



PROPERTY OVERVIEW

The KatalYST Team by KW Commercial is proud to exclusively present **811 16th St. in Des Moines, IA;** a well-maintained, historic property in the highly sought-after Sherman Hill neighborhood. Featuring timeless charm with real hardwood floors, original built-ins, brand new roof installed in 2026, and solid craftsmanship, this asset offers both aesthetic appeal and strong fundamentals.

Currently operating at a true 5.01% cap rate, the property presents a compelling value-add opportunity with projected rental upside of 10.2% as market rents continue to strengthen. Ideal for investors looking for a stable return with long-term growth potential.

FOR SALE

Offering Summary

Address	811 16th STREET
City, State, Zip	DES MOINES, IA 50314
Price	\$850,000
Price / SF	\$149.41
Price / Unit	\$94,444
Building SF	5,800
CAP Rate	5.01%
Lot Size	0.14 Acres
Type	Multifamily
Year Built	1915

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4001 Westown Parkway,
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ANNUAL OPERATING DATA

Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	09/2026	09/2027	09/2028	09/2029	09/2030
Income					
Rental Income	\$82,080	\$82,080	\$82,080	\$82,080	\$82,080
Gross Scheduled Income	\$82,080	\$82,080	\$82,080	\$82,080	\$82,080
Turnover Vacancy					
Gross Operating Income	\$82,080	\$82,080	\$82,080	\$82,080	\$82,080
Expenses					
Advertising	(\$2,109)	(\$2,109)	(\$2,109)	(\$2,109)	(\$2,109)
Building Insurance	(\$4,074)	(\$4,074)	(\$4,074)	(\$4,074)	(\$4,074)
Lawncare/Landscaping	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)
Snow Removal	(\$1,032)	(\$1,032)	(\$1,032)	(\$1,032)	(\$1,032)
Maintenance	(\$8,059)	(\$8,059)	(\$8,059)	(\$8,059)	(\$8,059)
Taxes - Real Estate	(\$10,540)	(\$10,540)	(\$10,540)	(\$10,540)	(\$10,540)
Trash Removal	(\$3,947)	(\$3,947)	(\$3,947)	(\$3,947)	(\$3,947)
Utilities - Water/Sewer	(\$7,760)	(\$7,760)	(\$7,760)	(\$7,760)	(\$7,760)
Total Operating Expenses	(\$39,521)	(\$39,521)	(\$39,521)	(\$39,521)	(\$39,521)
Operating Expense Ratio	48.15%	48.15%	48.15%	48.15%	48.15%
Net Operating Income	\$42,559	\$42,559	\$42,559	\$42,559	\$42,559

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LOCATION MAP



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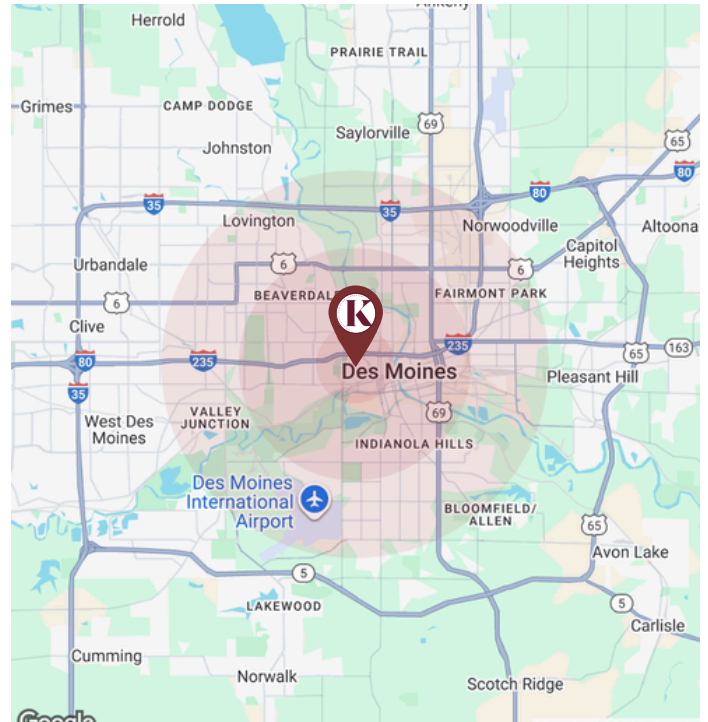
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	9,228	53,937	110,791
Female	8,381	50,177	106,446
Total Population	17,609	104,114	217,237
Age			
Ages 0-14	2,716	18,625	40,736
Ages 15-24	3,137	17,162	31,147
Ages 25-54	8,743	44,800	92,493
Ages 55-64	1,592	10,427	23,514
Ages 65+	1,421	13,099	29,347
Race			
White	9,218	62,250	135,143
Black	4,209	15,159	25,873
Am In/AK Nat	28	177	369
Hawaiian	14	52	87
Hispanic	2,449	16,335	34,280
Asian	1,208	7,132	15,446
Multi-Racial	468	2,863	5,822
Other	12	156	239
Income			
Median	\$50,521	\$63,516	\$66,982
< \$15,000	1,381	4,190	7,552
\$15,000-\$24,999	998	3,655	6,594
\$25,000-\$34,999	738	3,422	7,158
\$35,000-\$49,999	1,265	6,249	12,573
\$50,000-\$74,999	1,562	8,822	17,281
\$75,000-\$99,999	955	6,707	14,736
\$100,000-\$149,999	1,067	6,362	14,404
\$150,000-\$199,999	384	2,962	6,308
> \$200,000	484	3,394	5,772
Housing			
Total Units	9,852	50,286	100,737
Occupied	8,833	45,765	92,377
Owner Occupied	2,065	22,159	51,836
Renter Occupied	6,768	23,606	40,541
Vacant	1,019	4,522	8,361



TO LEARN MORE ON THIS PROPERTY

SCAN THE QR CODE



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