



# Woodbury Apartments

*Des Moines, Iowa*

**200-Unit Complex**  
**190 Apartments**  
**10 Duplexes**

**60 Garage Units**

**A-Class**

**2025 Build**

Woodbury DSM APTS Management LLC

# CONFIDENTIALITY & DISCLOSURE

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## CO-DEVELOPER AND PARTNER

### John Larson



John Larson began building homes in the Des Moines area in 2003 and has served the region's growing need for new property and real estate projects ever since. Through integrity and commitment he and his team consistently meet the highest of quality standards. Specializing in high-end custom homes and land development, he has the expertise to deliver results that exceed expectations.

The right sub-contractor makes for a good builder. John works with the most efficient and effective sub-contractors in the Des Moines area. John understands that attention to detail and a satisfied customer is what drives the success of the building process. Recently, John has completed five multifamily projects of similar size in the Des Moines area, adding up to over 1,000 units. He continues to successfully own and operate these properties.





# JOHN LARSON'S PAST PROJECTS



**Park Side Apartments**  
116-Units Apartment Complex  
\$22.6M



**The Allure At 141**  
138-Units Apartment Complex  
\$30M



**The Allure At 57**  
108-Units Apartment Complex  
\$22M



**Fountain Terrace**  
146-Units Apartment Complex  
\$28.7M



**Beaver Cove**  
36-unit townhome development  
\$8M



# SPONSORS



**Amit Bhakta**

Amit embarked on his real estate journey in 2006 in Central Kansas, collaborating with his father in the hospitality sector. By 2010, Amit expanded into the multifamily sector, amassing a portfolio of over 800 units. His deep expertise in the Kansas City Metro, Central Kansas, and Des Moines, IA markets has been instrumental to the success of Arrowhead Capital, where he oversees underwriting and asset management.

Beyond his real estate ventures, Amit owns a thriving property and casualty insurance agency, bolstering his risk management capabilities. As a licensed general contractor, he brings a hands-on approach to property development and maintenance. Amit's diverse skills, strategic vision, and unwavering dedication have established him as a respected figure in commercial real estate and ensuring client and partner satisfaction.



**Drew Neubauer**

Drew Neubauer is the Founder and CEO of NEU Development, LLC, a Kansas City-based real estate development firm specializing in multifamily projects. With a focus on creating value for investors, tenants, and communities, Drew oversees all aspects of the development process, including land acquisition, design, construction, financial structuring, and project execution. His leadership has positioned NEU Development as a trusted partner in delivering high-quality developments. Drew's career began in commercial real estate as an office broker, followed by his role as Vice President of Business Development for national commercial general contractor.

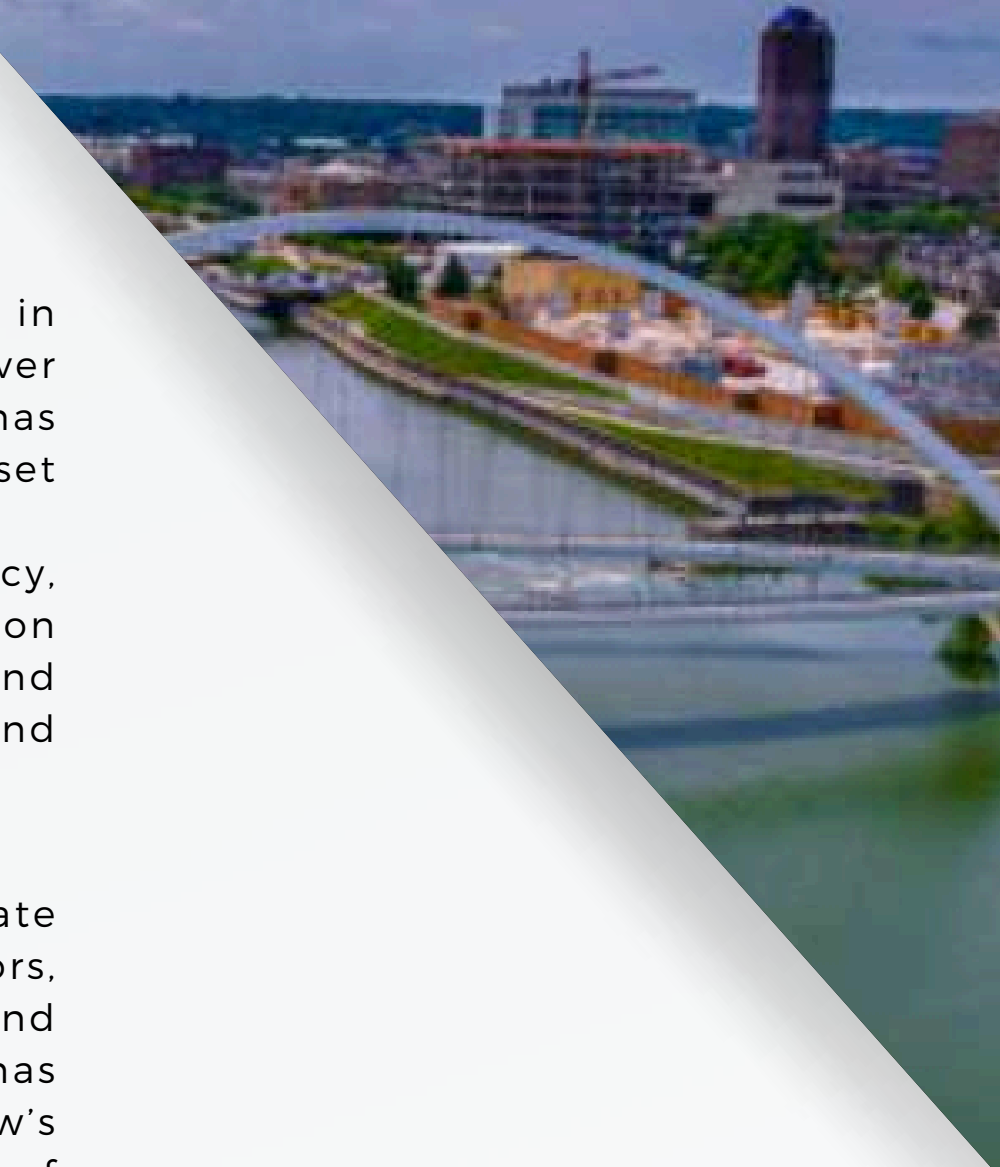
Since founding NEU Development, he has managed over \$250M in ground-up developments, encompassing 850+ multifamily units, 100,000+ sq. ft. of commercial/retail space, and 200+ acres of raw land. Known for his strategic vision and ability to build strong partnerships, Drew has a proven track record of executing complex projects and delivering exceptional results for stakeholders.



**Vish Raj**

Vish Raj is a seasoned CPA with extensive expertise in accounting, financial planning, and taxation, with a specialized focus on real estate. Since 2015, he has provided comprehensive tax planning and financial management services to real estate professionals and developers, earning a reputation for delivering exceptional results. His client-focused approach, rooted in a commitment to financial success and value creation, has made him a trusted advisor in the industry.

As a partner in 280 multifamily units, Vish manages the accounting and financial reporting for multiple multifamily entities. He diligently monitors asset performance to ensure properties meet or exceed investor return expectations. His strategic oversight and financial acumen drive profitability and create lasting value, establishing a strong foundation for investor confidence.



# STRATEGIC PARTNERS



**Mark Hernandez**

Mark launched his banking career in 1992 with Capitol Federal Savings Bank and has since built a distinguished track record, originating nearly 4,000 loans over 30 years. His extensive experience in financial management and lending has made him a trusted leader in the industry.

Over the past 15 years, Mark has partnered on numerous single-family renovation projects in Lawrence, KS, where his financial and budgeting expertise has played a pivotal role in delivering successful outcomes. His ability to manage budgets with precision ensures the success of every development project he undertakes.



**Merlin Alonso**

Merlin serves as the Director of Investor Relations, playing a pivotal role in maintaining transparency and trust with investors. She ensures clear communication on financial performance and strategic initiatives, fostering confidence and strengthening relationships.

With a strong foundation in financial analysis and strategic planning, Merlin works closely with the asset management team to align operational timelines with project execution. Her commitment to delivering value ensures that each project meets or exceeds expectations, driving long-term success and sustained investor satisfaction.



**Daniel & Natalie Lara**

Natalie is a former U.S. Navy Corpsman, and Daniel is a former U.S. Marine, both proud veterans and entrepreneurs. They make up the marketing and asset management team. Today, they're actively invested in multifamily real estate as partners in 342 doors, including a most recent acquisition in a class "A" student housing project located in Athens, Georgia. They also own a growing portfolio of properties in Kansas City MSA. Their expertise in marketing, investor relations, and asset oversight—anchored by their disciplined military training—ensures exceptional performance and value for their investors.



