NAISioux Falls

821 MAIN STREET

Scotland Apartments



Scotland Apartments

821 Main Street, Scotland, SD 57059

PROPERTY HIGHLIGHTS

• Unit Mix: 7: 2 Bed, 1 Bath / 1: 1 Bed, 1 Bath

• Building Size: 6,912 SF

· Lot Size: 0.92 Acres

· 50% of units and common area renovated

· Tenants pay electric only; landlord pays all other utilities

· Electric baseboard heat and water heater

· Common area washer and dryer

Year Built: 1979

· One or more owners is a licensed real estate agent

CAN BE BOUGHT AS A PACKAGE DEAL WITH FOX RUN APARTMENTS,
1313 WEST 30TH STREET, YANKTON, SD 57078

Sale Price	\$750,000
Price Per Unit	\$93,750
Cap Rate Proforma	7.08%
Occupancy Rate	75%





PHOTOS

SCOTLAND APARTMENTS

821 Main Street, Scotland, SD 57059

FOR SALE

Multifamily Property















2500 W. 49th St. Suite 100 Sioux Falls, SD 57105 605.357.7100 naisiouxfalls.com

SALE COMPSSCOTLAND APARTMENTS 821 Main Street, Scotland, SD 57059

FOR SALE Multifamily Property

Address 1	Address 2	City	State	Property name	Sale date	Sale price	Units	Acres	Sq. ft.	Price Per Unit	
101 East 3rd Street	East 3rd Street Worthing SD 101 E 3rd St, Worthing		7/7/2025	\$444,000	4	0.49	3,400	\$111,000.			
2022401014011001				Worthing	77772020	 ,,,,,,	10.0		5,100	+111,000	
101 Spring Meadows		Dell Rapids	SD	101 Spring Meadows Dr,	7/17/2025	\$800,000	8	0.64	8,992	\$100,000.	
Drive		Dett napius	30	Dell Rapids	7/1//2023					φ100,000.	
1116 Northview Drive		Dell Rapids	SD	1116 Northview Dr	11/2/2023	\$345,000	4	0.29	3,952	\$86,250.	
TITO NOT UNION DITAC		Dett napius		Dell Rapids	11/2/2020		-4			φου,250.	
202 West 2nd Street		Hartford	SD	202 W 2nd,	8/7/2025	\$545,000	8	0.51	5,568	\$68,125.	
202 West 2IIu Street		панноги		Hartford	0///2023						
241 West 4th Street		Tea	SD	241 W 4th St, Tea	10/10/2025	\$425,000	4	0.32	3,584	\$106,250.	
301-309 North Cherry	228 E Center Ave	Lennox	SD	301-305-309 N Cherry St	1/31/2024	\$511,000	4	0.52	4,395	\$127,750.	
Street				and 228 E Center Ave, Lennox							
Street	Street		and 228 E Center Ave, Lennox								
307 East 9th Street		Hartford	SD	307 E 9th St, Hartford	10/9/2025	\$835,000	12	0.98	11,264	\$69,583.33	
310 Jackson Street		Valley Caringe	SD	310 Jackson St,	9/4/2025	\$355,000	4	0.17	3,264	\$88,750.	
210 Jackson Street		Valley Springs	20	Valley Springs						\$00,750.	
400 East 5th Street		Colton	SD	400 E 5th St, Colton	5/14/2024	\$720,000	8	0.48	6,688	\$90,000.	
413 North Main Street		Lennox	SD	413 N Main, Lennox	7/15/2024	\$415,000	4	0.34	4,000	\$103,750.	
700 Fast 0th Ctrast		Dell Rapids	CD.	702 E 9th St,	7/17/2025	\$400,000	6	0.44	5,464	\$66,666.67	
702 East 9th Street			SD	Dell Rapids							
800 Broadway Avenue		Valley Chrings CD	800 Broadway Ave,	1/17/2024	¢202.000	4	0.01	0.000	\$72.250		
		Valley Springs	ey Springs SD	Valley Springs	1/17/2024	\$293,000	4	0.21	3,360	\$73,250.	
000 P d A		Mallau Canina CD	802 Broadway Ave,	0/0/0004	\$20F 000	4	0.07	2 200	674.050		
802 Broadway Avenue		Valley Springs	SD	Valley Springs	3/6/2024	\$285,000	4	0.27	3,360	\$71,250.	
				Averages	12/16/2024	\$ 490,230.77	6	0.44	5,176	\$ 89,433	



