



OFFERING MEMORANDUM

AUCTION - BAYMONT BY WYNDHAM DES MOINES NORTH - SUPER 8 BY WYNDHAM DES MOINES

4685A & 4685 NE 14th St, Des Moines, IA 50313

Marcus & Millichap

ONLINE AUCTION



STARTING BID: \$1,200,000
AUCTION DATES: March 3-5, 2026
[CLICK TO VIEW AUCTION WEBSITE](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for **March 3-5, 2026**.

RESERVE AUCTION

This will be a reserve auction, and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

NON-ENDORSEMENT & DISCLAIMER NOTICE

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAG1240322

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

4685 NE 14TH ST

BROKER OF RECORD

RUZICKA, JON M.

Iowa


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License: B63379000


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01



EXECUTIVE SUMMARY

Offering Summary
Investment Overview
Investment Highlights

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OFFERING SUMMARY

4685 NE 14TH ST



Starting Bid
\$1,200,000



RevPAR
\$18.41



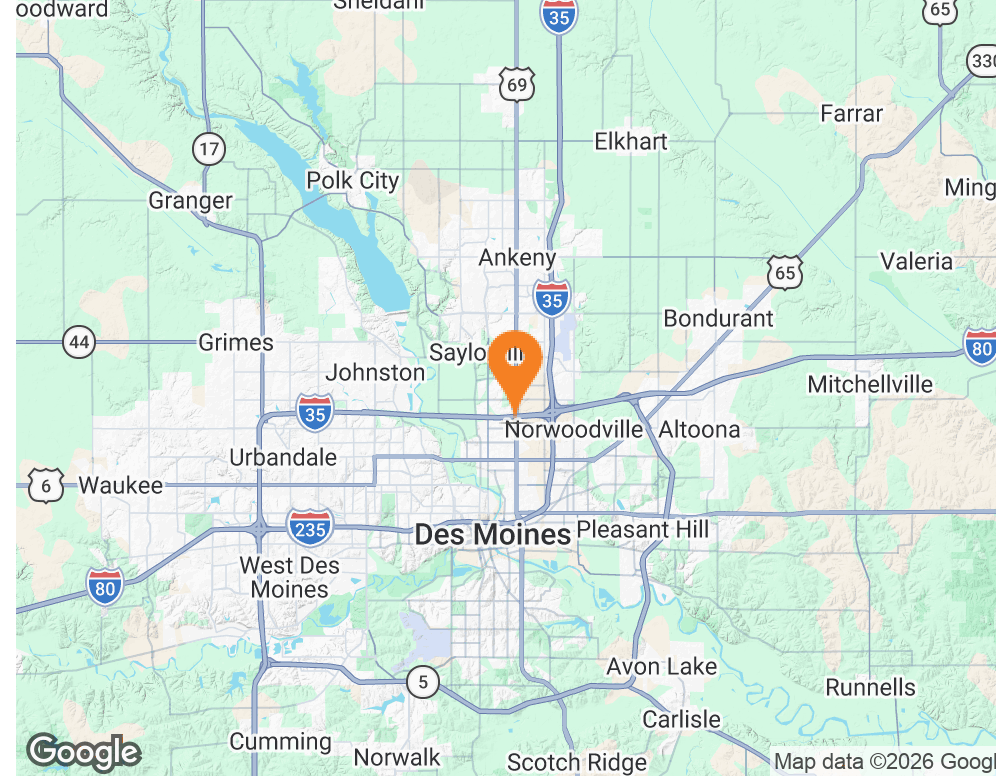
Total # of Rooms
139

FINANCIALS (TTM SEPTEMBER 2025 - COMBINED)

Starting Bid	\$1,200,000
RevPAR	\$18.41
ADR	\$60.75
Occupancy	30.30%
# of Rooms	139
Lot Size	6.00 Acres
Year Built: Baymont Des Moines	1968
Year Built: Super 8 Des Moines	2006

FRANCHISE

Brand	Baymont
Brand	Super 8
Franchise	Wyndham Hotels & Resorts



AUCTION - BAYMONT BY WYNDHAM DES MOINES NORTH - SUPER 8 BY WYNDHAM DES MOINES

4685 NE 14th St, Des Moines, IA 50313

INVESTMENT OVERVIEW

Register to Bid and Access Due Diligence Documents on RealINSIGHT Marketplace: <https://rimarketplace.com/auction/2924>

As the exclusive representative of the seller, Marcus & Millichap is pleased to present for sale to qualified investors the portfolio, including the Baymont by Wyndham Des Moines North located at 4685 NE 14th St, and the Super 8 by Wyndham Des Moines located at 4685A NE 14th St ('Hotels' or 'Properties') in Des Moines, Iowa. The Wyndham-branded portfolio is being auctioned March 3-5, 2026 on RealInsight. Please contact the listing agent for more information.