# PORTFOLIO



**Oaks at Westport**  
12 Units  
\$1.45M



**Oaktree Flats**  
22 Units  
\$1.6M



**Charlotte Apartments**  
12 Units  
\$1.3M



**Scholars Row**  
50 Units  
\$5.5M



**Oaks at Platte City**  
212 Units  
\$19.2M



**Olathe 41**  
41 Units  
\$4.M



# PORTFOLIO *Continued*



**Glen Oaks**  
**36 Units**  
**\$1.9M**

**Sold \$2.7M within 16 months**



**Holiday Apartments**  
**180 Units**  
**\$5.4M**



**Fountain Ridge Apartments**  
**72 Units**  
**\$7M**



**Olathe 12 at Creekside**  
**12 Units**  
**\$1.3M**

**Sold \$1.65M**



**Spanish Villas**  
**21 Units**  
**\$1.65M**



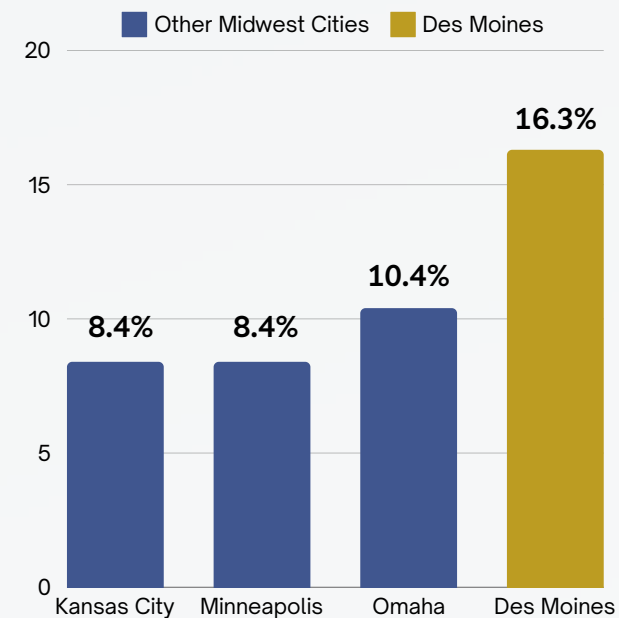
**Mixed Portfolio: SFHs to 8-Unit Multifamily**  
**\$2.5M**



# DES MOINES, IOWA

The city of Des Moines is Iowa's capital city and the county seat of Polk County. The local government serves more than 211,000 residents throughout 49 neighborhoods with more than 4,000 acres of parkland and 81 miles of trails. The city of Des Moines stands to be a financially strong city with exceptional city services, fostering an involved community in a customer friendly atmosphere.

## Population Growth (2012-2022)



**Median Household Income**  
**\$78,315**



**10-12%**  
**Below Nat'l Avg Cost of Living**

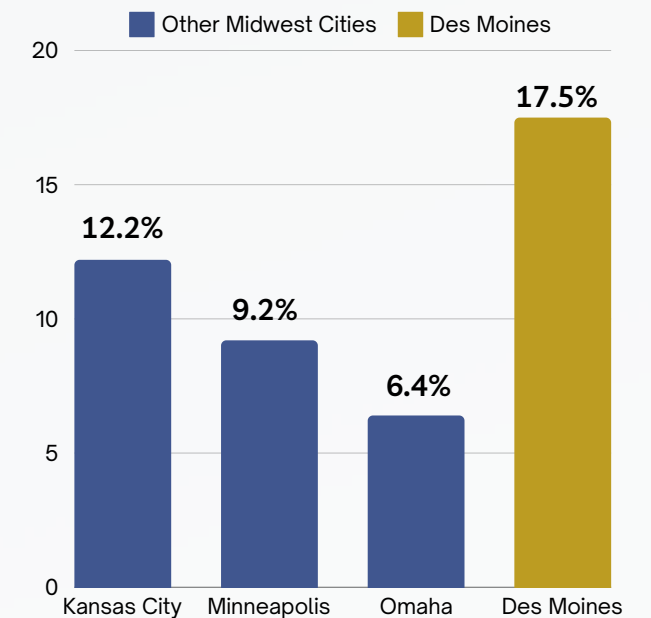
**2.8%**

**Unemployment Rate**

**17.5%**

**(2012-2022)**  
**Employment Growth**

## Employment Growth (2012-2022)





# ECONOMIC IMPACT

Des Moines benefits from a diverse employment base, with major sectors including insurance, government, manufacturing, trade, and healthcare services, driving economic stability, and growth in the region.



## New Data Centers

- 3 of 5 Sites already constructed for Microsoft
- Apple to build 400,000sqft of space
- Meta's Data Center largest in world by 2025 with 5M sqft onsite

## Advanced Manufacturing

- John Deere
- 3M
- Lennox
- Pella Corporation
- Tyson Foods, Inc.
- Emerson/Fisher Division

## Logistics and Technology

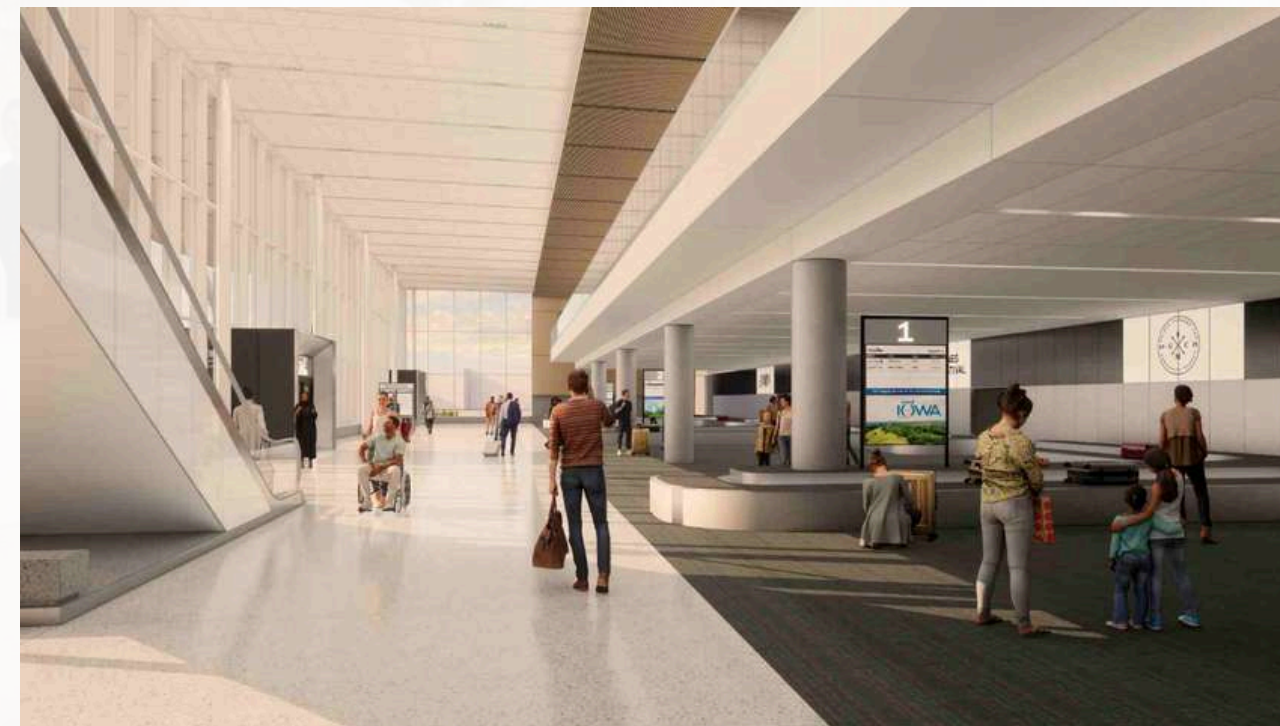
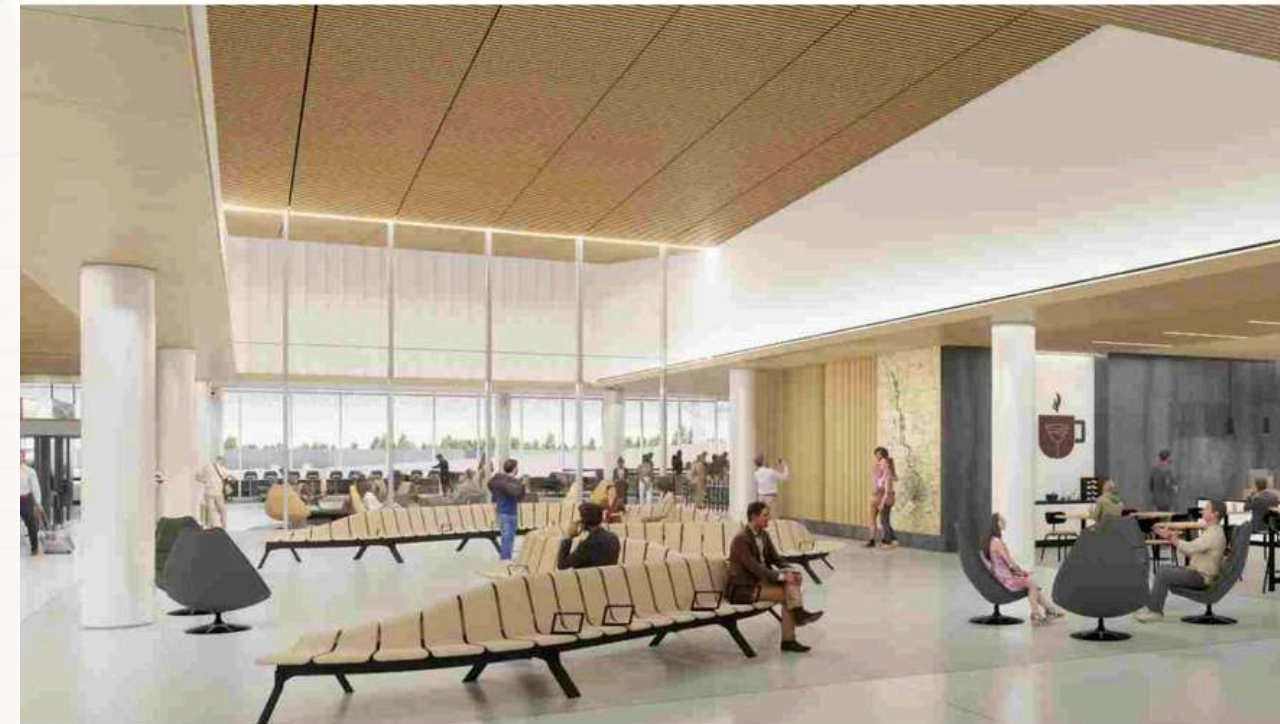
- Amazon
- TMC Transportation
- XPO Logistics
- Interstate Batteries
- Bridgestone/Firestone
- Casey's General Stores, Inc.
- CDS Global
- Daimler Trucks North America



