

Scotland Apartments

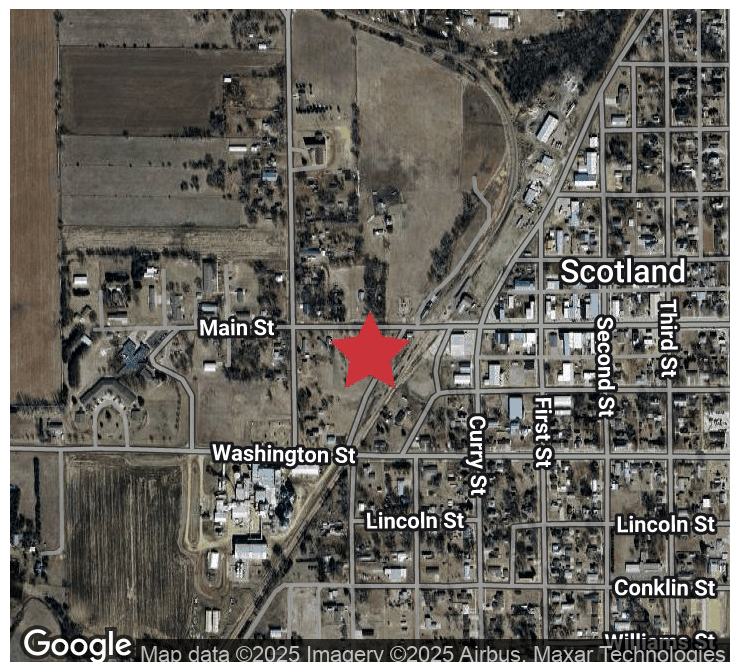
821 Main Street, Scotland, SD 57059

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%



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PHOTOS

SCOTLAND APARTMENTS

821 Main Street, Scotland, SD 57059

FOR SALE

Multifamily Property



SALE COMPS

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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		Worthing	SD	101 E 3rd St, Worthing	7/7/2025	\$444,000	4	0.49	3,400	\$111,000.
101 Spring Meadows Drive		Dell Rapids	SD	101 Spring Meadows Dr, Dell Rapids	7/17/2025	\$800,000	8	0.64	8,992	\$100,000.
1116 Northview Drive		Dell Rapids	SD	1116 Northview Dr Dell Rapids	11/2/2023	\$345,000	4	0.29	3,952	\$86,250.
202 West 2nd Street		Hartford	SD	202 W 2nd, Hartford	8/7/2025	\$545,000	8	0.51	5,568	\$68,125.
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 Street	228 E Center Ave	Lennox	SD	301-305-309 N Cherry St and 228 E Center Ave, Lennox	1/31/2024	\$511,000	4	0.52	4,395	\$127,750.
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 Springs	SD	310 Jackson St, Valley Springs	9/4/2025	\$355,000	4	0.17	3,264	\$88,750.
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.
702 East 9th Street		Dell Rapids	SD	702 E 9th St, Dell Rapids	7/17/2025	\$400,000	6	0.44	5,464	\$66,666.67
800 Broadway Avenue		Valley Springs	SD	800 Broadway Ave, Valley Springs	1/17/2024	\$293,000	4	0.21	3,360	\$73,250.
802 Broadway Avenue		Valley Springs	SD	802 Broadway Ave, 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