Originally constructed in 1968 and renovated in 2014, the Baymont by Wyndham Des Moines is a 75-room, midscale hotel occupying one acre just minutes from Des Moines' premier entertainment and retail hubs. The Hotels feature several highly desirable amenities, including a business center, swimming pool, fitness center, meeting event space, and a restaurant. The Super 8 by Wyndham Des Moines was built in 2006 and is a 64-room, economy hotel situated on two acres, adjacent to the Baymont by Wyndham Des Moines. In addition to a business center, guests have access to several amenities, including on-site laundry facilities and a swimming pool. Thanks to its readily accessible location near several major throughfares, tourism drivers, and employment hubs, the Hotels represent an appealing opportunity to acquire two stabilized, branded hospitality assets positioned in a thriving, highly diverse Midwest market.

The Properties' strategic location places it near Des Moines' most significant tourism, entertainment, and employment drivers, reinforcing its appeal to both leisure and business travelers. The Hotels are just minutes from the Iowa State Fairgrounds, home to the iconic Iowa State Fair, which attracts over 1.2 million visitors and generates over 81,000 hotel room nights each year. The Property is less than a 10-minute drive from Casey's Center, a 16,980-seat multi-purpose stadium and one of the city's premier entertainment venues. In addition to hosting major concerts and serving as the home to multiple minor league sports teams, the venue regularly hosts NCAA Division I sports Championships, including men's basketball, women's volleyball, and wrestling. Other year-round tourism draws located near the Property include the Greater Des Moines Convention Center, Adventureland Park, Prairie Meadows Racetrack & Casino, and Downtown Des Moines. The Hotels are less than five minutes from MercyOne Des Moines Medical Center, a 650-bed acute care facility and the largest employer in the state. Other major employers nearby include Principal Financial Group, Wells Fargo, Hy-Vee, and Nationwide. The Property also benefits from proximity to Drake University and Grand View University.

Located in central Iowa along the Des Moines and Raccoon Rivers, Des Moines is the state's capital and largest metropolitan area, serving as one of the Midwest's most stable and economically diverse markets. With a metropolitan population of approximately 750,000 residents, Des Moines is one of the fastest-growing major metros in the Midwest. The city functions as Iowa's primary center for government, finance, insurance, and commerce. The city enjoys direct connectivity to major regional markets, including Minneapolis-St. Paul, Kansas City, Omaha, and Chicago, thanks to its strategic position at the intersection of Interstates 35 and 80. In addition to serving as a key hub for logistics, distribution, and corporate operations, Des Moines is home to a nationally recognized insurance and financial services sector. Major financial employers include Wells Fargo, Principal Financial Group, and Nationwide Insurance. Additionally, employment in Des Moines is anchored by companies like Unity Point Health, Amazon, and John Deere representing the healthcare, manufacturing, logistics, and agricultural sectors.

AUCTION - BAYMONT BY WYNDHAM DES MOINES NORTH - SUPER 8 BY WYNDHAM DES MOINES

INVESTMENT HIGHLIGHTS



INVESTMENT HIGHLIGHTS

- **AUCTION - March 3-5, 2026 | Starting Bid: \$1,200,000**
- **Wyndham-Branded Hotel Portfolio:** Two branded assets offering a combined 139 keys in a complementary midscale and economy lodging profile.
- **Strategic North Des Moines Location:** Immediate access to major arterial roadways, Downtown Des Moines, regional employment hubs, and top tourism attractions.
- **Strong Event and Seasonal Demand:** Direct exposure to high-traffic annual events such as the Iowa State Fair and NCAA Division I Championships.
- **Rapidly Expanding Midwest Market:** Des Moines benefits from a diverse economy anchored by government, tourism, finance, insurance, healthcare, and logistics.
- **Attractive Asset Mix with Renovations:** The recently renovated Baymont and Super 8, both constructed in 2006, offer a balance of refreshed accommodations and efficient operations spanning three acres.
- **Comprehensive Guest Amenities:** Portfolio features include swimming pools, fitness centers, business centers, meeting/event space, on-site laundry, and a restaurant at the Baymont, supporting both leisure and business demand.
- **Proximity to Major Tourism Drivers:** Minutes from the Iowa State Fairgrounds, Casey's Center, Greater Des Moines Convention Center, Adventureland Park, Prairie Meadows Racetrack & Casino, and Downtown Des Moines.