# DES MOINES AIRPORT RENOVATION

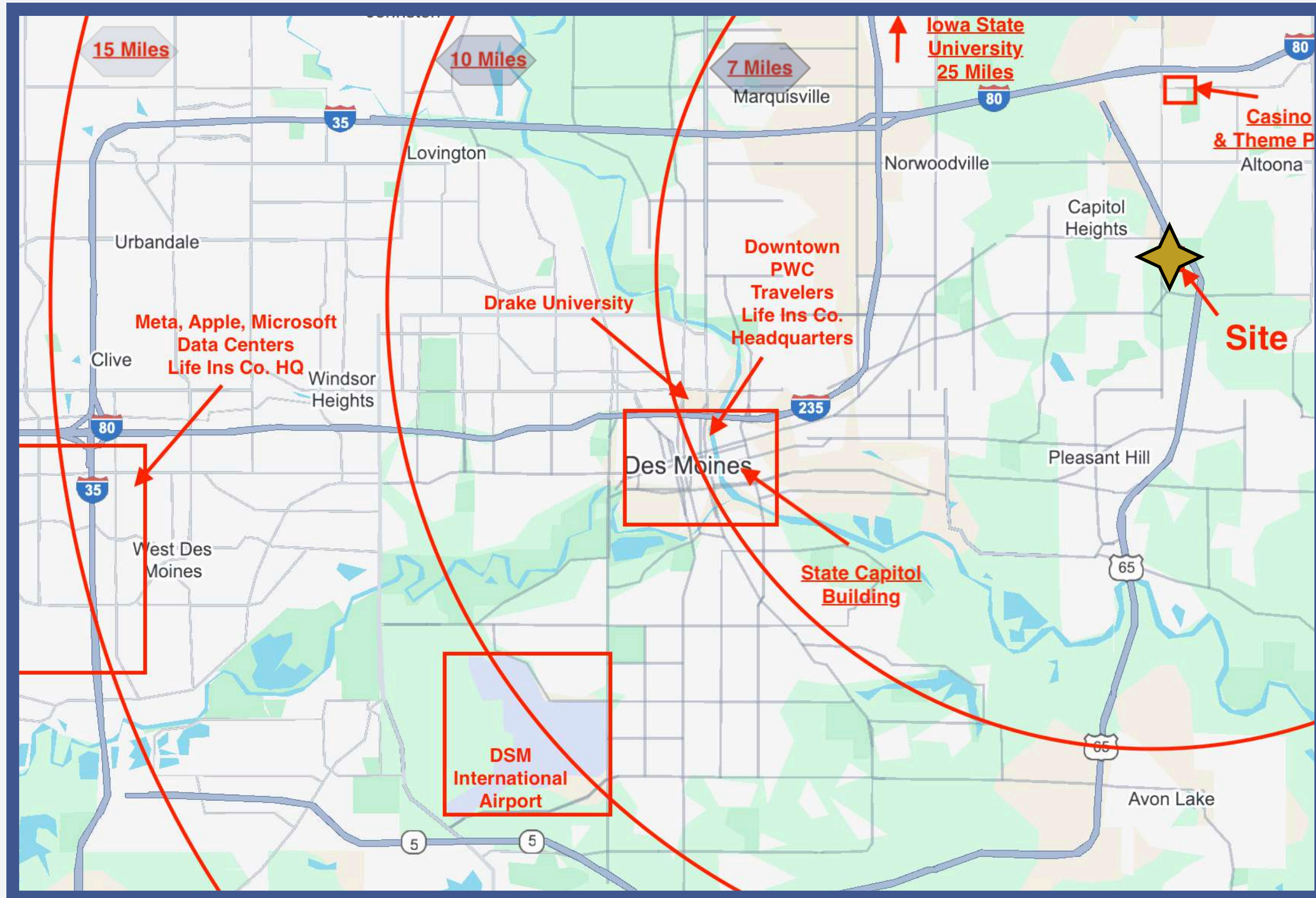
The Des Moines International Airport, Iowa's largest, is undertaking a \$770 million expansion project to replace its outdated 1948 terminal and meet future capacity needs. The three-phase initiative, estimated at \$769.8 million, will add gates and essential infrastructure, stimulating the local economy.

The Des Moines International Airport currently boasts an annual economic impact of \$752 million, providing 8,487 jobs and \$321M in annual payroll. This is expected to increase as a result of the expansion. Driving economic growth, this expansion will enhance the area's appeal for prospective residents.





# Location Overview: Woodbury Apartments







## PROJECT OVERVIEW

# Woodbury Apartments

200 Unit Complex

**190 Units**

**10 Duplexes**

**60 Garages**

**Clubhouse with Swimming  
Pool/Pickleball Courts**



# Architectural Elevation and Floor Layout

**EXTERIOR MATERIALS**

	SHINGLES: <b>DARKEN - DARK BLACK</b> -CHANG CORNICE
	FIBER CEMENT LAP SIDING -JAMES HARDIE PRODUCTS FRONT: <b>ARIZONA GRAY</b> -CHANG CORNICE
	BRICK: <b>CHALK DUST</b> -COURTAIN STONE
	STONE: <b>BOREHAM BLVD</b> -COURTAIN STONE

**OTHER MATERIALS**

- WINDOW AND DOOR FRAMES AND TRIM TO BE WHITE
- OUTLETS AND DOWNSPUTS TO BE BLACK
- EXTERIOR HANDLS TO BE BLACK METEORITE
- FRAC UNITS TO BE FINISH TO MATCH ADJACENT MATERIALS
- CORNER BOARDS AND TRIM BOARDS TO BE WHITE

**REAR ELEVATION:**  
TOTAL AREA: 4785 SF  
GLASS AREA: 1885 SF  
TOTAL - GLASS: 3422 SF  
GLASS %: 39%  
STONE AREA: 385 SF  
STONE %: 12%  
3/4" BRICK AREA: 1822 SF  
3/4" BRICK %: 44%  
LAP SIDING AREA: 1540 SF  
LAP SIDING %: 39%  
BALCONY COVERAGE: 887 SF  
BALCONY %: 17%  
\*ALL WINDOWS SHALL BE A MINIMUM OF 50% TRANSMITTANCE FACTOR AND REFLECTIVE FACTOR OF NO MORE THAN 0.25



**4 REAR ELEVATION**  
1/8" = 1'-0"

**RIGHT ELEVATION:**  
TOTAL AREA: 1789 SF  
GLASS AREA: 81 SF  
TOTAL - GLASS: 1708 SF  
GLASS %: 35%  
STONE AREA: 175 SF  
STONE %: 10%  
3/4" BRICK AREA: 865 SF  
3/4" BRICK %: 31%  
LAP SIDING AREA: 1222 SF  
LAP SIDING %: 38%  
\*ALL WINDOWS SHALL BE A MINIMUM OF 50% TRANSMITTANCE FACTOR AND REFLECTIVE FACTOR OF NO MORE THAN 0.25



