

FOR SALE:
22-UNIT SENIOR LIVING FACILITY

LIST PRICE:
\$3,286,000



Brian Eliason
Broker/Owner
(605) 999-4240
brian@jankloweliason.com



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22-UNIT SENIOR LIVING FACILITY

600 S HILL ST, SALEM, SD
1/2-HR DRIVE FROM SIOUX FALLS, SD,
JUST OFF INTERSTATE-90)



- Experienced, professional, in-place management
- Opened new in 1997
- Updated interior in the past three years
- New furnaces and A/C in past two years
- 11,670 square feet
- Excellent condition
- Less than a 1/2-hour drive from Sioux Falls, SD
- Strong occupancy history

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JANKLOW ELIASON
REAL ESTATE

ADDITIONAL PHOTOS



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STRONG FINANCIAL PERFORMANCE

	<u>Pro Forma</u>	<u>2022 YTD July Annualized</u>	<u>2022 YTD July</u>	<u>2021</u>	<u>2020</u>
Total Income	677,751	675,495	422,269	607,279	556,931
Total Expense	426,100	420,478	245,279	451,416	387,590
Net Operating Income	251,651	255,017	176,989	155,864	169,341
List Price	3,286,000				
Cap Rate	7.66%				

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FOR MORE INFORMATION ABOUT:

Salem, SD

Senior Housing Facility

please contact:



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— REAL ESTATE —