

**FOR SALE**



# RIVIERA EVENT CENTER

RETAIL/EVENT SPACE & BUSINESS

**Bender**  
COMMERCIAL



**26665 481ST AVENUE  
BRANDON, SD**



**7,380 SF**



**\$2,650,000**

- Retail/Event Space located east of Sioux Falls near Highway 42.
- Turnkey business with catering contracts and wedding bookings into 2027. Contact brokers for financials.
- Land Size: 2.0 acres.
- Built in 2013.
- Property Taxes: \$9,737.68
- Large open space with indoor seating for 320. Outdoor seating also available.
- Commercial kitchen. Includes a chef restroom with shower.
- Walk-in freezer. Walk-in refrigerator.
- FFE included.
- Ample on-site parking. 70 paved parking spaces with additional 40+ on gravel lot.
- Easy drive from Sioux Falls and Brandon.

**GERALD TEUNISSEN**

gerald@benderco.com  
605-366-1979

**AUSTIN LUECKE**

austin@benderco.com  
605-900-2407



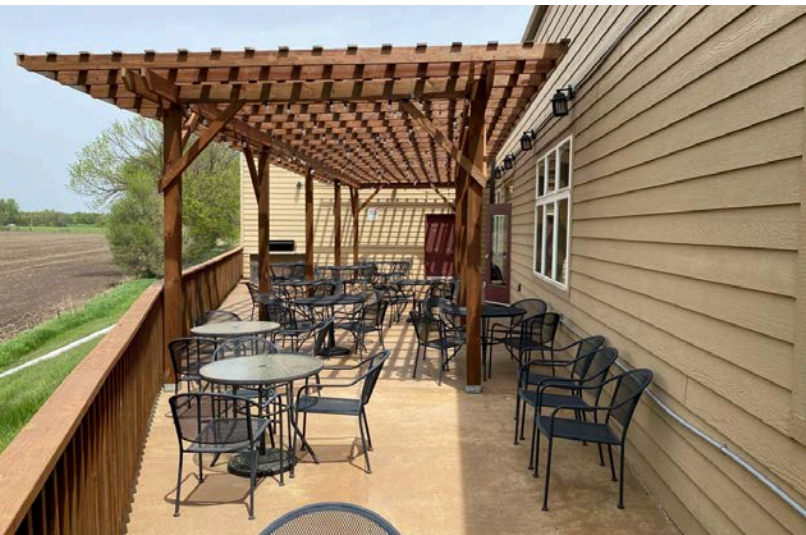
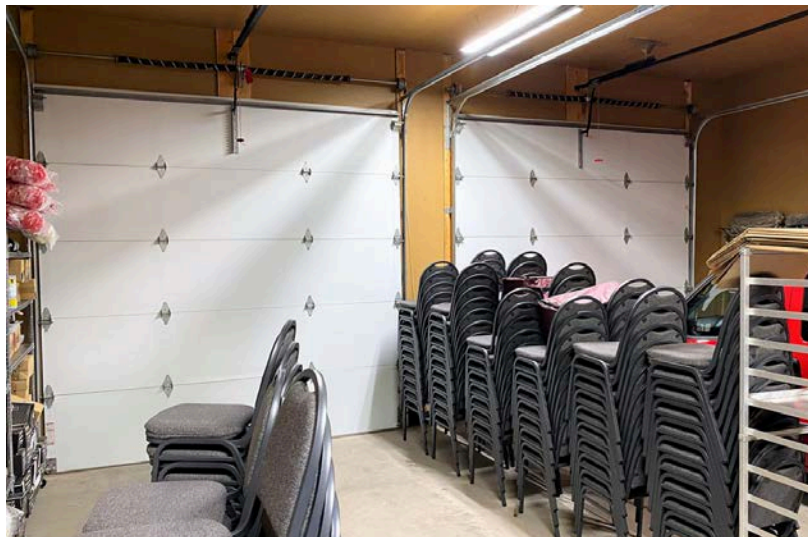
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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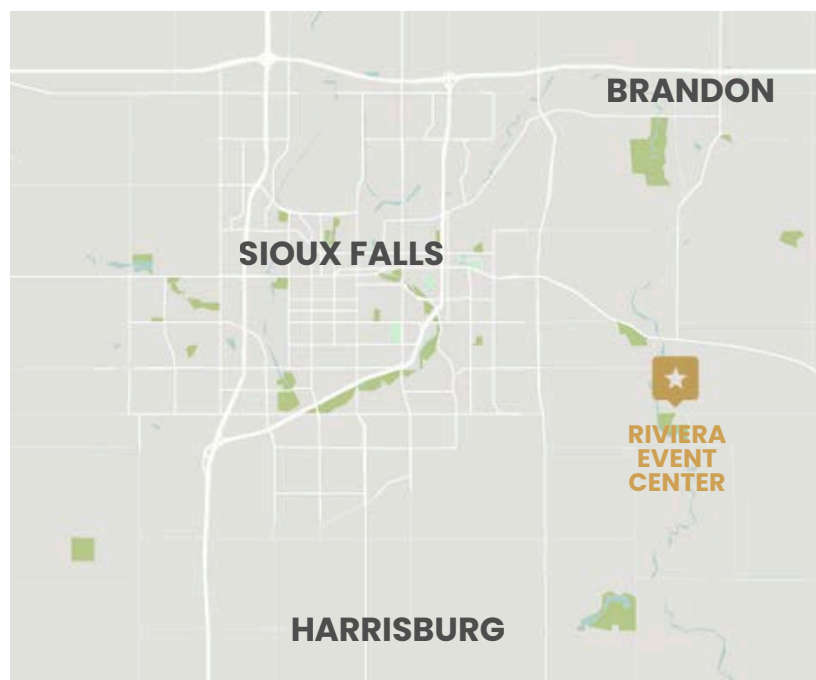
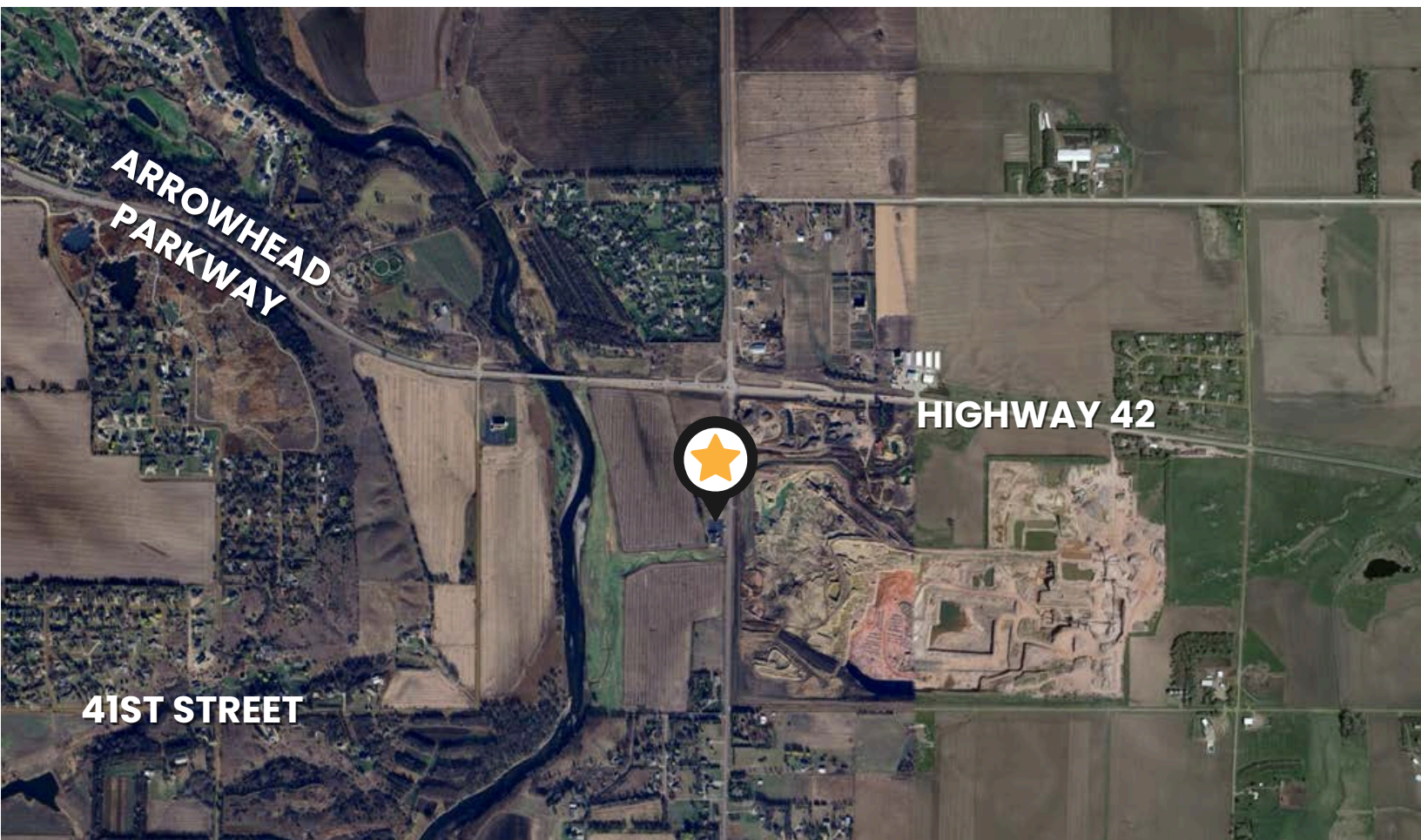
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# Dakota BUSINESS Finance (SBA Certified Development Company)