**3 RIGHT ELEVATION**  
1/8" = 1'-0"

**LEFT ELEVATION:**  
TOTAL AREA: 1789 SF  
GLASS AREA: 81 SF  
TOTAL - GLASS: 1708 SF  
GLASS %: 35%  
STONE AREA: 186 SF  
STONE %: 10%  
3/4" BRICK AREA: 865 SF  
3/4" BRICK %: 32%  
LAP SIDING AREA: 633 SF  
LAP SIDING %: 38%  
\*ALL WINDOWS SHALL BE A MINIMUM OF 50% TRANSMITTANCE FACTOR AND REFLECTIVE FACTOR OF NO MORE THAN 0.25

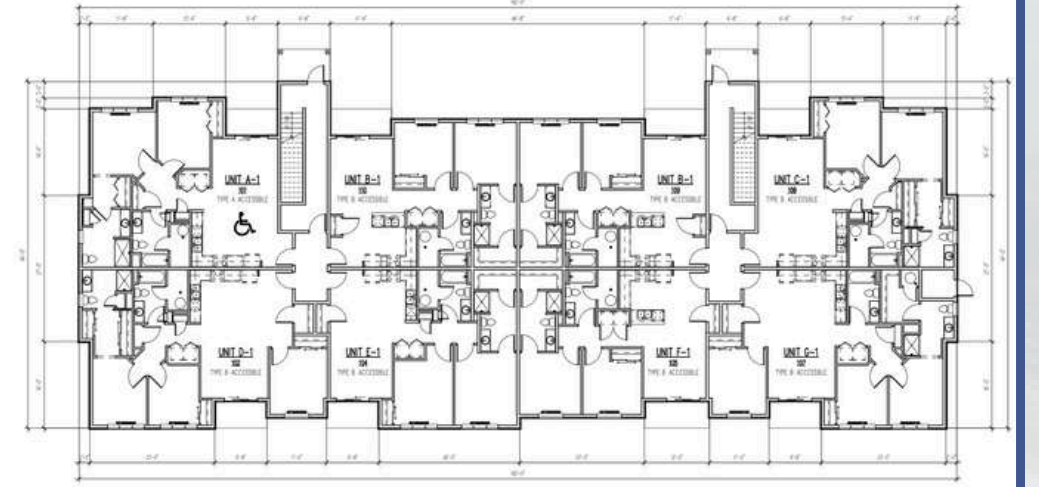


**2 LEFT ELEVATION**  
1/8" = 1'-0"

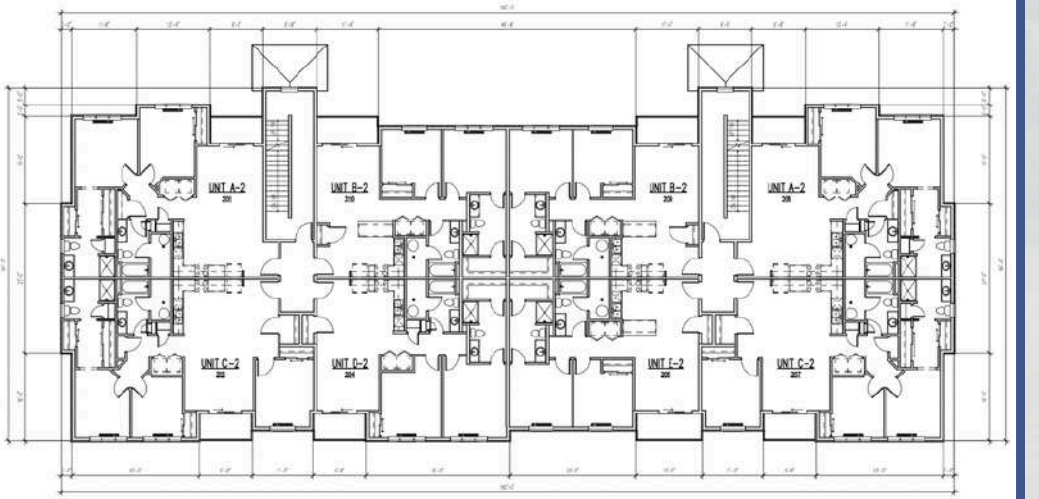
**STREET FACING ELEVATION:**  
TOTAL AREA: 4785 SF  
GLASS AREA: 1885 SF  
TOTAL - GLASS: 3422 SF  
GLASS %: 39%  
STONE AREA: 428 SF  
STONE %: 24%  
3/4" BRICK AREA: 1424 SF  
3/4" BRICK %: 42%  
LAP SIDING AREA: 1089 SF  
LAP SIDING %: 34%  
BALCONY COVERAGE: 854 SF  
BALCONY %: 18%  
\*ALL WINDOWS SHALL BE A MINIMUM OF 50% TRANSMITTANCE FACTOR AND REFLECTIVE FACTOR OF NO MORE THAN 0.25



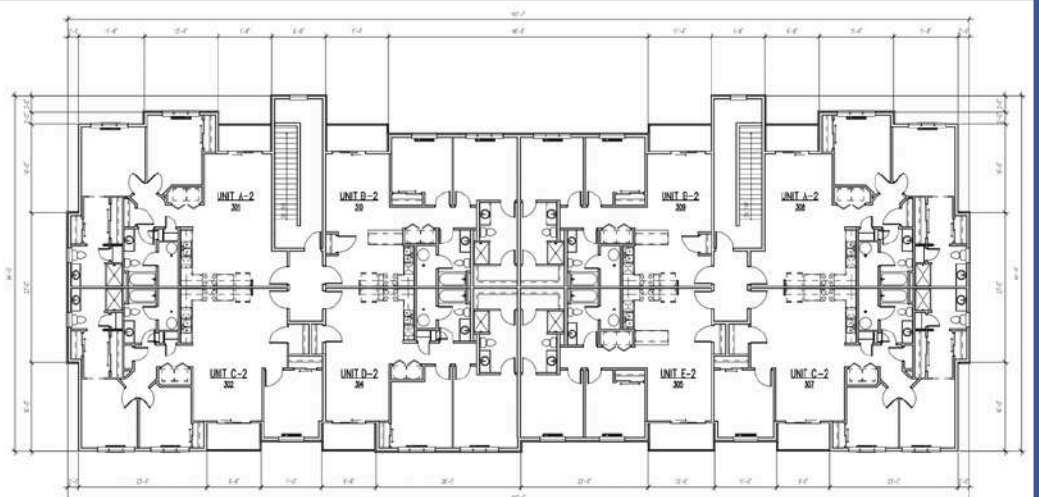
**1 FRONT ELEVATION**  
1/8" = 1'-0"



