



GOLDEN VALLEY APARTMENTS

4601-09 E 26TH STREET, SIOUX FALLS, SD

\$5.4M

ASKING PRICE

54

TOTAL UNITS

7.00%

CAP RATE

\$100K

PER UNIT

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01 EXECUTIVE SUMMARY

Gateway Real Estate Advisors is pleased to presents a rare opportunity to acquire a 54-unit multifamily asset in the heart of Sioux Falls, South Dakota. The property's established tenancy, proven income history, and low-maintenance unit mix position it as a turnkey income-producing asset with consistent returns from day one.

54 units. Proven income. One of the Midwest's strongest rental markets

INVESTMENT SUMMARY

Asking Price	\$5,400,000
Price Per Unit	\$100,000
Cap Rate	7.00%
Current NOI	\$377,785
GRM	8.90x

INVESTMENT HIGHLIGHTS

STRONG INCOME WITH STABLE RENTERS

WELL-MAINTAINED APARTMENTS

PROPERTY SNAPSHOT

Total Units	54
Occupancy	98%
Building Type	Apartments
Year Built	1993
Lot Size	3.15 Acres

GROWING MARKET WITH LOW VACANCY

GREAT LOCATION IN SIOUX FALLS

02 PROPERTY OVERVIEW

54

TOTAL UNITS

1 Bedroom & 2 Bedroom

47,350

TOTAL SQ FT

Avg 877 SF

3.15 Acres

LOT SIZE

Approx

98%

OCCUPANCY

53 of 54 Occupied

Golden Valley Apartments is a 54-unit multifamily community built in the 1990s, featuring a mix of one- and two-bedroom floor plans with vinyl siding exterior construction. The offering includes 53 private garages — a premium amenity in South Dakota's winter climate that provides tenants a sought-after convenience and ownership an additional income stream.

Located at 4601-09 E 26th Street on Sioux Falls' growing east side, the property offers easy access to major retail corridors, e employment centers, and I-229, supporting strong, consistent tenant demand.

UNIT MIX & RENT SCHEDULE

Unit Type	Units	Sq Ft	Rent/Mo	\$/SqFt	Total Rent	% Total
1 Bedroom	10	775	\$875	\$1.13	\$8,750	17%
2 Bedroom	44	900	\$950	\$1.08	\$41,800	83%

PROPERTY FEATURES

53 GARAGES · LAUNDRY ON-SITE · 98% OCCUPIED · LOW MAINTENANCE · RECENTLY RENOVATED UNITS

03 FINANCIAL ANALYSIS

\$607K

CURRENT INCOME

\$378K

CURRENT NOI

\$623K

PRO FORMA INCOME

\$387K

PRO FORMA NOI

CURRENT OPERATIONS

INCOME

Gross Rent Income	\$606,600
Rent Utility Bill Back (RUBS)	\$42,120
Garages	\$41,340
EFFECTIVE GROSS INCOME	\$690,060

EXPENSES

Taxes	\$75,979
Insurance	\$25,000
Maintenance	\$52,445
Management	\$48,528
Electric	\$9,542
Trash	\$29,211
Water	\$24,132
Gas	\$5,184
Snow & Lawn Care	\$7,750
TOTAL EXPENSES	\$277,772

NET OPERATING INCOME

\$377,85

PRO FORMA PROJECTIONS

INCOME

Gross Rent Income	\$622,800
Rent Utility Bill Back (RUBS)	\$42,120
Garages	\$41,340
EFFECTIVE GROSS INCOME	\$706,260

EXPENSES

Taxes	\$77,000
Insurance	\$27,000
Maintenance	\$54,000
Management	\$50,000
Electric	\$9,542
Trash	\$29,211
Water	\$24,132
Gas	\$5,184
Snow & Lawn Care	\$7,750
TOTAL EXPENSES	\$283,819

NET OPERATING INCOME

\$387,128

04 MARKET OVERVIEW

Sioux Falls, South Dakota is located in Minnehaha County with a population of 197,742 and a median household income of \$73,110. The area features a 2.4% unemployment rate and a median gross rent of \$927/month, reflecting a healthy rental market. With 37% renter-occupied housing, the market supports strong demand for multifamily investment.



DEMOGRAPHICS & ECONOMICS

City Population	197,742	Total Households	79,887
County	Minnehaha	Owner Occupied	63%
Median Household Income	\$73,110	Renter Occupied	37%
Median Age	35.6	Total Housing Units	84,770
Median Gross Rent	\$927	Avg Household Size	2.41

MARKET DRIVERS

GROWING ECONOMY

With a 2.4% unemployment rate, Minnehaha County demonstrates economic stability and diverse employment.

STRONG RENTAL DEMAND

37% renter-occupied housing indicates sustained demand for quality rental properties in the area.

AFFORDABLE MARKET

Median rent of \$927/month and median income of \$73,110 create a balanced rental market with room for growth.

05 PHOTO GALLERY





EXCLUSIVELY OFFERED BY

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