



# 19-Home Residential Portfolio

Freedom Estates Subdivision 2, Box Elder, South Dakota



**OFFERED AT: \$4,350,000**

Approx. \$228,950 per unit

**Exclusively Listed by:**

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THE OPPORTUNITY

# Not just a portfolio. A **fortress** of cash flow.

Harbor Point Properties is a rare, **turn-key collection of 19 modern single-family homes** nestled in Box Elder, SD — just minutes from Ellsworth Air Force Base and Rapid City. With **near-zero vacancy**, tenant-paid utilities, and homes platted on individual lots, this is the kind of deal that doesn't come up twice.

Whether you're a seasoned syndicator or a growing private investor, Harbor Point delivers institutional-quality returns in an owner-friendly market with **no state income tax** and one of the nation's most stable rental demand corridors.

 UNIT MIX <b>15 Crawl + 4 Basement</b>	 Square Footage <b>960 – 1,840 sq ft</b>
 FOUNDATION <b>Permanent — All 19</b>	 PARKING <b>1-Car Garage w/ Opener</b>
 FLOORING <b>Laminate — Low Turnover Cost</b>	 APPLIANCES <b>&gt;50% Updated</b>
 EXIT FLEXIBILITY <b>Separately Platted — Sell Individually or Hold as Portfolio</b>	

THE OPPORTUNITY

# The numbers that **actually matter.**

Gross Rental Income	\$353,700
Property Taxes	- \$77,024
Maintenance and Repairs	- \$6,500
Property Management	- \$17,721
Vacancy Allowance	- \$10,611
<b>Net Operating Income</b>	<b>\$241,844</b>

TENANTS PAY ALL UTILITIES

Water/sewer and electric are 100% tenant-paid — dramatically reducing your operating exposure and improving net margins far beyond typical multifamily.

**\$241,844**

ANNUAL NET OPERATING INCOME

**\$4,357,547**

INDEPENDENT PROPERTY VALUATION

**Strong History**

LONG-TERM TENANTS · CONSISTENT OCCUPANCY · PROVEN ASSET

## Built for *investors*.

### **Military Demand Driver**

Box Elder sits at the doorstep of Ellsworth Air Force Base — one of the most economically stable demand drivers for residential rental housing in the entire Mountain West region. Low risk of prolonged vacancy.

### **Zero State Income Tax**

South Dakota collects no state income tax. More of your NOI stays in your pocket. When you stack that on top of already strong cash flow, the effective returns get even more attractive.

### **Exit Flexibility**

Each home is platted on a separate lot. Hold the portfolio, sell a few, or liquidate one at a time. That optionality alone commands a premium — and gives you leverage you won't find in an apartment complex.

### **Tenant-Paid Utilities**

Forget utility reconciliation nightmares. All 19 homes have tenants covering their own water, sewer, and electric. Your expense line stays lean regardless of season or usage.

### **Modern, Durable Stock**

At roughly 12 years old with updated appliances and laminate flooring, these homes have years of cap-ex runway left in them. Low maintenance, lower turnover costs, and happy long-term tenants.

### **Bottom Line**

A stabilized, income-producing portfolio in a landlord-friendly state with tenant-paid utilities, flexible exit strategies, and a proven track record. Priced right at \$228,950/unit.

## The Ultimate Black Hills *Cash Cow*

Forget endless maintenance calls and high turnover. Harbor Point Properties is a practically automated 19-unit housing portfolio built for the modern investor. With modern construction, tenant-proof laminate floors, and a staggeringly low vacancy rate, this is what "mailbox money" looks like.

*You aren't tied to selling this as a single complex later. You have the flexibility to sell them off individually to retail buyers whenever you choose.*

## Why Box Elder? *The \$1.5 Billion Tailwind.*

Box Elder is currently experiencing an unprecedented housing demand. *Ellsworth Air Force Base is undergoing a massive \$1.5B+ expansion to host the incoming B-21 Raider stealth bomber fleet by 2027.*

Military personnel, contractors, and families are flooding the market. Securing 19 turnkey units in this exact location isn't just a real estate purchase; it's capturing guaranteed housing demand for the next decade.



