



# CUSTER FLATS

## 13-UNIT MULTI-FAMILY INVESTMENT



437 Montgomery St.  
Custer, SD 57730



\$1,850,000  
(\$142,307/unit)



**FOR SALE**

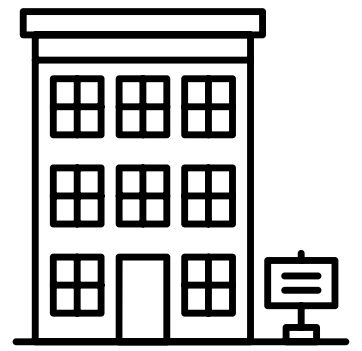
- 13-unit multi-family property located in Custer, SD in an excellent location near downtown.
- 3 buildings, 2-4-plexes, 1-5-plex
- 1-Three-bedroom/Two-bath unit, 5-Two-bedroom/Two-bath units, 5-1 Bedroom/One-bath units, 2-Efficiency apartments
- Asset was completely renovated with updated plumbing, electrical, roofs, windows, parking lot and all new interiors including; appliances, flooring and fixtures.
- Seller has spent over \$800,000 in capital improvements since acquisition.
- 4 fully furnished units that could be converted to overnight rentals to maximize revenue.
- Fully leased with little to no vacancies.
- Just minutes from downtown Custer and easy access to the Mickelson Trail, dining, city parks and Custer State Park.

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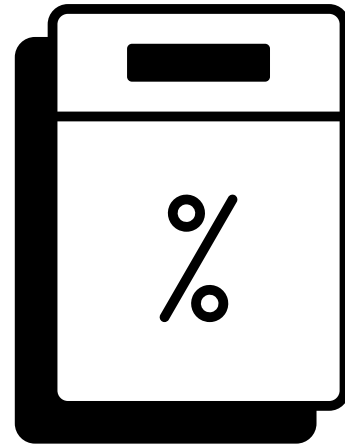
## INTERIOR PHOTOS