SECTION 2

02

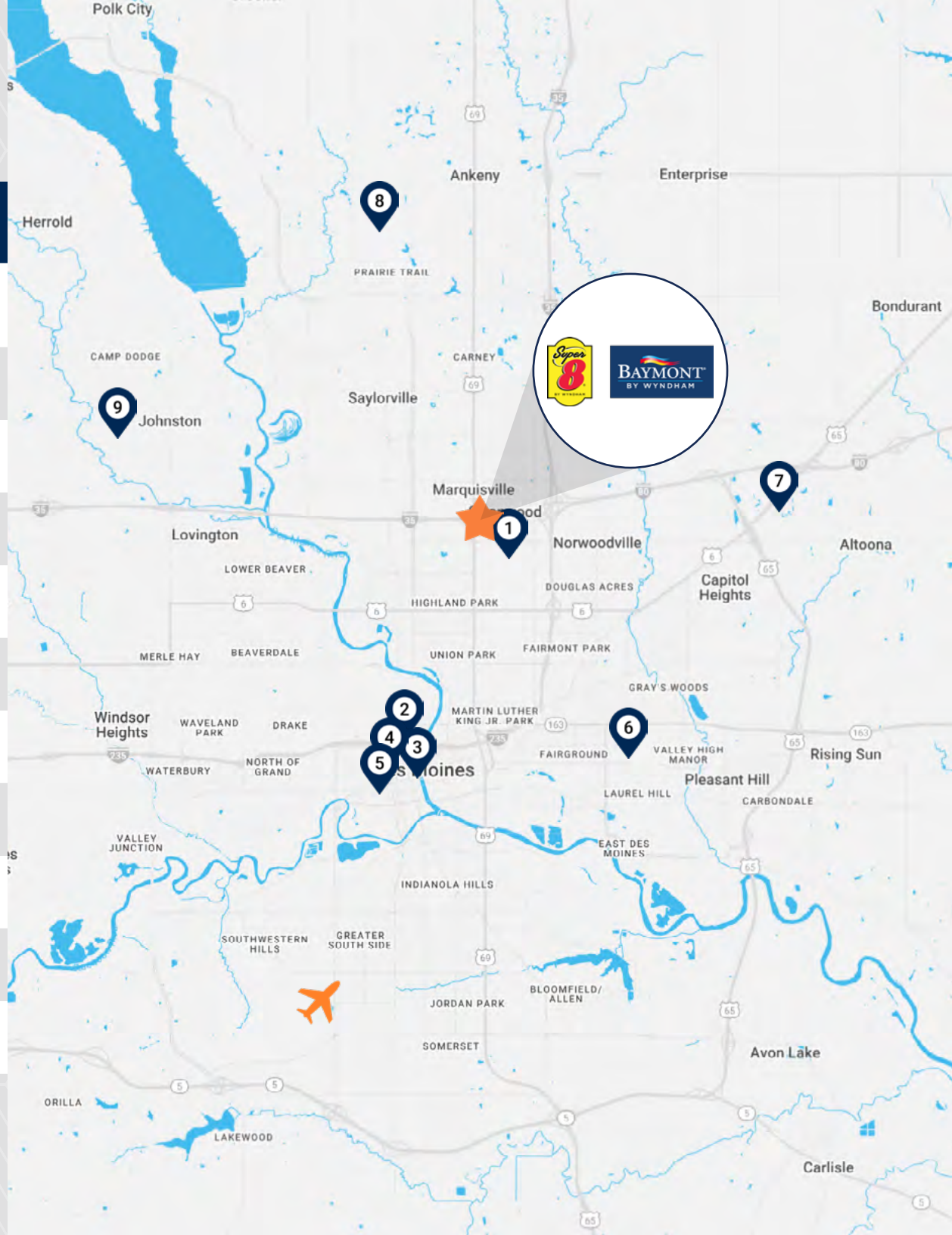
PROPERTY INFORMATION

Nearby Demand Generators
Amenities: Baymont Inn
Amenities: Super 8 Des Moines

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NEARBY DEMAND GENERATORS

	Baymont by Wyndham Des Moines North Super 8 by Wyndham Des Moines	
	Vermeer Corporation	0.8 miles
	MercyOne Des Moines Medical Center	4.6 miles
	Casey's Center	5 miles
	Principal Financial Group	5.4 miles
	Nationwide	6.0 miles
	Iowa State Fairgrounds	6.2 miles
	Adventureland Park	6.8 miles
	John Deere	7.3 miles
	Corteva Agriscience	7.6 miles
	Des Moines International Airport	12.6 miles



GUEST ROOM AMENITIES: BAYMONT INN DES MOINES

- Flat Screen Television
- Work Desk with Ergonomic Chair Microwave
- Mini Refrigerator
- Jacuzzi Tub (select rooms)
- Kitchenettes (select rooms)

HOTEL AMENITIES: BAYMONT INN DES MOINES

- Meeting Space
- Breakfast Area
- Fitness Center
- Outdoor Patio



GUEST ROOM AMENITIES: SUPER 8 DES MOINES

- Microwave
- Mini-Refrigerator
- Flat Screen Television

HOTEL AMENITIES: SUPER 8 DES MOINES

- Outdoor Pool
- Outdoor Patio
- Business Center
- Breakfast Area
- On-Site Guest Laundry
- Vending Machines
- Outdoor Barbecue Grills





SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

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AUCTION - BAYMONT BY WYNDHAM DES MOINES NORTH - SUPER 8 BY WYNDHAM DES MOINES

COMBINED FINANCIAL DETAILS

HISTORIC PROFIT & LOSS	2024		*TTM September 2025	
Rooms	203		203	
Available Rooms	74,298		74,095	
Rooms Sold	21,615		22,449	
Occupancy	29.1%		30.3%	
ADR	\$68.15		\$60.75	
RevPAR	\$19.83		\$18.41	
Revenue/Room	\$7,256		\$6,718	
Income				
Room Revenue	\$1,472,973	100.0%	\$1,363,761	100.0%
Other Income	\$35	0.0%	\$33	0.0%
Total Revenue	\$1,473,008	100.0%	\$1,363,793	100.0%
Departmental Expenses	2024		*TTM September 2025	
Rooms	\$287,234	19.5%	\$265,937	19.5%
Total Departmental Expenses	\$287,234	19.5%	\$265,937	19.5%
Gross Operating Income	\$1,185,774	80.5%	\$1,097,856	80.5%
Undistributed Operating Expenses				
Administration & General	\$101,880	6.9%	\$94,326	6.9%
Information Technology	\$55,739	3.8%	\$51,607	3.8%
Franchise Fees	\$128,092	8.7%	\$118,595	8.7%
Utility Costs	\$165,605	11.2%	\$153,326	11.2%
Property Operations & Maintenance	\$19,297	1.3%	\$17,866	1.3%
Total Undistributed Operating Expenses	\$470,613	31.9%	\$435,720	31.9%
Income Before Fixed Charges	\$715,161	48.6%	\$662,136	48.6%
Property Taxes	\$38,926	2.6%	\$38,926	2.9%
Insurance	\$68,306	4.6%	\$68,306	5.0%
Total Fixed Charges	\$107,231	7.3%	\$107,231	7.9%
Total Expenses	\$865,078	58.7%	\$808,888	59.3%
EBITDA	\$607,930	41.3%	\$554,905	40.7%
Capital Replacement Reserve	\$58,920	4.0%	\$54,552	4.0%
EBITDA Less Replacement Reserve	\$549,009	37.3%	\$500,353	36.7%

AUCTION - BAYMONT BY WYNDHAM DES MOINES NORTH - SUPER 8 BY WYNDHAM DES MOINES

COMBINED FINANCIAL DETAILS

5-YR PRO-FORMA	Year 1		Year 2		Year 3		Year 4		Year 5	
Rooms	203		203		203		203		203	
Available Rooms	74,095		74,095		74,298		74,095		74,095	
Rooms Sold	22,898		23,585		23,886		24,059		24,300	
Occupancy	30.9%		31.8%		32.1%		32.5%		32.8%	
ADR	\$62.57		\$66.33		\$67.65		\$69.01		\$70.39	
RevPAR	\$19.34		\$21.11		\$21.75		\$22.41		\$23.08	
Revenue/Room	\$7,058		\$7,706		\$7,961		\$8,179		\$8,426	
Income										
Room Revenue	\$1,432,767	100.0%	\$1,564,295	100.0%	\$1,615,952	100.0%	\$1,660,205	100.0%	\$1,710,343	100.0%
Other Income	\$34	0.0%	\$35	0.0%	\$36	0.0%	\$37	0.0%	\$38	0.0%
Total Revenue	\$1,432,801	100.0%	\$1,564,330	100.0%	\$1,615,987	100.0%	\$1,660,242	100.0%	\$1,710,381	100.0%
Departmental Expenses										
Rooms	\$279,393	19.5%	\$293,531	18.8%	\$303,224	18.8%	\$311,528	18.8%	\$320,936	18.8%
Total Departmental Expenses	\$279,393	19.5%	\$293,531	18.8%	\$303,224	18.8%	\$311,528	18.8%	\$320,936	18.8%
Gross Operating Income	\$1,153,407	80.5%	\$1,270,799	81.2%	\$1,312,764	81.2%	\$1,348,714	81.2%	\$1,389,445	81.2%
Undistributed Operating Expenses										
Administration & General	\$99,099	6.9%	\$101,081	6.5%	\$103,103	6.4%	\$105,165	6.3%	\$107,268	6.3%
Information Technology	\$54,218	3.8%	\$55,302	3.5%	\$56,408	3.5%	\$57,536	3.5%	\$58,687	3.4%
Franchise Fees	\$136,113	9.5%	\$148,608	9.5%	\$153,515	9.5%	\$157,719	9.5%	\$162,483	9.5%
Utility Costs	\$161,085	11.2%	\$169,236	10.8%	\$174,824	10.8%	\$179,612	10.8%	\$185,036	10.8%
Property Operations & Maintenance	\$22,898	1.6%	\$24,057	1.5%	\$24,851	1.5%	\$25,532	1.5%	\$26,303	1.5%
Total Undistributed Operating Expenses	\$473,413	33.0%	\$498,284	31.9%	\$512,702	31.7%	\$525,564	31.7%	\$539,777	31.6%
Income Before Fixed Charges	\$679,995	47.5%	\$772,515	49.4%	\$800,062	49.5%	\$823,150	49.6%	\$849,669	49.7%
Property Taxes	\$39,704	2.8%	\$40,498	2.6%	\$41,308	2.6%	\$42,135	2.5%	\$42,977	2.5%
Insurance	\$69,672	4.9%	\$71,065	4.5%	\$72,486	4.5%	\$73,936	4.5%	\$75,415	4.4%
Total Fixed Charges	\$109,376	7.6%	\$111,564	7.1%	\$113,795	7.0%	\$116,071	7.0%	\$118,392	6.9%
Total Expenses	\$862,182	60.2%	\$903,378	57.7%	\$929,720	57.5%	\$953,162	57.4%	\$979,105	57.2%
EBITDA	\$570,619	39.8%	\$660,952	42.3%	\$686,267	42.5%	\$707,079	42.6%	\$731,277	42.8%
Capital Replacement Reserve	\$57,312	4.0%	\$62,573	4.0%	\$64,639	4.0%	\$66,410	4.0%	\$68,415	4.0%
EBITDA Less Replacement Reserves	\$513,307	35.8%	\$598,378	38.3%	\$621,628	38.5%	\$640,670	38.6%	\$662,861	38.8%