	Property Name		821 Main		Annual Property Operating Data									
	Location		Scotland			1		_						
	Type of Property	Apartments			Purchase		Price		\$	75	750,000			
	Size of Property	8	(Sq. Ft./Uni	ts)		Plus Acqu		Costs	\$				-	
						Plus Loan			\$				_	
	Purpose of analysis	Bro	ker Forecas	st	Less Mortgages				\$ 487,50 \$ 262,50					
	r arposo or analysis				Equals Initial Investment									
	Assessed Values		+						<u> </u>				02,00	
	Land	\$ 23.059	9%											
	Improvements	\$ 239,456					+					Amort	Loa	
	Personal Property	Ψ 200,400	0070				-	Balance	Periodic Pmt	Pmts/Yr	Interest	Period	Ter	
	Total	\$ 268,280	+			1st		\$487,500	(\$3,368)	12	6.75%	25	101	
-	Total	φ 200,200	+			2nd	_	\$467,500	(\$3,300)	12	0.7376	23	_	
	Adjusted Basis as of					ZIIU							+	
	•													
			\$/SQ FT	%					1					
	ALL FIGURES AR	E ANNUAL	or \$/Unit	of GOI					CO	MMENTS	FOOTNO	OTES		
1	POTENTIAL RENTA			159100000000000000000000000000000000000			\$	87,180	Based on 2026 Bon Homme County HUD					
_	Less: Vacancy & Cr			5.%	of PRI)		\$	-						
_	EFFECTIVE RENTA		1	0.70	,		\$	87,180	Potential Renta	Income -	less estima	ted vacan	CV	
	Plus: Other Income		+				\$	702	Potential Rental Income - less estimated vacancy				- J	
_	GROSS OPERATIN		+				\$	87,882						
_	OPERATING EXPE		1				Ψ	07,002						
7	Real Estate Taxes	NOLO.	+	6.14%	\$	5,398	+		3					
	Insurance		-	4.15%	\$	3,648								
_			-	9.10%	\$,	+		Droker Catimati	-		+ +	+	
_	Management Fee		+	9.10%	\$	8,000 8,000			Broker Estimation Broker Estimation			+		
	Repairs & Maintenar	ice	-		_	,	+		Broker Estimati	on		+	+	
_	Cleaning		\vdash	0.43%	\$	377				+			_	
_	LawnCare			3.16%	\$	2,775								
	Snow Removal			0.66%	\$	581								
-	Utilities			5.68%	\$	4,988							\perp	
_	Garbage			1.14%	\$	1,004							\perp	
	TOTAL OPERATING						\$	34,770	39.6%					
17	NET OPERATING I	NCOME	cap rate	7.08%			\$	53,112						
	Less: Annual Debt S		DSCR	1.31			\$	(40,418)	See financing assumptions above					
19	Less: Participation F	Payments (from Ass	umptions)											
20	Less: Leasing Comr	nissions						-						
21	Less: Funded Reser	rves						-						
22	CASH FLOW BEFO	RE TAXES	ConC	4.84%				12,693						
_	Authored by Gary	/ G. Tharp, CCIN	∬ Copyright	© 2006 by the	CCIM Ins	titute		9,000						
							Pre	epared for:	Proforma A	nalysis				
	The statements a	and figures her		t guaranteed horitative.	, are secu	red from			Marcus Ber					

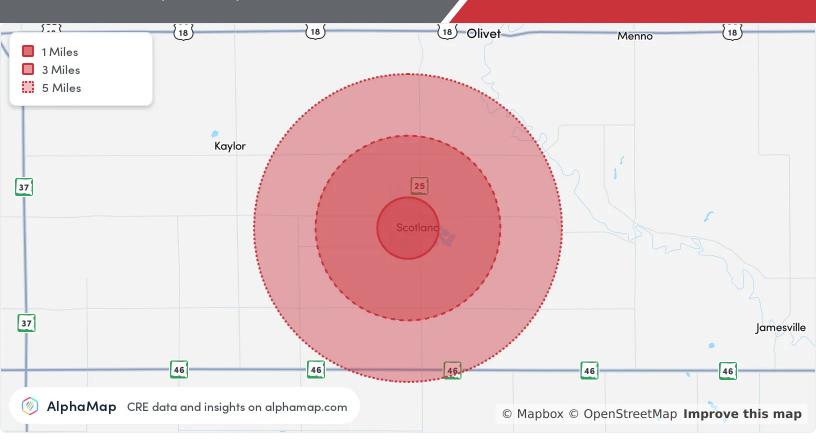


AREA ANALYTICS

SCOTLAND APARTMENTS 821 Main Street, Scotland, SD 57059

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	796	869	1,012
Average Age	45	44	44
Average Age (Male)	44	44	43
Average Age (Female)	46	46	45
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	347	377	428
Persons per HH	2.3	2.3	2.4
Average HH Income	\$101,641	\$102,390	\$105,372
Average House Value	\$261,771	\$262,727	\$266,555
Per Capita Income	\$44,191	\$44,517	\$43,905

