



### 321 N. Duluth Avenue Sioux Falls, SD 57104

#### PROPERTY HIGHLIGHTS

- Fully renovated 6-plex in the historical district of Sioux Falls
- Fully leased
- Unit Mix: Five 2 bed 1 bath, One 1 bed 1 bath
- Off-street alley parking - 5 garage stalls
- Cap Rate: 6.00%
- Zoning: RT-1

#### LOCATION DESCRIPTION

Located within walking distance of downtown Sioux Falls

2 miles to Sioux Falls Regional Airport

1.5 miles to the Denny Sanford Premier Center

Sale Price	\$499,000
Real Estate Taxes	\$4,681.80
Building Size	3,300 SF
Lot Size	0.23 AC (9,900 SF)



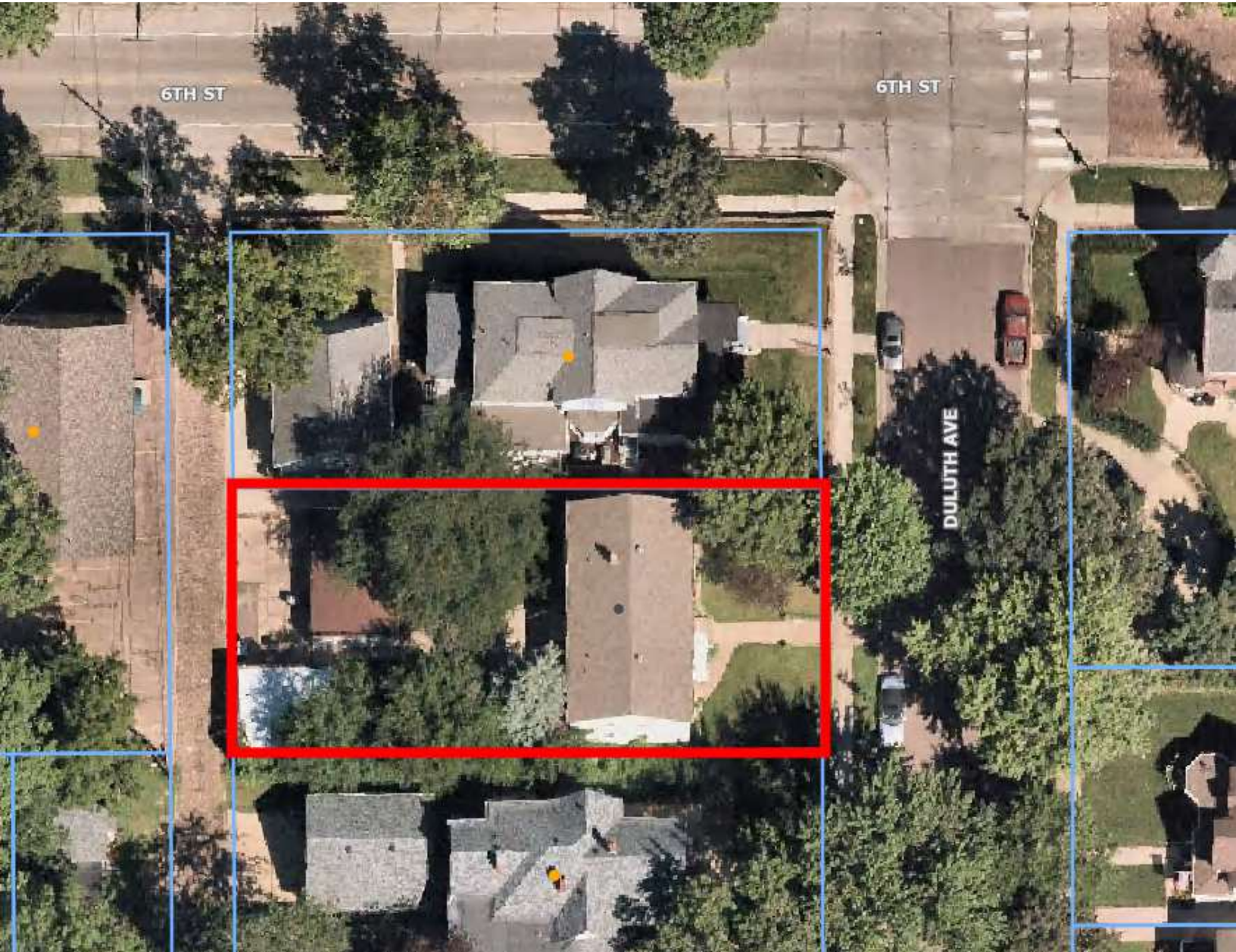


**PARCEL**

321 N. DULUTH AVENUE  
Sioux Falls, SD 57104

**FOR SALE**

Multifamily Property





# PHOTOS

321 N. DULUTH AVENUE  
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# ANNUAL PROPERTY OPERATING DATA

321 N. DULUTH AVENUE

Sioux Falls, SD 57104

FOR SALE

Multifamily Property

Property Name		321 N Duluth		Annual Property Operating Data							
Location		Sioux Falls									
Type of Property		Multifamily									
Size of Property		6	(Sq. Ft./Units)	Purchase Price			499,000				
Purpose of analysis				Plus Acquisition Costs							
				Plus Loan Fees/Costs							
				Less Mortgages			349,300				
				Equals Initial Investment			149,700				
Assessed/Appraised Values				Balance			Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
Land	34,700	12%		1st	\$349,300	\$2,251	12	6.0%	25	25	
Improvements	250,700	88%		2nd							
Personal Property	0	0%									
Total	285,400	100%									
Adjusted Basis as of	26-Nov-24	\$499,000									
ALL FIGURES ARE ANNUAL		% of GOI		COMMENTS/FOOTNOTES							
Unit	\$/month			Total Annually							
Unit 1	910.00			10,920							
Unit 2	825.00			9,900							
Unit 3	850.00			10,200							
Unit 4	795.00			9,540							
Unit 5	900.00			10,800							
Unit 6	694.00			8,328							
Total	\$ 4,974.00			\$ 59,688							
Less: Vacancy & Cr. Losses		5%		\$ 2,984							
<b>EFFECTIVE RENTAL INCOME</b>				<b>\$ 56,704</b>							
Plus: Utility Reimbursement				\$ 1,472							
Plus: Pet Rent				\$ 1,540							
<b>GROSS OPERATING INCOME</b>				<b>\$ 58,244</b>							
OPERATING EXPENSES:											
Real Estate Taxes		9.09%	\$ 5,291.73								
Property Insurance		11.02%	\$ 6,421.09								
Cleaning		2.54%	\$ 1,479.00								
Lawn & Snow		3.90%	\$ 2,270.00								
Repairs and Maintenance		10.30%	\$ 6,000.00								
<b>Utilities:</b>											
Garbage		4.54%	\$ 2,646.80								
Water/Sewer		2.95%	\$ 1,720.50								
Gas		3.93%	\$ 2,287.31								
Electricity		0.44%	\$ 253.55								
<b>TOTAL OPERATING EXPENSES</b>		<b>48.71%</b>		<b>\$ 28,369.98</b>		<b>\$ 28,370</b>					
<b>NET OPERATING INCOME</b>				<b>\$ 29,874</b>							
Less: Annual Debt Service				\$ 27,007							
Less: Participation Payments (from Assumptions)				See financing assumptions above							
Less: Leasing Commissions											
Less: Funded Reserves											
<b>CASH FLOW BEFORE TAXES</b>				<b>\$ 2,867</b>							
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				Prepared by:							



