



2101 UNIVERSITY AVE.

DES MOINES, IA 50311

\$485,000

Property Features

± 2,520 SF

1978

10.36%

PROPERTY OVERVIEW

The KatalYST Team as part of KW Commercial is pleased to market for sale this self-service carwash conveniently located in the Drake neighborhood. This self-service carwash consists of 4-Drive In stalls. This carwash is being offered at a true 10.36% Cap rate which offers the ability to have immediate cash flow! Coupled with attractive tax-benefits this is a great investment for the new or growing investor!



JARED HUSMANN

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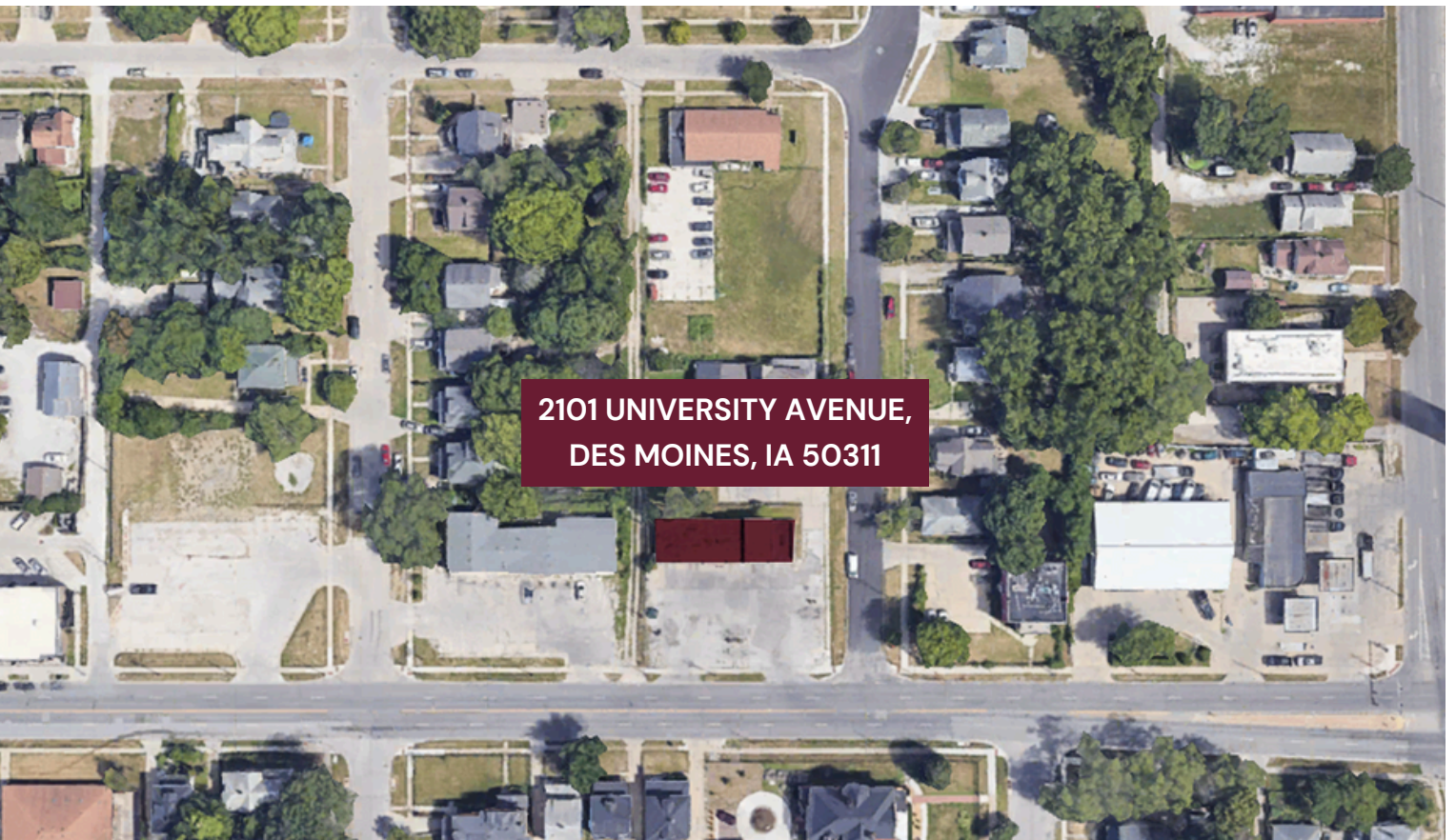
4001 Westtown Parkway,
West Des Moines, IA 50266
www.katalystteam.com

PRO-FORMA FINANCIAL ANALYSIS

PROPERTY		INCOME & EXPENSE	
Property Type	Retail	Gross Operating Income	\$83,712
Property	2101 University Ave. Des Moines, IA	Monthly GOI	\$6,976
Address	2101 University Avenue	Total Annual Expenses	(\$33,455)
City, State	Des Moines, IA	Monthly Expenses	(\$2,788)
Year Built	1978		

PURCHASE INFORMATION		FINANCIAL INFORMATION	
Purchase Price	\$485,000	Initial Equity	\$121,250

LOANS						
Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$363,750	20 Years	20 Years	7.50%	\$2,930.35	-



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PROPERTY HIGHLIGHTS

- **Prime Location:** Self-service carwash situated in the convenient Drake neighborhood.
- **Facility Features:** Includes 4 drive-in stalls for easy access and efficient operation.
- **High Cap Rate:** Offered at a true 10.36% Cap rate, ensuring immediate cash flow for investors.
- **Attractive Tax Benefits:** Offers significant tax advantages, making it an appealing investment.
- **Ideal for Investors:** Perfect opportunity for new or growing investors seeking a profitable venture.