# Custer Flats Current Rent Roll: 6/30/24

## RESIDENTIAL UNIT MIX

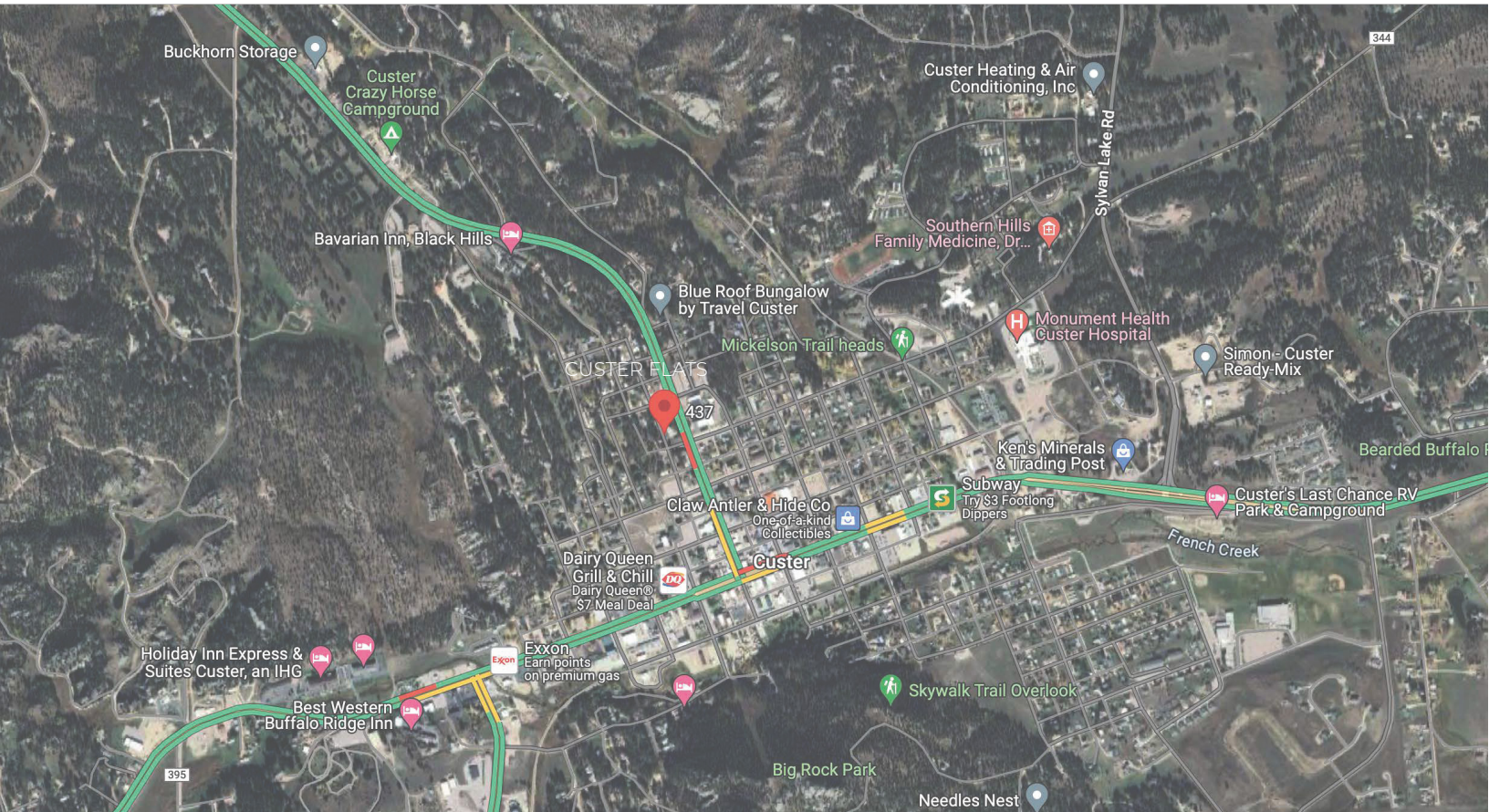
UNIT #	Unit Type	SQ. FT.	Monthly Rent	Monthly Pet Rent	Deposit	Lease Expiration	
1	-	2BD/2BR	900	\$1,220.00	\$50.00	\$1,200.00	5/31/25
2	-	2BD/2BR	900	\$1,200.00	\$40.00	\$1,200.00	1/31/25
3	-	1BD/BR	600	\$920.00	\$-	\$850.00	4/30/25
4	-	1BD/BR	600	\$920.00	\$-	\$895.00	6/31/25
5	-	1BD/BR	600	\$895.00	\$40.00	\$850.00	8/31/24
6	-	2BD/2BR	900	\$1,200.00	\$40.00	\$1,250.00	8/31/24
7	-	2BD/2BR	900	\$1,200.00	\$-	\$1,200.00	2/28/25
8	-	2BD/2BR	900	\$1,200.00	\$-	\$1,200.00	9/30/24
9	-	3BD/2BR	1200	\$1,400.00	\$-	\$- -	
10	-	1BD/BR	600	\$1,200.00	\$-	\$1,200.00	5/19/25
11	-	1BD/BR	600	\$1,200.00	\$-	\$1,200.00	5/19/25
12	-	Eff.	300	\$800.00	\$-	\$800.00	5/19/25
13	-	Eff.	300	\$800.00	\$-	\$800.00	5/19/25
<b>TOTALS</b>		<b>9,300</b>	<b>\$14,155.00</b>	<b>\$170.00</b>	<b>\$9,845.00</b>		



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## 13-UNIT MULTI-FAMILY INVESTMENT

### SITE MAP



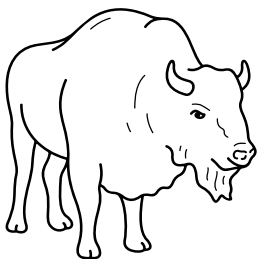
#### FAST FACTS:

Home to Custer State and one of the world's largest Buffalo herds

2.1 million visitors to Custer State Park in 2022

No corporate income tax

2022 Custer population of 2,043



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