**1 FIRST FLOOR PLAN**  
1/8" = 1'-0"



**1 SECOND FLOOR PLAN**  
1/8" = 1'-0"



**1 THIRD FLOOR PLAN**  
1/8" = 1'-0"



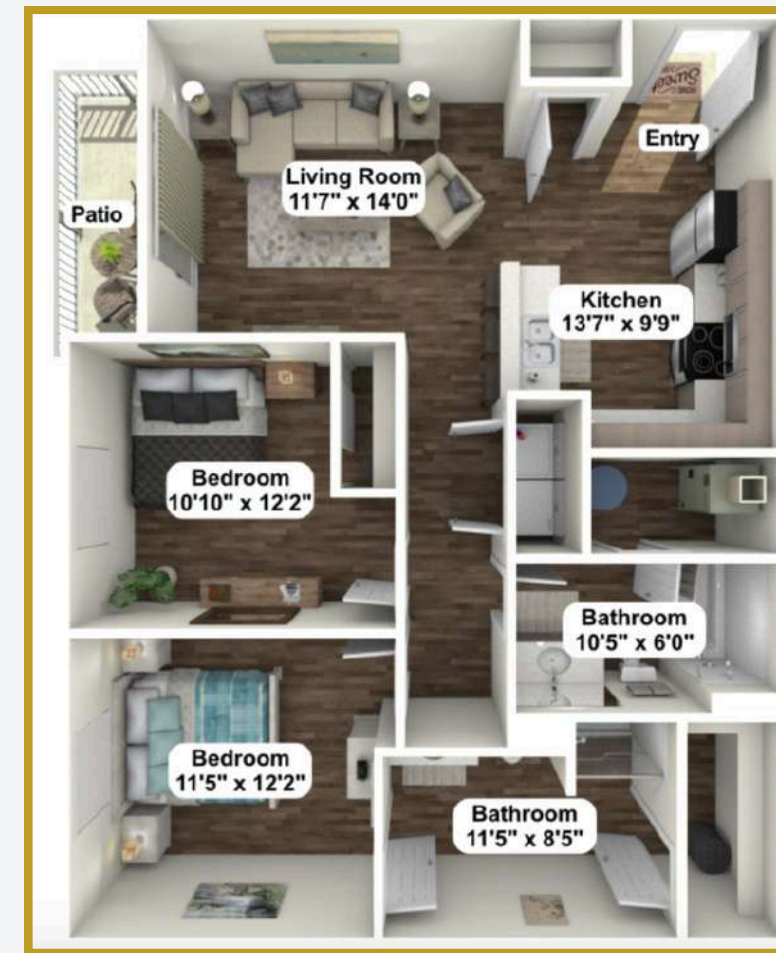
# Floor Plans



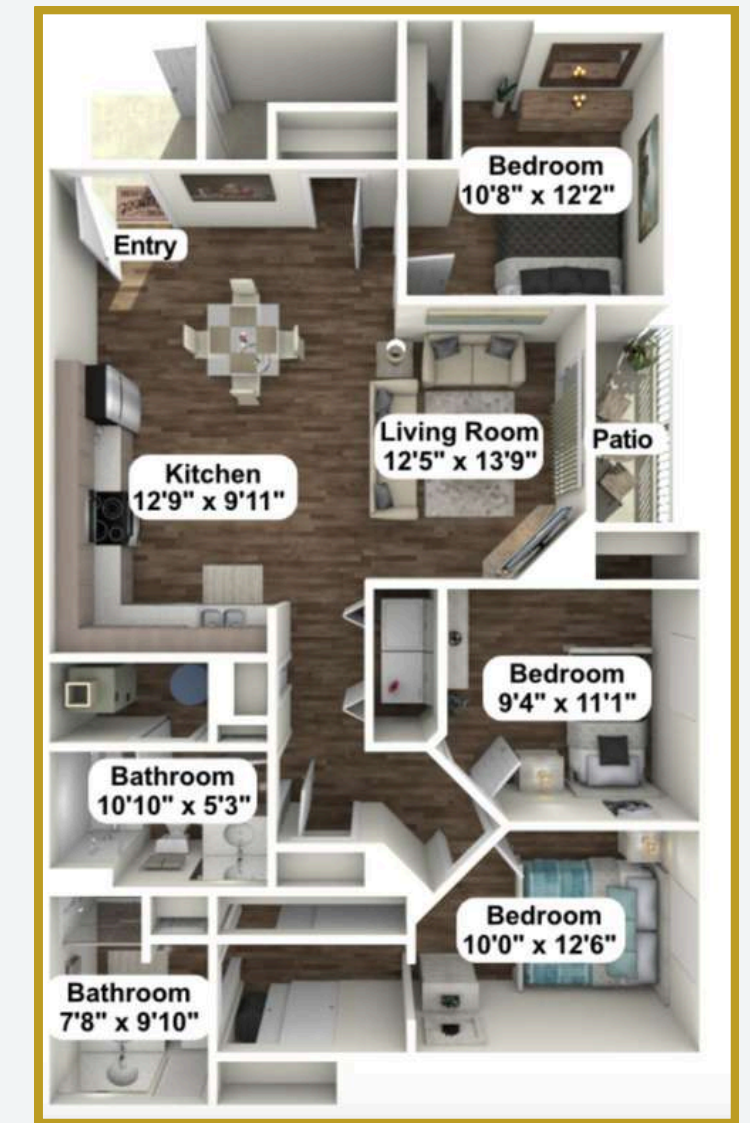
Studio  
605 Sq. Ft.



1Bd/1Ba  
849 Avg Sq. ft.



2Bd/2Ba  
940 Avg Sq. Ft.



3Bd/2Ba  
1175 Avg Sq. Ft.



# Arial View of Woodbury

## Legend



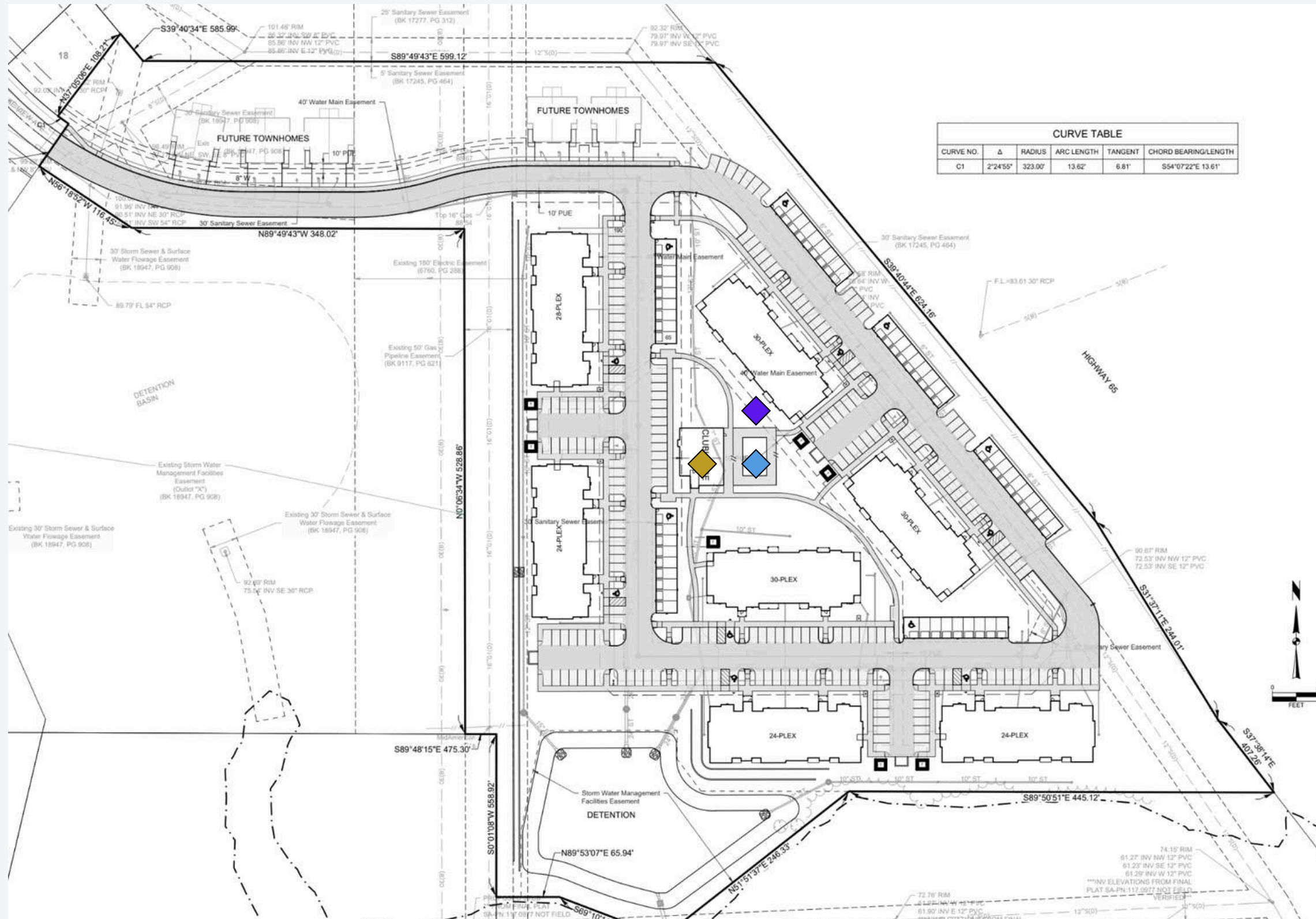
Clubhouse



Pool



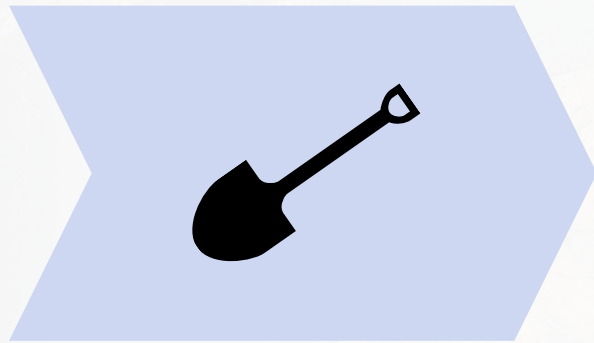
Proposed Pickle Court





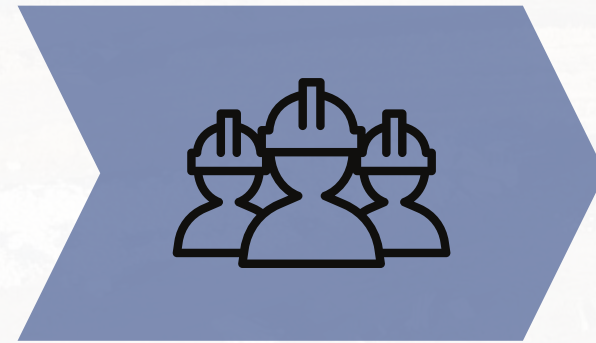
# TIMELINE

## 1 - Break Ground



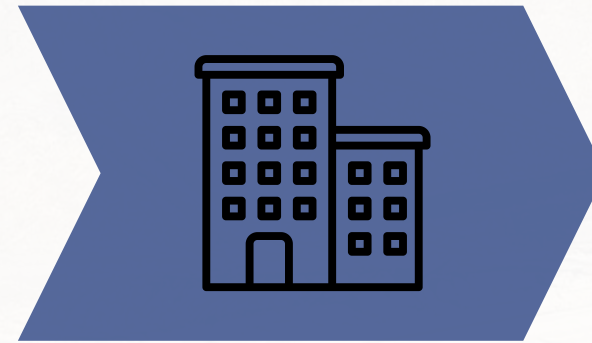
Approximate date  
12/15/2024

## 2 - Construction



14-16 Months

## 3 - Stabilize



Month 24

## 4 - Sale or Refi



Month 36-48

This timeline is an estimate and is subject to change due to weather, supply chain disruptions, or other unforeseen circumstances.