### Strategic Location

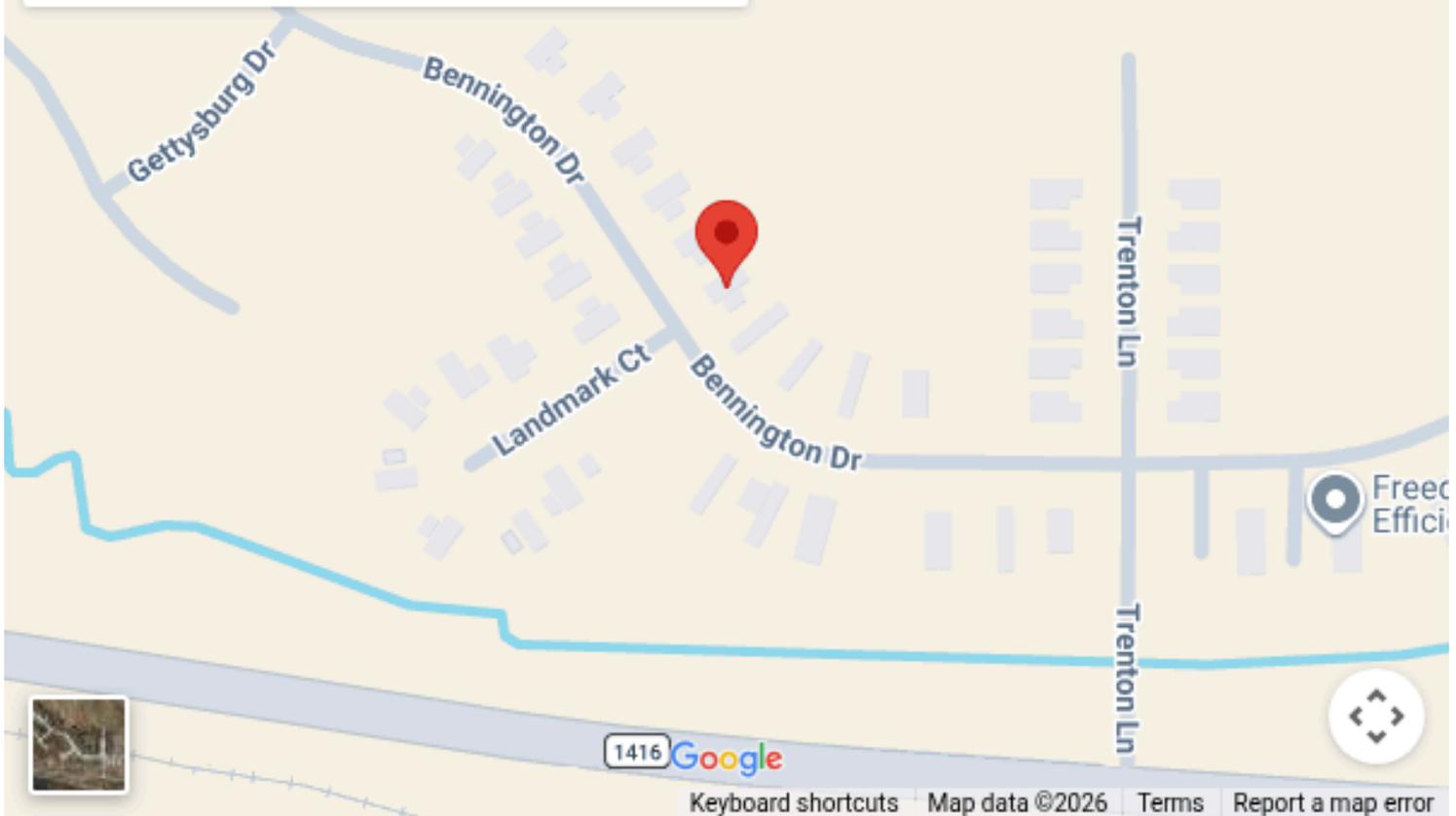
Freedom Estates Subdivision 2 Block 4 Lots 9-21; Block 3 Lots 5-10



982 Bennington Dr

982 Bennington Dr, Box Elder,  
SD 57719, USA

No reviews



\* Interactive satellite view of Box Elder, SD. Contact Kevin for exact parcel outlines and addresses. \*

## Box Elder, SD. *Where demand lives.*

- ✓ Minutes from Ellsworth Air Force Base — a constant pipeline of housing-hungry tenants
- ✓ Adjacent to Rapid City, SD — the economic and commercial hub of the western Dakotas
- ✓ One of the fastest-growing small cities in South Dakota
- ✓ No state income tax · No inventory tax on investment property
- ✓ Landlord-friendly laws with straightforward eviction procedures



PROPERTY PHOTOS

See it *for yourself.*



PROPERTY PHOTOS

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See it *for yourself.*



PROPERTY PHOTOS

See it *for yourself.*



READY TO MOVE?

Let's talk about  
your next *best*  
*investment.*

**Kevin Andreson**

LISTING AGENT



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