



PROPERTY OVERVIEW

The KatalYST Team, as part of KW Commercial Realty, is pleased to market for sale **2411 Welbeck Road, Des Moines, Iowa**. This 12-unit multifamily property consists of all 2Bd/1Ba units that are fully renovated and positioned to deliver stable income with upside potential. With Residential Utility Bill-Back (RUBS) in place, above-market rents, and professional management on site, the asset presents an attractive opportunity for both seasoned and first-time investors.

Notably, the seller is open to **creative financing options, including owner financing**, making this an even more compelling acquisition in today's high-rate environment.

FOR SALE

Offering Summary

Address	2411 Welbeck RD.
City, State, Zip Code	DES MOINES, IA 50310
Price	\$950,000
Price / SF	\$108.15
Price / Unit	\$79,166
Building SF	8,784
CAP Rate	5.51%
Lot Size	11,833 SF
Type	Multifamily
Year Built	1968

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4001 Westown Parkway,
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ANNUAL PROPERTY OPERATING DATA

Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	02/2024	02/2025	02/2026	02/2027	02/2028
Income					
Rental Income	\$128,304	\$132,153	\$136,118	\$140,201	\$144,407
Laundry	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
RUBs	\$1,353	\$1,353	\$1,353	\$1,353	\$1,353
Pet Fees	\$840	\$840	\$840	\$840	\$840
Late Fees	\$600	\$600	\$600	\$600	\$600
Gross Scheduled Income	\$132,297	\$136,146	\$140,110	\$144,194	\$148,400
Turnover Vacancy	(\$10,264)	(\$10,572)	(\$10,889)	(\$11,216)	(\$11,553)
Gross Operating Income	\$122,032	\$125,573	\$129,221	\$132,978	\$136,847
Expenses					
Accounting	(\$1,668)	(\$1,668)	(\$1,668)	(\$1,668)	(\$1,668)
Building Insurance	(\$7,200)	(\$7,200)	(\$7,200)	(\$7,200)	(\$7,200)
Grounds Maintenance	(\$2,160)	(\$2,160)	(\$2,160)	(\$2,160)	(\$2,160)
Janitorial	(\$3,410)	(\$3,410)	(\$3,410)	(\$3,410)	(\$3,410)
Maintenance	(\$12,816)	(\$12,816)	(\$12,816)	(\$12,816)	(\$12,816)
Management Fees	(\$10,500)	(\$10,500)	(\$10,500)	(\$10,500)	(\$10,500)
Misc	(\$868)	(\$868)	(\$868)	(\$868)	(\$868)
Repairs	(\$6,400)	(\$6,400)	(\$6,400)	(\$6,400)	(\$6,400)
Taxes - Real Estate	(\$13,003)	(\$13,003)	(\$13,003)	(\$13,003)	(\$13,003)
Trash Removal	(\$2,100)	(\$2,100)	(\$2,100)	(\$2,100)	(\$2,100)
Utility - Electricity	(\$500)	(\$500)	(\$500)	(\$500)	(\$500)
Utility - Gas	(\$2,900)	(\$2,900)	(\$2,900)	(\$2,900)	(\$2,900)
Utility - Water/Sewer	(\$6,167)	(\$6,167)	(\$6,167)	(\$6,167)	(\$6,167)
Total Operating Expenses	(\$69,692)	(\$69,692)	(\$69,692)	(\$69,692)	(\$69,692)
Operating Expense Ratio	57.11%	55.50%	53.93%	52.41%	50.93%
Net Operating Income	\$52,341	\$55,882	\$59,529	\$63,286	\$67,156

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LOCATION MAP



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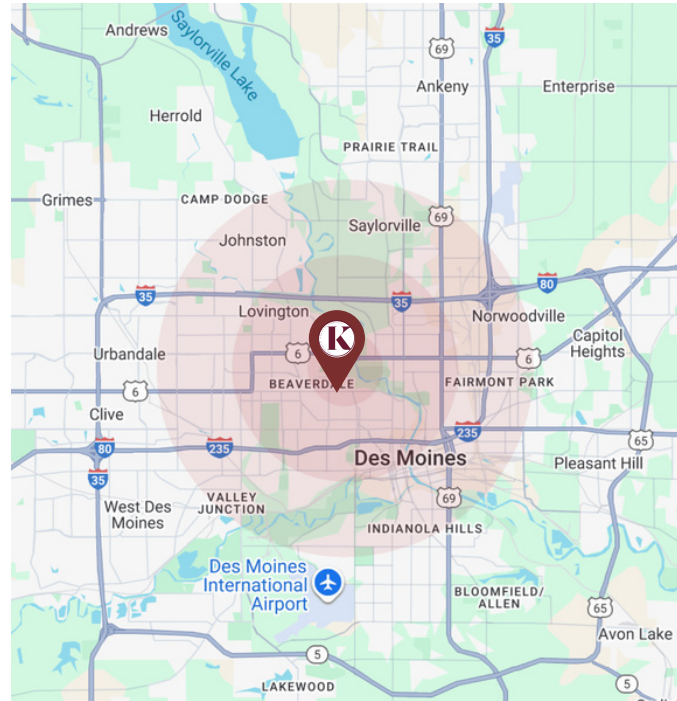
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	5,679	53,393	105,792
Female	5,324	49,498	101,411
Total Population	11,003	102,891	207,202
Age			
Ages 0-14	2,283	18,459	37,707
Ages 15-24	1,664	15,909	28,842
Ages 25-54	4,731	44,507	87,248
Ages 55-64	1,120	10,976	23,453
Ages 65+	1,206	13,040	29,953
Race			
White	5,760	64,091	138,411
Black	2,085	14,569	22,834
Am In/AK Nat	13	165	332
Hawaiian	9	51	62
Hispanic	1,347	13,530	26,646
Asian	1,494	7,624	13,302
Multi-Racial	279	2,706	5,367
Other	15	165	249
Income			
Median	\$62,171	\$64,228	\$68,989
< \$15,000	380	4,050	7,029
\$15,000-\$24,999	368	3,145	5,949
\$25,000-\$34,999	326	3,351	6,690
\$35,000-\$49,999	639	6,221	11,642
\$50,000-\$74,999	769	8,768	17,181
\$75,000-\$99,999	833	6,914	13,003
\$100,000-\$149,999	619	6,578	14,756
\$150,000-\$199,999	228	2,650	6,359
> \$200,000	187	2,410	6,633
Housing			
Total Units	4,737	48,026	96,877
Occupied	4,347	44,088	89,241
Owner Occupied	2,603	24,438	51,657
Renter Occupied	1,744	19,650	37,584
Vacant	389	3,938	7,637



**TO LEARN MORE ON
THIS PROPERTY**

SCAN THE QR CODE



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