Note: This is a Broker Pro Forma. Prospective Buyers are strongly advised to underwrite their own projections before considering the subject Property as a potential investment.



SECTION 4

04

STR COMPS

STR Comps
STR Comps Map

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Baymont Inn & Suites Des Moines North
4685 NE 14th St, Des Moines, IA, 50313

Number Of Rooms: 139 Year Built: Jun-1968



Super 8 by Wyndham Des Moines

4685A NE 14th St, Des Moines, IA, 50313-2009

Number Of Rooms: 64 Year Built: 2006



Motel 6 Des Moines, IA - North

4940 NE 14th St, Des Moines, IA, 50313-2033

Number Of Rooms: 120 Year Built: Oct-1989



AmericInn Hotel & Suites Johnston

5050 Merle Hay Rd, Johnston, IA, 50131

Number Of Rooms: 89 Year Built: Jul-1990



Country Inn & Suites By Radisson Ankeny, IA
2510 SE Tones Dr, Ankeny, IA, 50021

Number Of Rooms: 63 Year Built: Jun-1997



Quality Inn Des Moines

4950 E 14th St, Des Moines, IA, 50313-2033

Number Of Rooms: 52 Year Built: Jun-2000



Econo Lodge Inn & Suites Fairgrounds

410 E 30th St, Des Moines, IA, 50317

Number Of Rooms: 69 Year Built: Aug-2007



Red Roof Inn Des Moines

5020 NE 14th St, Des Moines, IA, 50313

Number Of Rooms: 57 Year Built: 1959



WoodSpring Suites Ankeny Des Moines

6703 SE Bellagio Dr, Ankeny, IA, 50021

Number Of Rooms: 105 Year Built: 2007













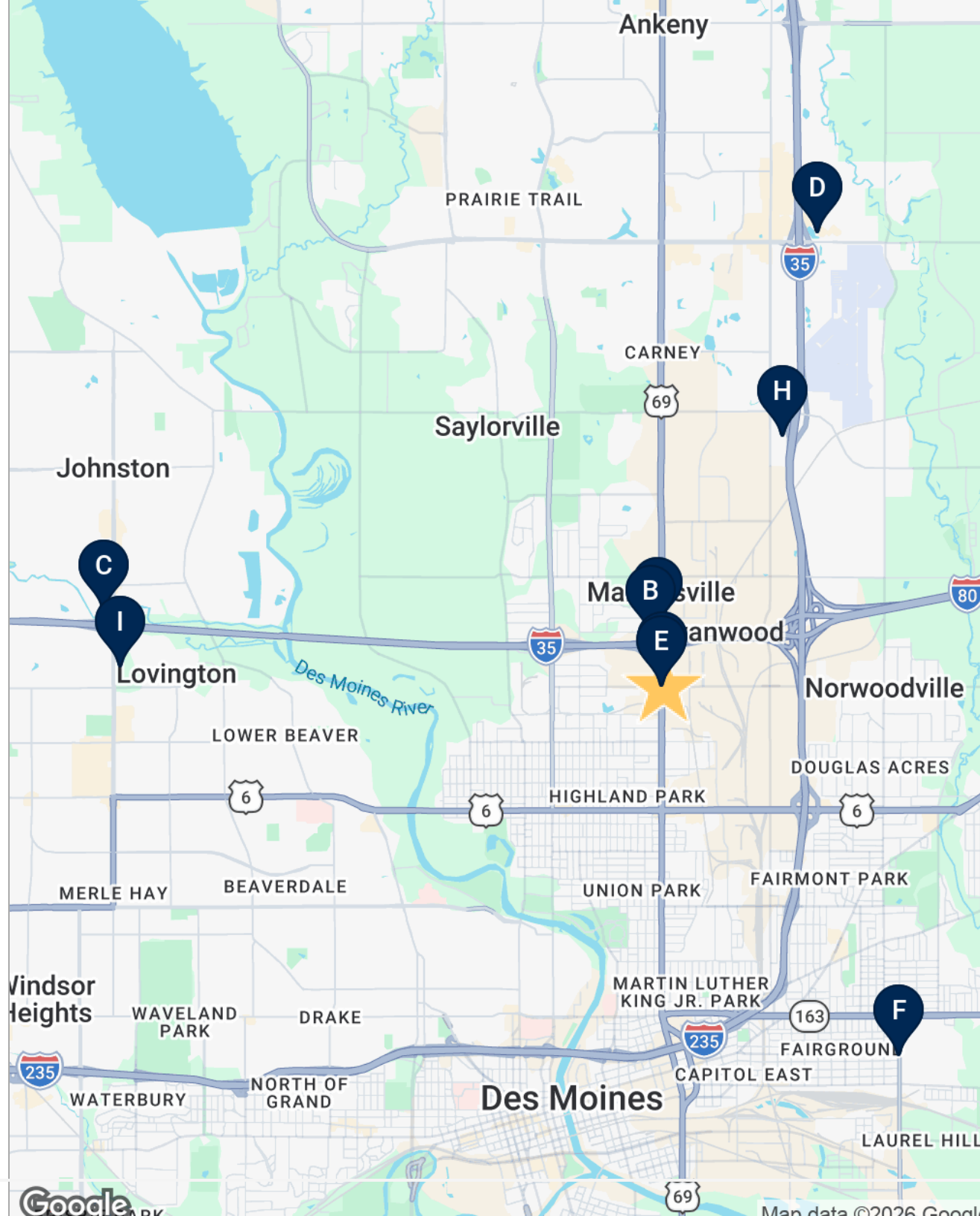
Sonesta Essential Des Moines


4755 Merle Hay Rd, Des Moines, IA, 50322-1964

Number Of Rooms: 139 Year Built: 1985

STR COMPS MAP

-  Moines North - Super 8 by Wyndham Des Moines
