



411 & 415 S. Henry Street Pierre, SD 57501

PROPERTY HIGHLIGHTS

- 20 Units
- Unit Mix: 18: 2 Bed, 1 Bath / 2: 1 Bed, 1 Bath
- 14 Garage Stalls
- New Roof (2024)
- Year Built: 1992/1993
- 2 Stories

LOCATION DESCRIPTION

Area Neighbors: Hardee's, Caribou Coffee, Mad Mary's Steakhouse & Saloon, Graham Tire Company, Verizon, Sinclair Gas Station, Burger King, First National Bank, Dakotamart, United States Postal Service

Sale Price	\$962,000
Price Per Unit	\$48,100
Cap Rate	12.74%
Building Size	18,328 SF



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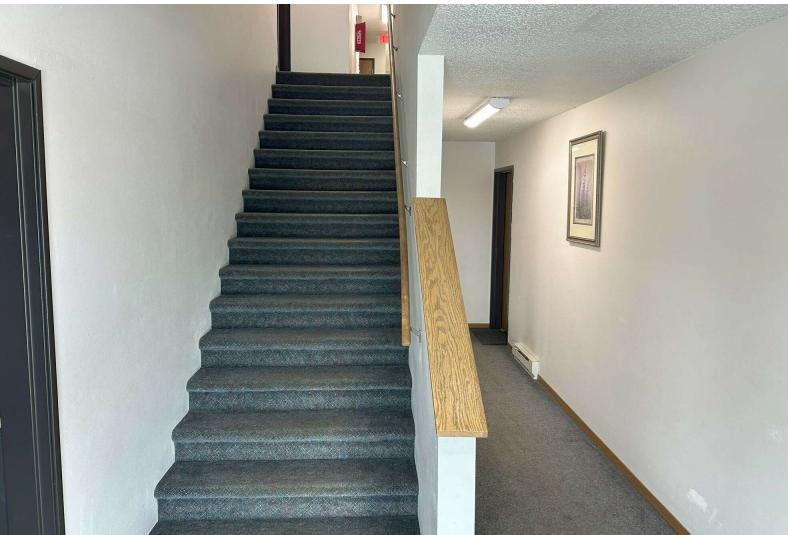
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PHOTOS

411 & 415 S. HENRY STREET
Pierre, SD 57501

FOR SALE

Multifamily Property



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ADDITIONAL PHOTOS

411 & 415 S. HENRY STREET,
Pierre, SD 57501

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ANNUAL PROPERTY OPERATING DATA

411 & 415 S. HENRY STREET

Pierre, SD 57501

FOR SALE

Multifamily Property

Property Name		Henry St		Annual Property Operating Data									
Location	Pierre												
Type of Property	Apartments			Purchase Price	\$	962,000							
Size of Property	20	(Sq. Ft./Units)		Plus Acquisition Costs	\$	-							
				Plus Loan Fees/Costs	\$	-							
Purpose of analysis	Broker Forecast			Less Mortgages	\$	721,500							
				Equals Initial Investment	\$	240,500							
Assessed Values													
Land	\$ 182,153	18%											
Improvements	\$ 828,486	82%											
Personal Property					Balance	Periodic Pmt	Pmts/Yr	Interest	Period	Term			
Total	\$ 1,010,639				1st	\$721,500	(\$5,099)	12	7.%	25	5		
					2nd								
Adjusted Basis as of:													
ALL FIGURES ARE ANNUAL		\$/SQ FT	%										COMMENTS/FOOTNOTES
1	POTENTIAL RENTAL INCOME					\$ 208,800							
2	Less: Vacancy & Cr. Losses		(5. %)	of PRI)		\$ 10,440							
3	EFFECTIVE RENTAL INCOME					\$ 198,360	Potential Rental Income - less estimated vacancy						
4	Plus: Other Income (collectable)					\$ 7,800							
5	GROSS OPERATING INCOME					\$ 206,160							
6	OPERATING EXPENSES:												
7	Real Estate Taxes		10.88%		\$ 22,432								
8	Insurance		8.49%		\$ 17,500								Estimated
9	Trash		2.17%		\$ 4,471								
10	Electric		0.89%		\$ 1,828								
11	Water		0.09%		\$ 189								
12	Sewer		0.10%		\$ 200								
13	Repairs & Maintenance		10.91%		\$ 22,500								Estimated
14	Lawn and Snow		6.06%		\$ 12,500								Estimated
15	Carpet Cleaning		0.98%		\$ 2,027								
16	TOTAL OPERATING EXPENSES		40.57%			\$ 83,647							
17	NET OPERATING INCOME					\$ 122,513							
18	Less: Annual Debt Service					\$ (61,193)	See financing assumptions above						
19	Less: Participation Payments (from Assumptions)												
20	Less: Leasing Commissions					-	cap rate	12.74%					
21	Less: Funded Reserves					-	DSCR	2.00					
22	CASH FLOW BEFORE TAXES					61,320	ConC	25.50%					
Authored by Gary G. Tharp, CCIM Copyright© 2006 by the CCIM Institute							Prepared for:	Prospective Buyers					
The statements and figures herein,							Prepared by:	Marcus Benson & Michael Martin					