ANNUAL PROPERTY OPERATING DATA
SCOTLAND APARTMENTS
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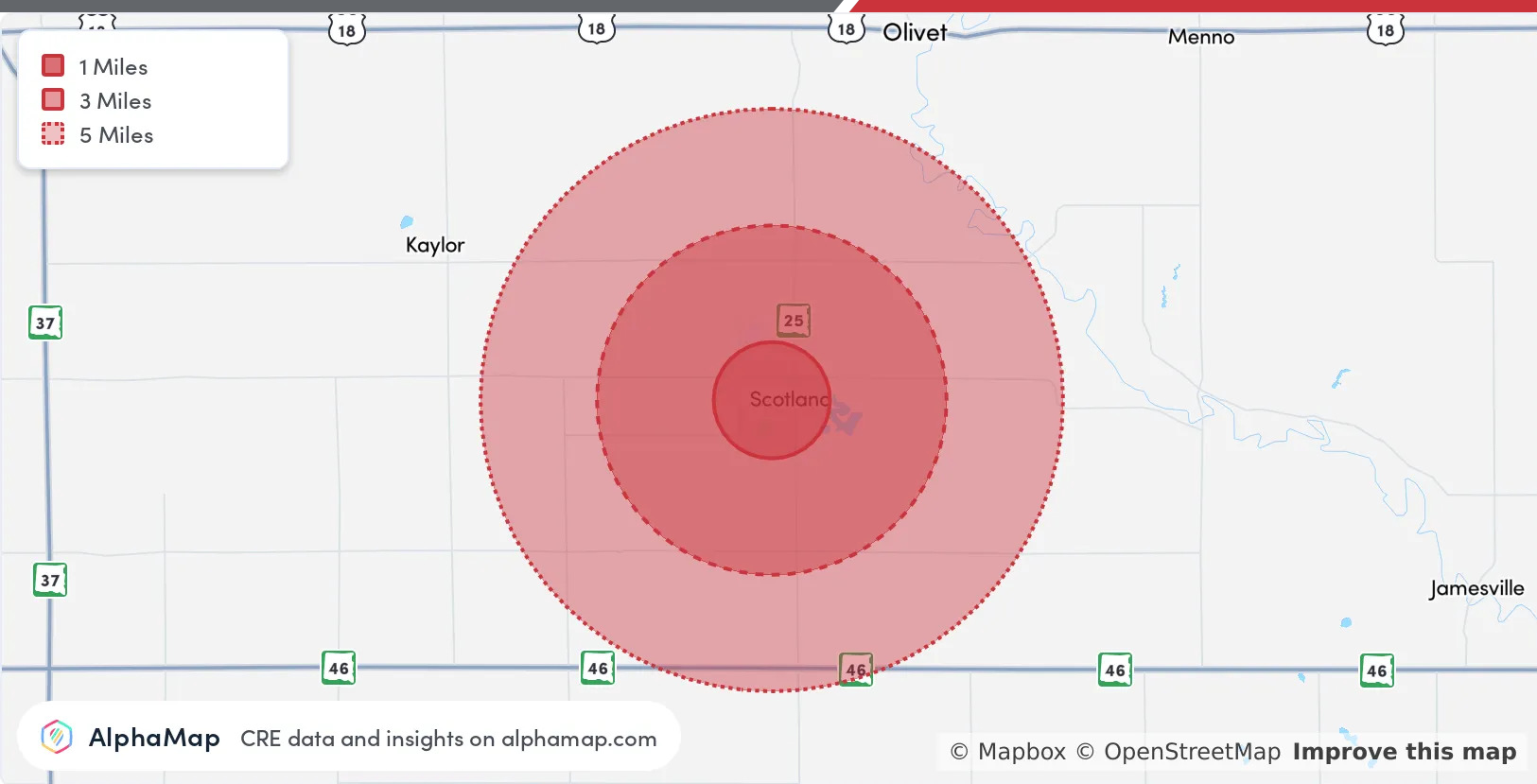
Annual Property Operating Data			
Property Name	821 Main		
Location	Scotland		
Type of Property	Apartments		
Size of Property	8	(Sq. Ft./Units)	
Purpose of analysis	Broker Forecast		
Assessed Values			
Land	\$ 23,059	9%	
Improvements	\$ 239,456	89%	
Personal Property			
Total	\$ 268,280		
Adjusted Basis as of:			

AREA ANALYTICS

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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