-  Super 8 by Wyndham Des Moines
-  Motel 6 Des Moines, IA - North
-  AmericInn Hotel & Suites Johnston
-  Country Inn & Suites by Radisson Ankeny, IA
-  Quality Inn Des Moines
-  Econo Lodge Inn & Suites Fairgrounds
-  Red Roof Inn Des Moines
-  Woodspring Suites Ankeny Des Moines
-  Sonesta Essential Des Moines





05



MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap



AUCTION - BAYMONT BY WYNDHAM DES MOINES NORTH - SUPER 8 BY WYNDHAM DES MOINES

MARKET OVERVIEW

DES MOINES

Home to 707,000 people, the Des Moines metro is the largest in the state of Iowa, comprising Dallas, Guthrie, Madison, Polk and Warren counties. The market is approximately 195 miles northeast of Kansas City, 245 miles south of Minneapolis and 330 miles west of Chicago. The population is expanding far quicker than the national average with roughly 32,000 additional people expected over the next five years. Median household incomes are also above the national average, supporting growth in goods and services.

ECONOMY

- Boosted by a diverse agriculture and research environment, John Deere and Corteva Agriscience employ more than 5,000 people combined.
- Hy-Vee, a regional retail grocery and drugstore chain, is headquartered in West Des Moines.
- In addition to Wells Fargo and Principal Financial Group, Nationwide provides thousands of jobs.
- Major tech companies, including Meta, have invested billions of dollars into local data centers. Microsoft operates five large-scale facilities in the metro and received approval for a sixth in 2024, with additional sites proposed for future development.

