



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 12.42% and a modified IRR of 11.67% at a 5-year exit, with projected net resale proceeds of \$332,783 on an initial equity investment of \$232,500.

FOR SALE

Offering Summary

Address	1137 26th St.
City, State, Zip Code	DES MOINES, IA 50311
Price	\$775,000
Price / SF	\$130.65
Price / Unit	\$64,583
Building SF	5,932
CAP Rate	7.07%
Units	12
Type	Multifamily
Year Built	1895

JARED HUSMANN

PRESIDENT, THE KATALYST TEAM
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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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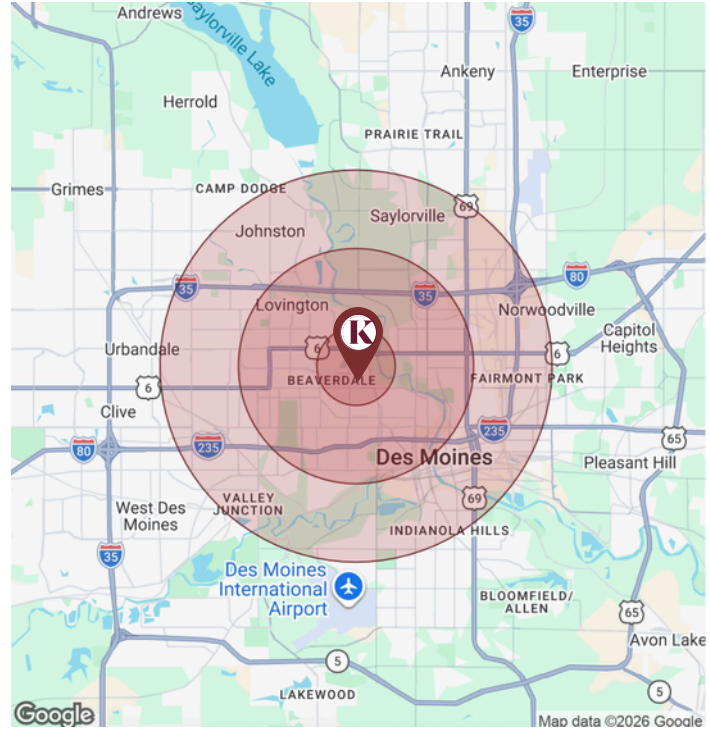
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	11,407	54,464	112,826
Female	9,764	51,496	108,799
Total Population	21,171	105,960	221,625
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	11,756	65,960	140,289
Black	4,573	14,654	25,686
Am In/AK Nat	32	170	355
Hawaiian	21	42	89
Hispanic	2,917	14,665	33,332
Asian	1,272	7,491	15,780
Multiracial	580	2,872	5,895
Other	19	95	244
Housing	1 Mile	3 Miles	5 Miles
Total Units	9,783	52,026	103,403
Occupied	8,837	47,475	94,906
Owner Occupied	3,418	24,277	53,588
Renter Occupied	5,419	23,198	41,318
Vacant			
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,573	18,680	41,341
Ages 15 - 24	5,007	16,132	31,353
Ages 25 - 54	9,033	46,340	93,685
Ages 55 - 64	1,755	10,997	24,145
Ages 65+	1,802	13,811	31,101
Income	1 Mile	3 Miles	5 Miles
Median	\$53,012	\$66,240	\$68,617
Under \$15k	1,234	4,132	7,557
\$15k - \$25k	899	3,452	6,498
\$25k - \$35k	592	3,426	7,199
\$35k - \$50k	1,496	6,570	12,723
\$50k - \$75k	1,505	8,857	17,659
\$75k - \$100k	1,174	7,057	15,059
\$100k - \$150k	1,102	7,151	15,079
\$150k - \$200k	417	3,184	6,829
Over \$200k	419	3,646	6,301



TO LEARN MORE ON
THIS PROPERTY

SCAN THE QR CODE



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