LOCATION OVERVIEW

Located in the Drake neighborhood which is seeing a resurgence of activity in recent years with the emergence of Invest DSM as well as being located in an Opportunity Zone. Located just a few blocks East of Drake University and with an average VPD of 10,600!

POPULATION	1 MILE	3 MILES	5 MILES
Male	11,309	54,794	111,759
Female	11,663	57,372	116,354
Total Population	22,972	112,166	228,113



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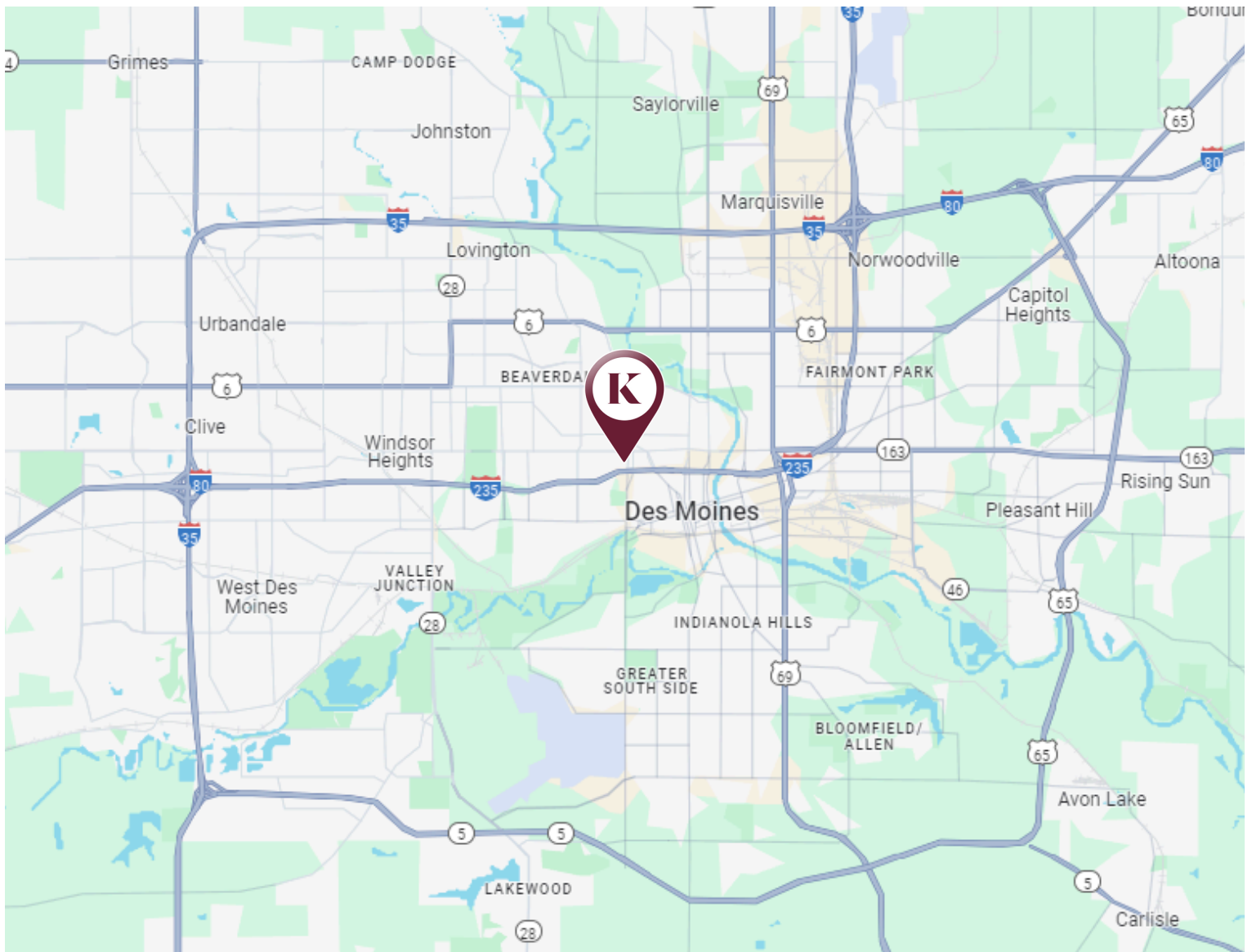
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OFFERING OVERVIEW

Price	\$485,000
Building SF	2,520
CAP Rate	10.36%
Lot Size	0.364 Acres
Type	Retail
Year Built	1978
Zoning	RX2 Mixed Use District



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