QUICK FACTS



POPULATION

707K

Growth 2024-2029*
4.5%



HOUSEHOLDS

286K

Growth 2024-2029*
5.1%



MEDIAN AGE

37.0

U.S. Median:
39.0

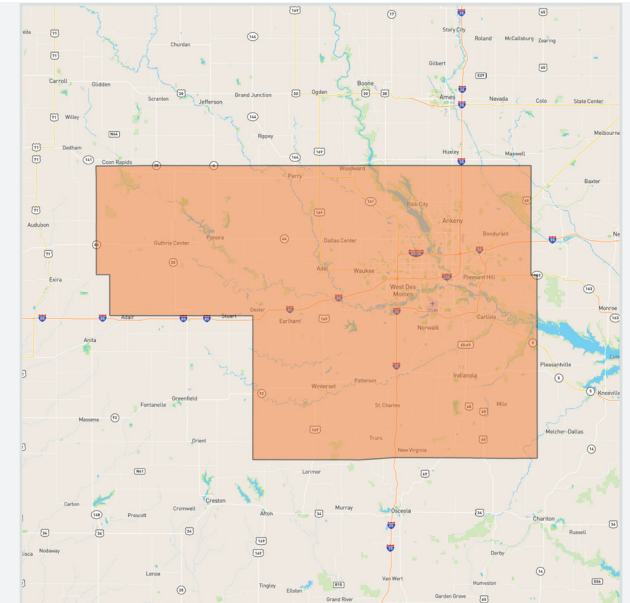


MEDIAN HOUSEHOLD INCOME

\$92,700

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



AFFORDABLE COST OF LIVING

The cost of living in Des Moines is below the national average, aiding local discretionary spending and area retailers.



ACTIVE FINANCIAL SERVICES BASE

The mortgage headquarters for Wells Fargo and the national headquarters for Principal Financial Group provide a broad base of financial services jobs.



AGRICULTURE CENTER

Access to fertile farmland and its status as a top producer of corn, soybeans, pork and eggs underpin the metro's diverse agricultural industry.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	3,695	44,543	166,142
2024 Estimate			
Total Population	3,609	43,765	161,536
2020 Census			
Total Population	3,556	43,666	157,744
2010 Census			
Total Population	3,843	43,192	146,754
Daytime Population			
2024 Estimate	7,947	56,663	232,150
HOUSEHOLDS			
2029 Projection			
Total Households	1,211	17,655	70,176
2024 Estimate			
Total Households	1,173	17,224	67,597
Average (Mean) Household Size	2.4	2.4	2.3
2020 Census			
Total Households	1,122	16,626	64,050
2010 Census			
Total Households	1,155	16,431	57,306
HOUSING UNITS			
Occupied Units			
2029 Projection	1,296	18,967	76,089
2024 Estimate	1,256	18,497	73,252

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	0.5%	2.0%	4.3%
\$150,000-\$199,999	4.2%	5.7%	6.5%
\$100,000-\$149,999	11.2%	14.2%	16.4%
\$75,000-\$99,999	20.9%	14.9%	14.2%
\$50,000-\$74,999	21.9%	20.4%	19.3%
\$35,000-\$49,999	13.1%	15.1%	14.2%
\$25,000-\$34,999	9.7%	10.1%	7.9%
\$15,000-\$24,999	11.1%	9.1%	7.8%
Under \$15,000	7.2%	8.6%	9.4%
Average Household Income	\$69,791	\$71,194	\$80,202
Median Household Income	\$65,089	\$59,742	\$66,278
Per Capita Income	\$25,837	\$28,553	\$34,148
POPULATION PROFILE			
Population 25+ by Educational Level			
2024 Estimate Population Age 25+	2,583	29,263	107,005
Elementary (0-8)	6.3%	7.2%	6.0%
Some High School (9-11)	4.9%	8.9%	6.1%
High School Graduate (12)	46.0%	37.6%	28.8%
Some College (13-15)	22.4%	21.0%	20.3%
Associate Degree Only	8.4%	10.0%	8.9%
Bachelor's Degree Only	9.0%	11.6%	20.7%
Graduate Degree	3.0%	3.8%	9.2%

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DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 161,536. The population has changed by 10.07 percent since 2010. It is estimated that the population in your area will be 166,142 five years from now, which represents a change of 2.9 percent from the current year. The current population is 49.7 percent male and 50.3 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 39.0. The population density in your area is 2,053 people per square mile.



HOUSEHOLDS

There are currently 67,597 households in your selected geography. The number of households has changed by 17.96 percent since 2010. It is estimated that the number of households in your area will be 70,176 five years from now, which represents a change of 3.8 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2024, the median household income for your selected geography is \$66,278, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 53.40 percent since 2010. It is estimated that the median household income in your area will be \$71,055 five years from now, which represents a change of 7.2 percent from the current year.

The current year per capita income in your area is \$34,148, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$80,202, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 88,096 people in your selected area were employed. The 2010 Census revealed that 57.5 percent of employees are in white-collar occupations in this geography, and 23.3 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 20.00 minutes.



HOUSING

The median housing value in your area was \$184,829 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 36,682.00 owner-occupied housing units and 20,624.00 renter-occupied housing units in your area.