Map and demographics data derived from AlphaMap



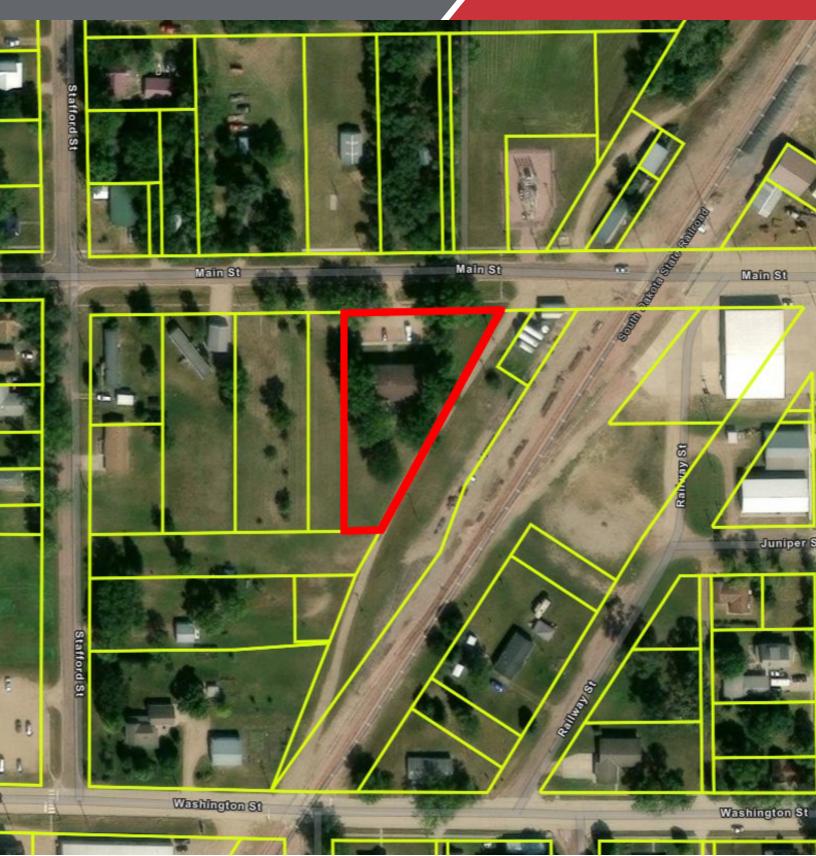
PARCEL

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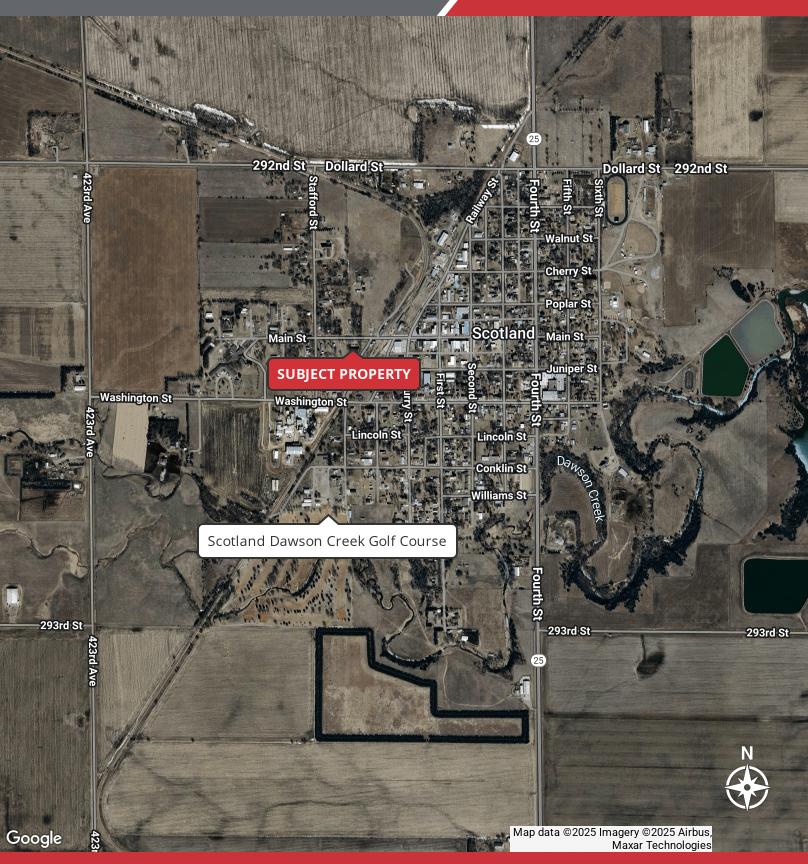
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LOCATION MAP

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