



PROPERTY OVERVIEW

The KatalYST Team by KW Commercial is pleased to market exclusively for sale 1137 26th Street, Des Moines, Iowa — a 12-unit multifamily asset positioned at the intersection of stable income, institutional demand, and compelling long-term upside in one of Des Moines' most actively reinvested urban neighborhoods. On an after-tax basis, the investment delivers an IRR of 11% and a modified IRR of 10.61% at a 5-year exit, with projected net resale proceeds of \$337,269 on an initial equity investment of \$225,000.

FOR SALE

Offering Summary

Address	1137 26th St.
City, State, Zip Code	Des Moines, IA 50311
Price	\$750,000
Price / SF	\$126.43
Price / Unit	\$62,500
Building SF	5,932
CAP Rate	6.20%
Units	12
Type	Multifamily
Year Built	1895

JARED HUSMANN

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4001 Westown Parkway,
West Des Moines, IA 50266

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PROPERTY PHOTOS



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LOCATION MAP



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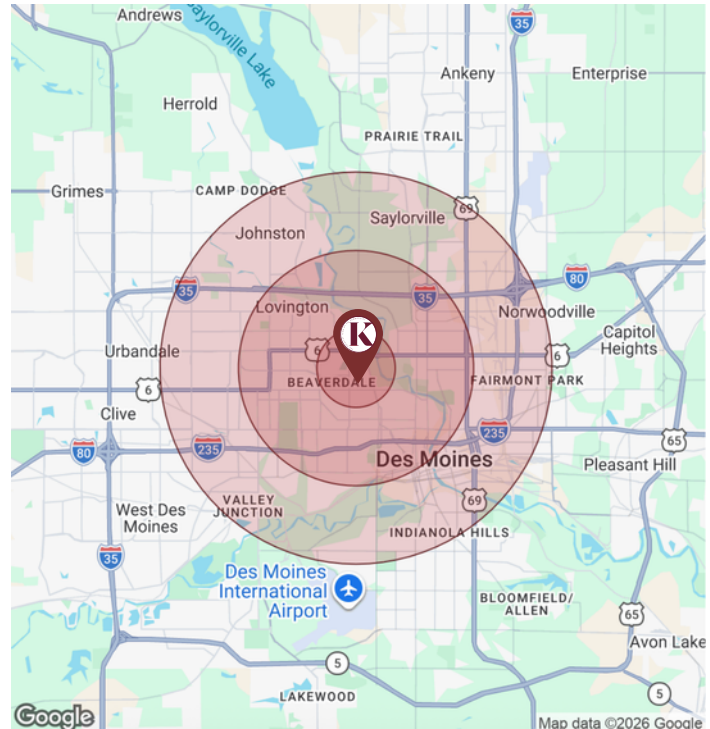
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	10,271	52,440	109,341
Female	10,744	53,248	110,995
Total Population	21,015	105,688	220,336
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	11,670	65,685	139,385
Black	4,554	14,617	25,625
Am In/AK Nat	32	169	353
Hawaiian	21	42	88
Hispanic	2,885	14,712	33,117
Asian	1,263	7,483	15,666
Multiracial	576	2,896	5,861
Other	19	95	242
Housing	1 Mile	3 Miles	5 Miles
Total Units	9,825	52,531	104,082
Occupied	8,877	47,984	95,614
Owner Occupied	3,413	24,403	53,687
Renter Occupied	5,464	23,581	41,927
Vacant	947	4,548	8,468
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,551	18,616	40,970
Ages 15 - 24	4,986	16,086	31,172
Ages 25 - 54	8,949	46,239	93,195
Ages 55 - 64	1,744	10,957	24,017
Ages 65+	1,787	13,789	30,982
Income	1 Mile	3 Miles	5 Miles
Median	\$52,670	\$67,826	\$69,906
Under \$15k	1,219	3,998	7,285
\$15k - \$25k	801	3,409	5,899
\$25k - \$35k	625	3,020	6,895
\$35k - \$50k	1,626	6,527	12,964
\$50k - \$75k	1,565	9,444	18,242
\$75k - \$100k	1,042	6,801	14,479
\$100k - \$150k	1,158	7,807	16,114
\$150k - \$200k	370	3,058	6,798
Over \$200k	470	3,919	6,937



**TO LEARN MORE ON
THIS PROPERTY**

SCAN THE QR CODE



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