EDUCATION

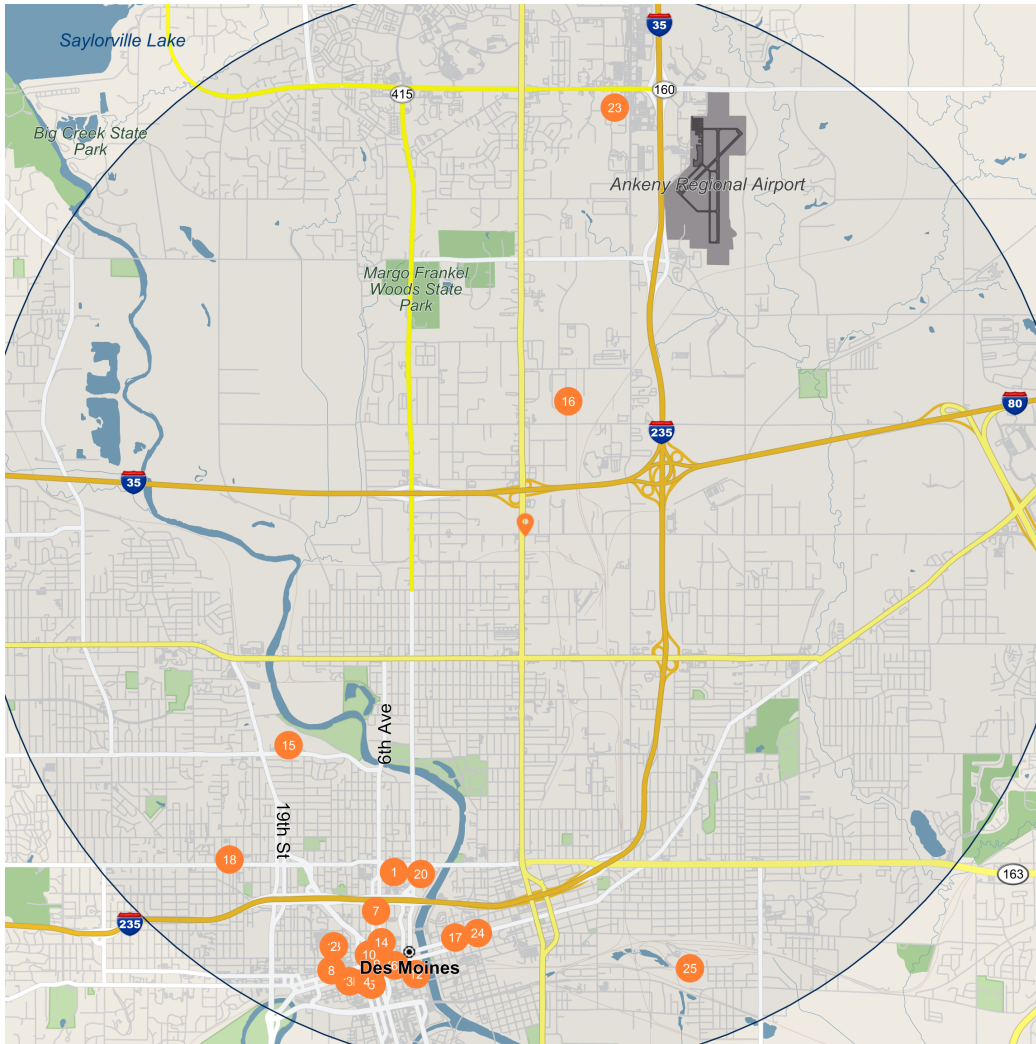
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 29.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.9 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.6 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 36.2 percent in the selected area compared with the 19.7 percent in the U.S.

AUCTION - BAYMONT BY WYNDHAM DES MOINES NORTH - SUPER 8 BY WYNDHAM DES MOINES

DEMOGRAPHICS



Major Employers		Employees
1	Catholic Hlth Intvtes - Iowa C-Mercyone Des Moines Med Ctr	3,700
2	Central Iowa Hospital Corp-IOWA HEALTH-DES MOINES	3,300
3	Amco Insurance Company	2,850
4	Wells Fargo Bank National Assn-Wells Fargo	2,500
5	Norwest Financial Capital Inc	2,300
6	WB-CF Associates LLC-College Square Manor	2,300
7	Mercy College Health Sciences	2,030
8	Wellmark Inc-Blue Cross and Blue Shield	1,500
9	Bhe GT&s LLC	1,500
10	Principal Financial Group Inc-PRINCIPAL	1,440
11	Allied Group Inc	1,388
12	County of Polk	1,100
13	Central Iowa Hospital Corp-Iowa Methodist Medical Center	1,000
14	American Entp Mutl Holdg Co	900
15	Broadlawns Medical Center-Broadlawns Hospital	899
16	Bfs Group LLC	846
17	State of Iowa	756
18	Drake University	748
19	Principal Bank-Principal Life Insurance Co	733
20	United States Postal Service-US Post Office	716
21	Des Moines Register Tribune Co-Des Moines Register	700
22	Principal Holding Company LLC	700
23	Perishable Distrs Iowa Ltd-P D I	687
24	Ciri - Stroup Inc-Town Park	656
25	Titan Tire Corporation	650

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DEMOGRAPHICS