# INVESTMENT SUMMARY



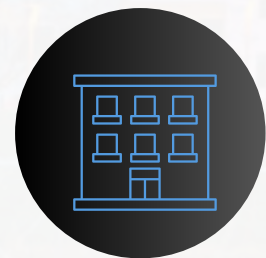
**6%**  
Cash on Cash



**X 2.05**  
Equity Multiple



**80% / 20%**  
LP/GP Split



**Strong Asset**  
• 100% will be pre-leased



**5.25%**  
Exit Cap Rate



**22%**  
IRR



**HOLD PERIOD**  
• 3-4 years

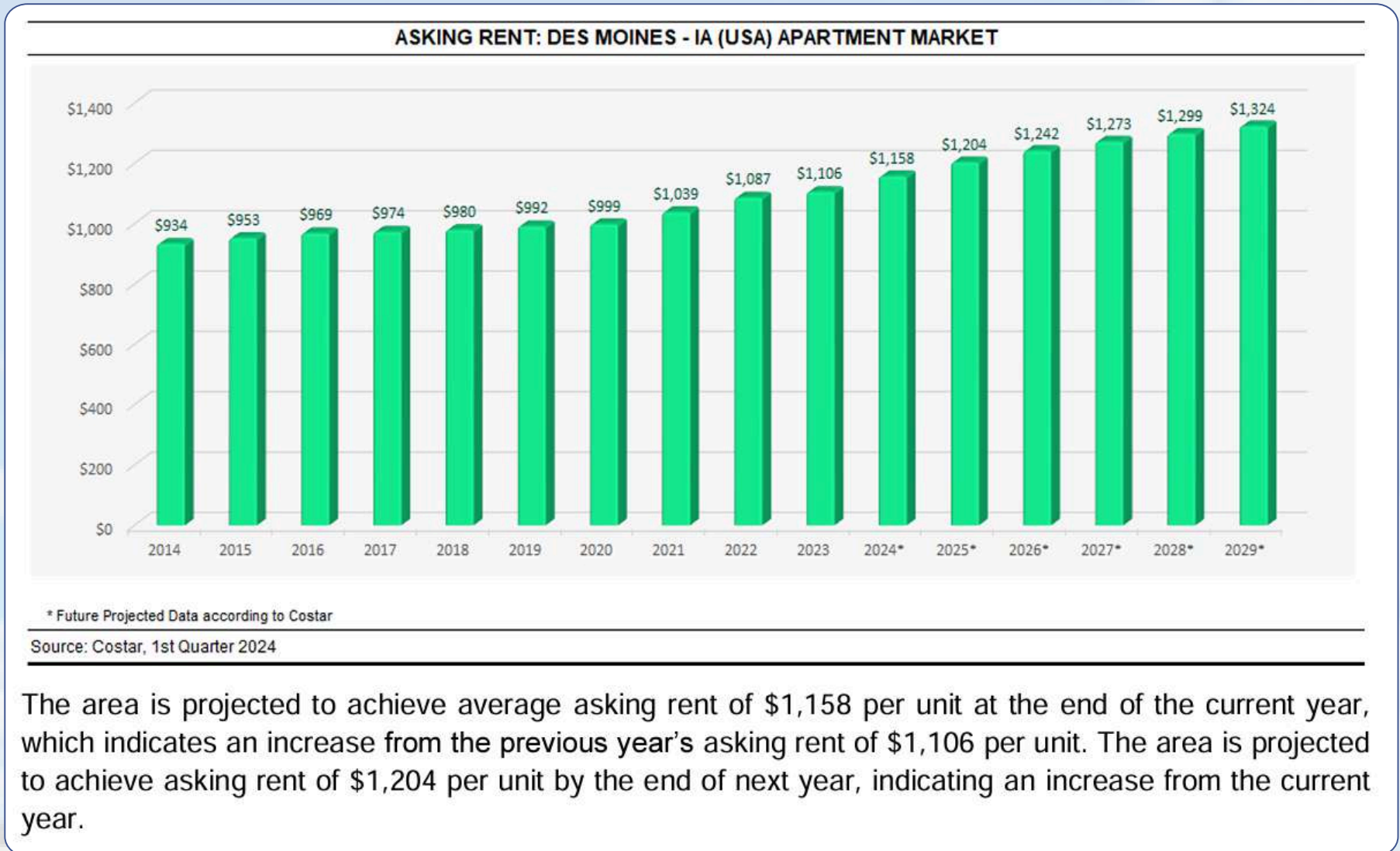


**\$75,000**  
Minimum Investment



# RENTAL RATES FOR WOODBURY APARTMENTS

Stabilized Rents				
# of Units	Unit Type	SF	Rent/Month	Rent/SF
30	Studio	606	\$950	\$1.57
15	1BR - 1BA D-2	849	\$1,500	\$1.77
15	1BR - 1BA D-1	900	\$1,850	\$2.06
30	1BR - 1BA C2	893	\$1,522	\$1.70
30	1BR -1 BA c1/c3	823	\$1,403	\$1.70
30	1BR - 1BA A1/A2	766	\$1,305	\$1.70
10	3BR - A3	1217	\$1,800	\$1.48
2	3BR -C1 SPR	1181	\$1,700	\$1.44
10	TH	1540	\$2,300	\$1.49
10	2BR - 2BA B-5/B-6	942	\$1,449	\$1.54
4	2BR - 2BA B-4	1006	\$1,600	\$1.59
14	2BR -2 BA	1050	\$1,500	\$1.43
<b>200</b>		<b>884.76</b>	<b>\$1,460</b>	<b>\$1.65</b>



The graph depicts historical rent trends encompassing all asset classes



# 5-YEAR PROFORMA

Year Year Ending	1 12/31/25	2 12/31/26	3 12/31/27	4 12/31/28	5 12/31/29
<b>Revenue</b>					
Gross Potential Rental Revenue	\$0	\$3,681,824	\$3,755,461	\$3,830,570	\$3,907,181
Physical Vacancy	\$0	(\$1,967,234)	(\$228,872)	(\$229,834)	(\$234,431)
Bad Debt	\$0	(\$4,286)	(\$8,816)	(\$9,002)	(\$9,182)
Concessions	\$0	\$0	\$0	\$0	\$0
Other Loss	\$0	\$0	\$0	\$0	\$0
<b>Net Rental Income</b>	<b>\$0</b>	<b>\$1,710,304</b>	<b>\$3,517,772</b>	<b>\$3,591,734</b>	<b>\$3,663,569</b>
<b>Other Income</b>					
Late Fees	\$0	\$5,752	\$12,525	\$12,851	\$13,108
Other	\$0	\$11,504	\$25,049	\$25,702	\$26,216
Admin Fee	\$0	\$34,513	\$75,147	\$77,105	\$78,647
Utility - Water Reimbursement	\$0	\$34,513	\$75,147	\$77,105	\$78,647
Utility - Valet Trash Reimbursement	\$0	\$34,513	\$75,147	\$77,105	\$78,647
other	\$0	\$28,761	\$62,623	\$64,254	\$65,539
Smart Connection Service	\$0	\$40,265	\$87,672	\$89,956	\$91,755
wifi	\$0	\$23,008	\$50,098	\$51,403	\$52,431
Other	\$0	\$23,008	\$50,098	\$51,403	\$52,431
Pet Rent	\$0	\$11,504	\$25,049	\$25,702	\$26,216
Other	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0
<b>Total Other Income</b>	<b>\$0</b>	<b>\$247,341</b>	<b>\$538,554</b>	<b>\$552,585</b>	<b>\$563,637</b>
<b>Effective Gross Revenue</b>	<b>\$0</b>	<b>\$1,957,644</b>	<b>\$4,056,327</b>	<b>\$4,144,319</b>	<b>\$4,227,205</b>
<b>Operating Expenses</b>					
Payroll	\$0	(\$277,915)	(\$283,474)	(\$289,143)	(\$294,926)
General & Administrative	\$0	(\$87,492)	(\$89,242)	(\$91,027)	(\$92,847)
Marketing	\$0	(\$31,909)	(\$32,547)	(\$33,198)	(\$33,862)
Repairs & Maintenance	\$0	(\$46,319)	(\$47,246)	(\$48,191)	(\$49,154)
Turnover	\$0	(\$30,879)	(\$31,497)	(\$32,127)	(\$32,770)
Contract Services	\$0	(\$72,052)	(\$73,493)	(\$74,963)	(\$76,462)
Utilities	\$0	(\$113,225)	(\$115,489)	(\$117,799)	(\$120,155)
painting and decorating	\$0	\$0	\$0	\$0	\$0
Insurance	\$0	(\$81,600)	(\$83,232)	(\$84,897)	(\$86,595)
Property Taxes	\$0	(\$155,500)	(\$607,915)	(\$626,152)	(\$644,937)
Property Management Fee	\$0	(\$58,729)	(\$121,690)	(\$124,330)	(\$126,816)
Capital Expense Reserves	\$0	(\$51,000)	(\$52,020)	(\$53,060)	(\$54,122)
<b>Total Operating Expenses</b>	<b>\$0</b>	<b>(\$1,006,621)</b>	<b>(\$1,537,845)</b>	<b>(\$1,574,887)</b>	<b>(\$1,612,646)</b>
<b>Net Operating Income</b>	<b>\$0</b>	<b>\$951,023</b>	<b>\$2,518,482</b>	<b>\$2,569,432</b>	<b>\$2,614,559</b>
Construction Expenses	(\$29,182,221)	(\$4,720,271)	\$0	\$0	\$0
<b>Cash Flow Before Debt Service</b>	<b>(\$29,182,221)</b>	<b>(\$3,769,248)</b>	<b>\$2,518,482</b>	<b>\$2,569,432</b>	<b>\$2,614,559</b>
Interest Payment	\$0	(\$879,265)	(\$1,684,498)	(\$1,730,843)	(\$1,730,843)
Principal Payment	\$0	\$0	\$0	\$0	\$0
<b>Total Debt Service</b>	<b>\$0</b>	<b>(\$879,265)</b>	<b>(\$1,684,498)</b>	<b>(\$1,730,843)</b>	<b>(\$1,730,843)</b>
<b>Cash Flow After Debt Service</b>	<b>(\$29,182,221)</b>	<b>(\$4,648,513)</b>	<b>\$833,984</b>	<b>\$838,589</b>	<b>\$883,716</b>