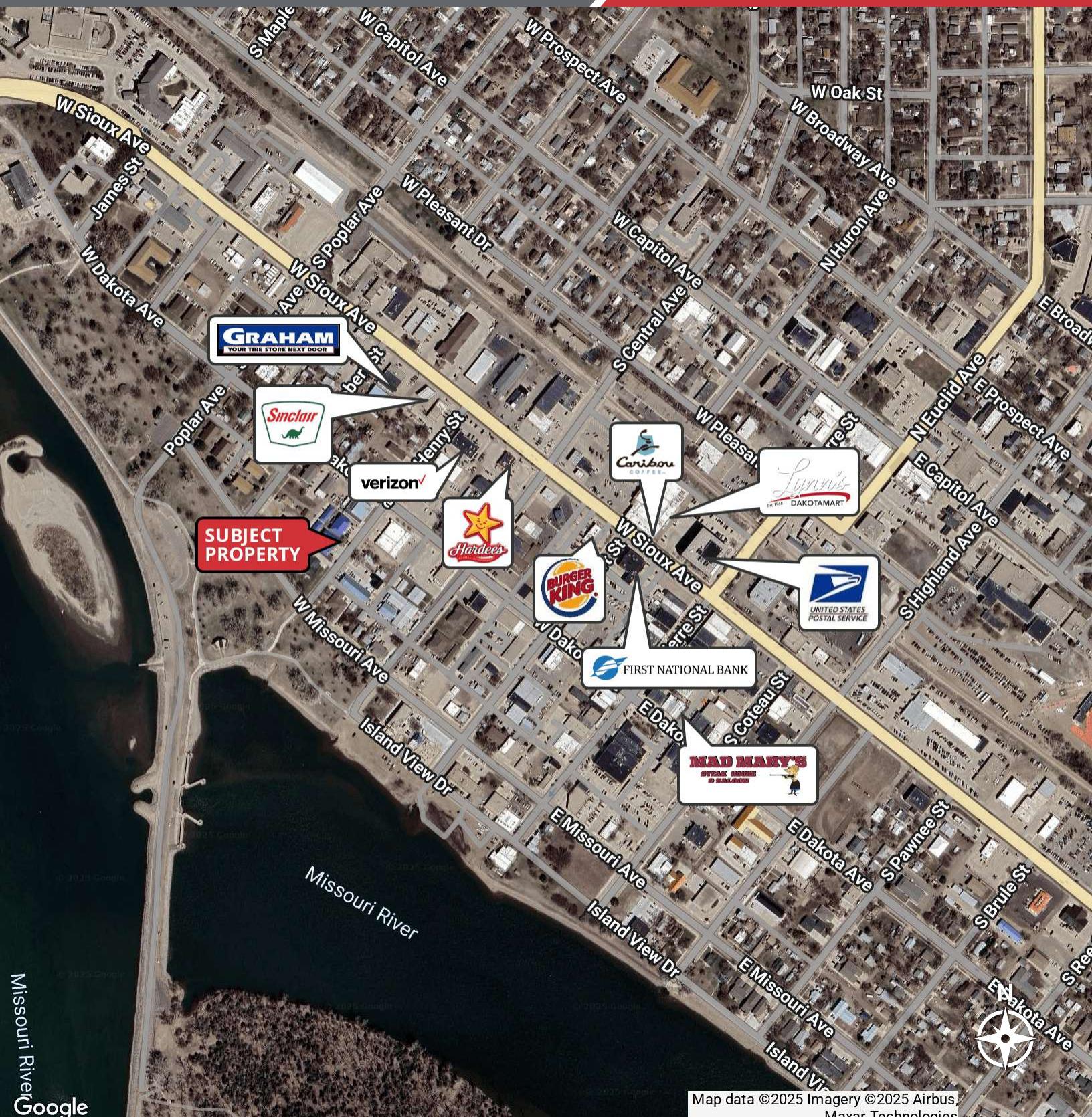
LOCATION MAP

411 & 415 S. HENRY STREET

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Multifamily Property



Map data ©2025 Imagery ©2025 Airbus,
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