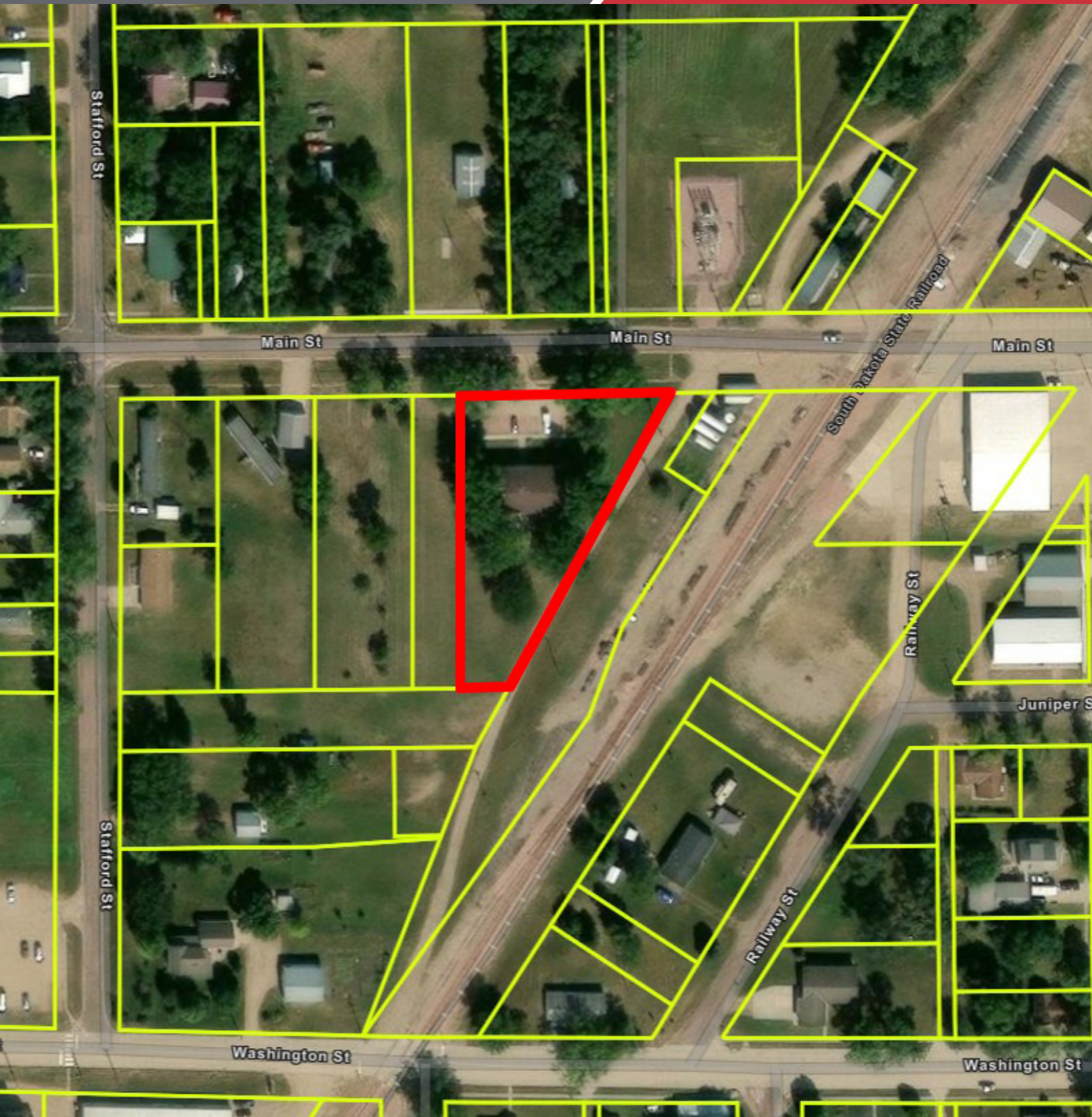
PARCEL

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LOCATION MAP

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