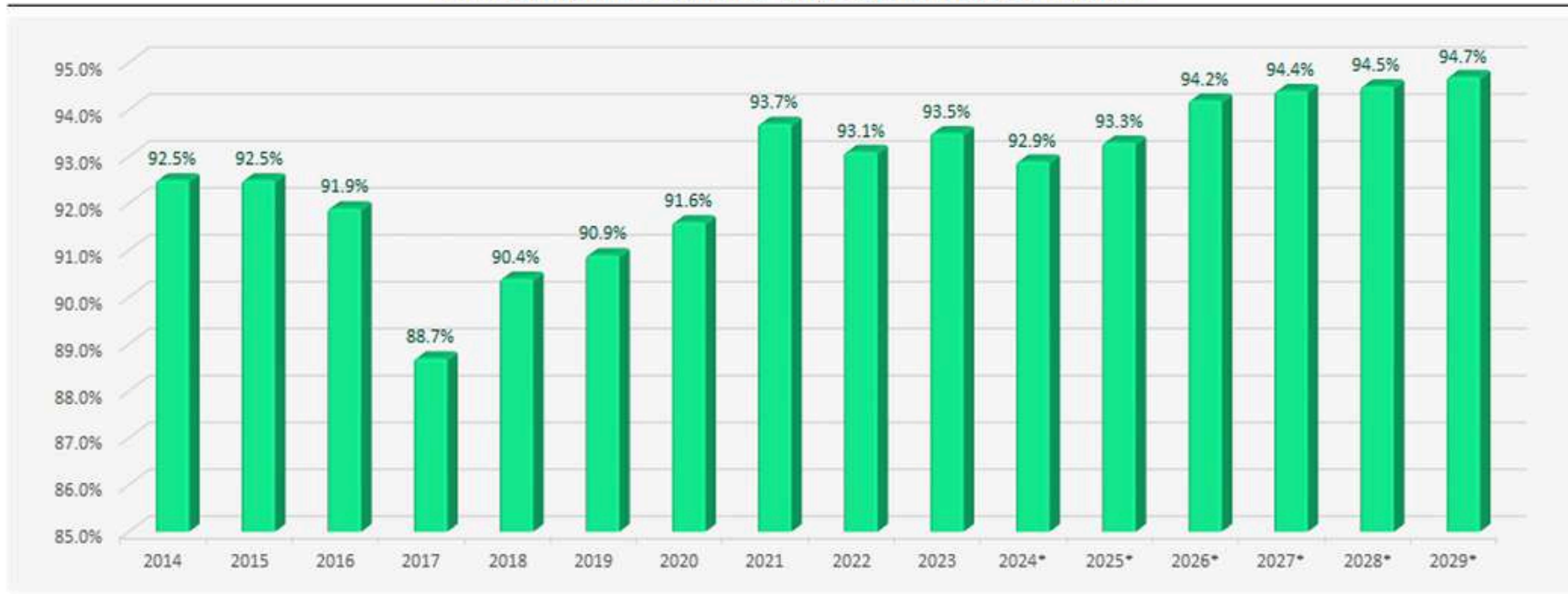
Potential for refinancing in Year 3, following stabilization.



# Des Moines Multifamily Market Overview: Occupancy Trends Rent Insights

## Historical Occupancy - Market

OCCUPANCY: DES MOINES - IA (USA) APARTMENT MARKET



\* Future Projected Data according to Costar

Source: Costar, 1st Quarter 2024

At the end of the current year, the occupancy rate is projected to be 92.9%, which reflects a decrease from the 93.5% occupancy rate at the end of last year. Occupancy for next year is projected to be 93.3%, reflecting an increase from the current year.

DES MOINES - IA (USA) APARTMENT MARKET

Year Ending	Inventory (Units)	Completions (Units)	Occupied Stock (Units)	Occupancy	Asking Rent (\$/Unit / Mo.)	Asking Rent Change	Net Absorption (Units)	Transaction Price Per Area (Units)
2014	40,001	2,378	37,017	92.5%	\$934	1.22%	1,859	\$39,592
2015	42,447	2,446	39,284	92.5%	\$953	2.08%	2,278	\$37,454
2016	44,343	1,896	40,770	91.9%	\$969	1.65%	1,490	\$72,644
2017	48,920	4,577	43,403	88.7%	\$974	0.50%	2,668	\$88,228
2018	50,903	1,983	46,006	90.4%	\$980	0.62%	2,621	\$101,090
2019	52,404	1,501	47,622	90.9%	\$992	1.23%	1,623	\$72,753
2020	53,409	1,005	48,934	91.6%	\$999	0.70%	1,314	\$107,753
2021	54,887	1,478	51,454	93.7%	\$1,039	3.97%	2,524	\$139,462
2022	56,087	1,200	52,191	93.1%	\$1,087	4.68%	747	\$140,265
Q1 2023	56,269	182	52,595	93.5%	\$1,101	1.23%	402	\$108,131
Q2 2023	57,023	754	53,064	93.1%	\$1,116	1.38%	469	\$105,638
Q3 2023	57,424	401	53,362	92.9%	\$1,108	-0.73%	299	\$85,439
Q4 2023	57,727	303	53,959	93.5%	\$1,106	-0.15%	598	\$78,775
2023	57,727	1,640	53,959	93.5%	\$1,106	1.72%	1,768	\$78,775
Q1 2024	58,128	401	54,149	93.2%	\$1,125	1.70%	191	\$107,422
Q2 2024*	58,128	0	54,269	93.4%	\$1,146	1.86%	128	\$0
Q3 2024*	58,448	320	54,462	93.2%	\$1,150	0.39%	194	\$0
Q4 2024*	58,974	526	54,763	92.9%	\$1,158	0.73%	301	\$0
2024*	58,974	1,247	54,763	92.9%	\$1,158	4.75%	814	\$0
2025*	60,312	1,338	56,281	93.3%	\$1,204	3.97%	1,517	\$0
2026*	61,176	864	57,613	94.2%	\$1,242	3.13%	1,333	\$0
2027*	62,080	904	58,612	94.4%	\$1,273	2.45%	1,000	\$0
2028*	63,091	1,011	59,651	94.5%	\$1,299	2.06%	1,039	\$0
2029*	64,133	1,042	60,726	94.7%	\$1,324	1.93%	1,074	\$0

\* Future Projected Data according to Costar

Source: Costar, 1st Quarter 2024

The Des Moines - IA (USA) apartment market consists of approximately 58,128 units of apartment space. The following observations are noted from the table above:



