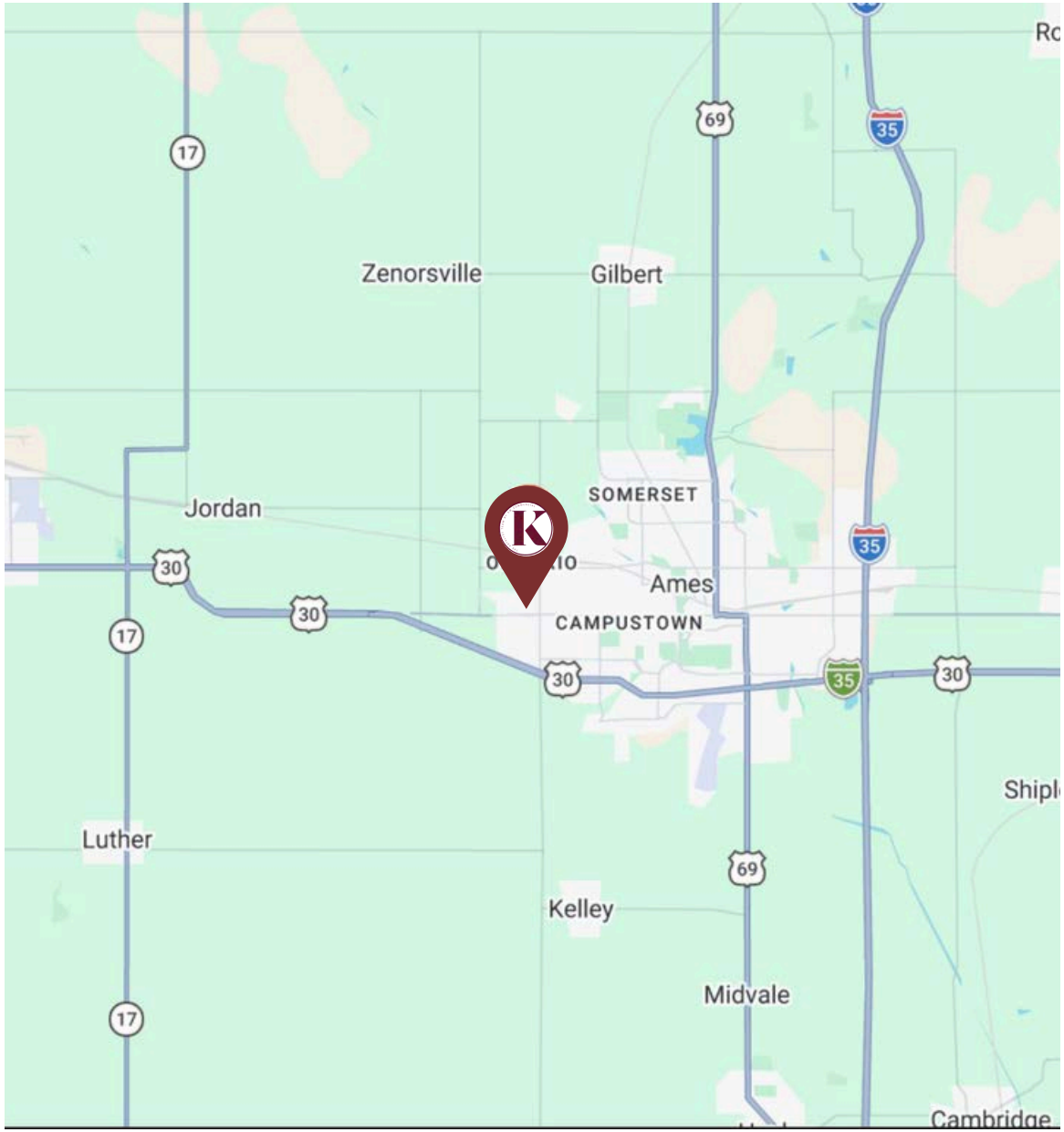




DEMOGRAPHICS

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-lĭst)

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 KW COMMERCIAL





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TO SCHEDULE A TOUR
WITH THIS PROPERTY

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