# Des Moines Multifamily Sales Comparables

## SUMMARY OF COMPARABLE MULTIFAMILY SALES

No.	Property Name	Transaction Type	Transaction Date	YOC / Reno'd	No. Units	Avg. Unit Size	Actual Sale Price	Adjusted Sale Price <sup>1</sup>	Price Per Unit <sup>1</sup>	Occ.	NOI Per Unit	OAR
1	Cityville on 9th 550 SW 9th Street Des Moines, IA 50309	Sale	May-24	2015 / 2018	312	844	\$50,000,000	\$47,500,000	\$152,244	90.00%	\$8,526	5.60%
2	The Ridge at Canyon Landing 4224 NE 17th Ln Ankeny, IA 50021	Sale	Mar-24	2023	81	1,418	\$17,010,000	\$17,010,000	\$210,000	76.50%	\$13,801	6.57%
3	Autumn Ridge Apartments 1150 SE Olson Drive Waukee, IA 50263	Sale	Oct-22	2017	434	1,086	\$71,650,000	\$71,650,000	\$165,092	95.40%	\$8,168	4.95%
4	The Axis 10532 South 97th Court Papillion, NE 68046	Sale	Dec-23	2021	320	927	\$52,525,000	\$52,525,000	\$164,141	91.25%	\$10,874	6.62%
5	Berkshire Central 9436 Ulysses Avenue NE Blaine, MN 55434	Sale	Apr-24	2017	191	908	\$36,940,797	\$40,250,000	\$210,733	95.00%	\$11,534	5.47%
6	Emberwood Apartments 12664 Central Ave NE Blaine, MN 55434	Sale	Feb-24	2016	112	1,022	\$23,130,000	\$23,130,000	\$206,518	90.00%	\$11,935	5.78%
7	The Solstice 3449 Technology Drive Lake Saint Louis, MO 63367	Sale	Oct-23	2023	156	857	\$30,888,000	\$31,230,000	\$200,192	47.40%	\$11,678	5.83%



# INVESTOR RETURNS SCENARIO

The strategy is to resell the Woodbury at the point in time that we believe will maximize our equity investors' returns. We and our team of experts constantly monitor and analyze the market conditions to determine the right time to exit the market. Though our previous projections have been compiled from a conservative standpoint based on market and historic data, there may be a chance that conditions in the next several years evolve differently.

An early exit (sooner than Year 4) would only seem realistic if the market heats up and Woodbury Apartments' market value increases sufficiently to justify an early disposition that would maintain or increase our equity investors returns. Given its strategic location, current and projected job, housing shortage and economic growth in this area and the need for housing in this expanding area, we believe that the the property's value and desirability will increase over the years and thus allow us to generate a stable cash flow for several years while increasing the property's resale value through tight management, keep up with its physical condition and capitalization on a higher demand for local quality housing.







# MISSION STATEMENT

Catalyzing transformative growth in multifamily real estate, our mission is to be the vanguard of innovation and integrity as owner-operator syndicators. Grounded in a commitment to excellence, we prioritize the prosperity of our stakeholders—investors, residents, employees, and communities alike. By embracing sustainability and ethical practices, we aim to shape a brighter future while delivering superior returns. With unwavering dedication, we forge a path towards lasting success, leaving an indelible mark on our industry and beyond.





# Frequently Asked Questions

## **What are some advantages of investing in apartments versus single family rental homes?**

Apartments offer certain advantages over single family homes such as economies of scale and greater cash flow potential. Additionally, the more rental units you have in one location or under one roof, the less risk you have.

## **When should I send the funds?**

This investment opportunity is on a “First Come, First Serve” basis. You are advised to contact us as soon as you are ready to get involved so we can confirm the investment opportunity is still available. In effect, some investors desire to have a higher proportion of participation in this venture and the required amount of equity that we need to raise can be quickly reached.

## **How many investors are part of this opportunity?**

Each investment opportunity has a different amount of investors in the deal. We will only know once all shares are sold.

## **Will I be involved in the day-to-day management of the property?**

No, American Capital Venture Group and their strategic partners will handle all day-to-day activity and you will not have any management responsibilities.

## **When can I expect to get my money back?**

Your initial investment will be returned to you when either the property is sold or if the property is refinanced at a higher value. Investors will receive distributions of cash flow and generally these payments are sent out quarterly. Some lenders like HUD only allow semi-annual or annual distributions.

## **What am I buying when I invest in your deals?**

You are buying shares in the LLC and the LLC owns the building.





# Frequently Asked Questions (cont)

## **Why do you have to follow the Securities and Exchange Commission (SEC) rules?**

This investment opportunity is a security. A security is created any time money is pooled together from two or more investors, with the expectation of generating a profit and when the investors are not involved with management decisions. And securities are regulated by the SEC.

## **What can go wrong?**

All investments have an element of risk. Some risks to consider: tenants move out, tenants don't pay rent, poor management, and external factors (environmental, economic, political, etc...) could impact the properties operating performance.

## **Can I be guaranteed that I will get my initial investment back?**

No, any type of investing has an element of risk and there is a possibility that you may not receive your investment back. To mitigate risk, we focus on acquiring properties that have an upside potential and located in a real estate market that has the highest probability of generating strong cash flow, appreciation and returns to the investor.

## **What is my exposure if “things go bad”?**

As an Equity Investor, you will be holding Class A shares and therefore will be a Member of the LLC with limited liability. Your exposure will be limited to the amount of investment that you contributed. There is no recourse to you as a Member of the LLC.

## **Can I sell my shares before the property sells?**

If you believe that you may need the money you plan on investing in this opportunity before the end of this opportunity's projected timeframe, we prefer that you do not chose to participate in this investment. Selling shares before we exit this investment is subject to the terms of the operating agreement and is a cumbersome process we prefer you avoid.



# Pipeline of Upcoming Opportunities

*The majority of the land has already been acquired with our trusted co-partner/contractor*

**180 Units**

**Altoona, IA**

**Features:**

Clubhouse with pool

**Additional Amenities:**

Parking Garage on 1st Level

**Estimated Project Cost:**

\$44,000,000

**337 Units**

**Grimes, IA**

**Features:**

Clubhouse with pool

Pickleball Courts

Dog Park

**Additional Amenities:**

Hotel and Conference Center

Recreational Center

**Estimated Project Cost:**

\$76,000,000

**220 Units**

**Polk City, IA**

**Features:**

Clubhouse with pool

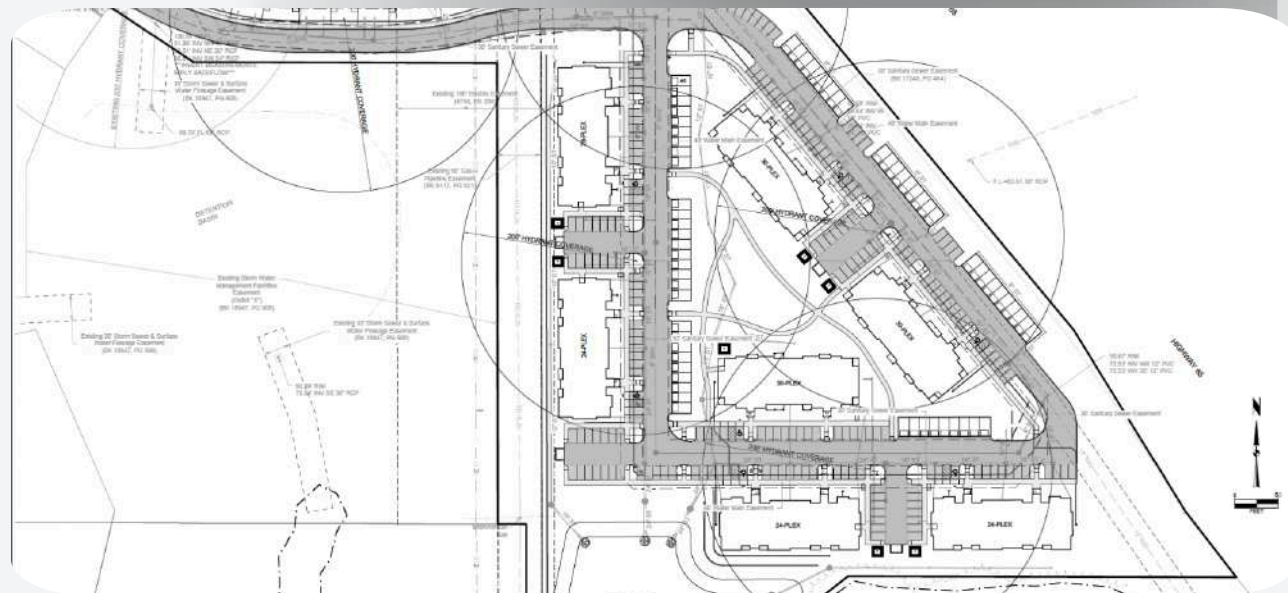
**Additional Amenities:**

Recreational Center

**Estimated Project Cost:**

\$45,000,000





# Contact us

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