## SBA 504 Program<sup>1</sup>



**Erik Barnes**  
SVP, Senior Loan Officer  
605-681-8122  
Erik@dakotabusinessfinance.com

Riviera Event Center - Brandon

[Click Here to Apply](#)

Learn more:

**dakota BUSINESS finance**

INSPIRATION FROM YOU. SMALL BUSINESS FINANCING FROM US.

Purchase Land	\$0.00		
Renovations already completed	\$0.00		
Purchase Land & Building	\$2,300,000.00	Need allocation on PA	<b>Project Name</b> Riviera Event Center - Brandon
New Construction/Remodeling	\$0.00		
Qualified Debt Refinance: Total	\$0.00		
Includes: Bank Loan + Prepayment	\$0.00		<b>Contact</b> Gerald Teunissen Gerald@benderco.com 605-366-1979
Includes: SBA 504 + Prepayment	\$0.00		
Includes: PIP Financing	\$0.00		
Purchase/Install Equipment	\$350,000.00	Need allocation on PA	
Purchase/Install Fixtures	\$0.00		
Other: Cash- Out (Eligible Business Expense)	\$0.00		
Other: Professional Fees	\$22,000.00		
Includes: Appraisal	\$3,500.00	Estimated	
Includes: Title Work, Closing, Filing Fees	\$2,000.00	Estimated	
Includes: Environmental	\$500.00	RSRA	
Includes: Bank Interim Loan Fees	\$5,500.00	Currently only includes recoup of TPL fee charged by SBA to bank	
Includes: Survey	\$500.00	Estimated	
Includes: Construction Contingency	\$0.00	10% Construction Contingency	
Includes: Interim Interest	\$10,000.00	Construction/Interim Interest	
<b>Total Project Size</b>	<b>\$2,672,000.00</b>		

	%	Amount	
Owner's Equity Contribution <sup>2</sup>	10%	\$267,200.00	Assuming prior management experience
Bank	50%	\$1,336,000.00	
Dakota BUSINESS Finance	40%	\$1,068,800.00	
<b>Base Loan Amount</b>	<b>100%</b>	<b>\$2,672,000.00</b>	
	Bank	Dakota BUSINESS Finance	Total
Base Loan Amount	\$1,336,000.00	\$1,068,800.00	\$2,404,800.00
Interest Rate <sup>3</sup>	7.750%	6.008%	
Term	10	Fixed 25-Year	
Years Amortized	25	25	
Bank Points <sup>5</sup>	TBD		
SBA / CDC Closing Fees		\$25,384.00	\$25,384.00
Total Fees		\$25,384.00	\$25,384.00
Balance to Borrower		\$816.00	\$816.00
<b>Total Loan Amount (with Fees)<sup>6</sup></b>	<b>\$1,336,000.00</b>	<b>\$1,095,000.00</b>	<b>\$2,431,000.00</b>
Monthly Payment (Principal + Interest) <sup>4</sup>	\$10,091.19	\$7,060.46	\$17,151.65
Annual Debt Service (Principal + Interest)	\$121,094.31	\$84,725.47	\$205,819.78
Equity Contribution			\$267,200.00
Loan Fees Not Financed	TBD		\$0.00
<b>First Year Cash Outlay</b>			<b>\$473,019.78</b>
<b>Total Principal and Interest (Life of Loan) plus Down Payment &amp; Fees</b>			<b>\$5,145,494.52</b>

**Anticipated Appraisal Requirement**

**\$2,672,000.00**

## Supplementary Information

**Breakdown of Estimated Interest (Total Project) for first five years**

Year	Bank	Dakota BUSINESS Finance		Total
Year 1	\$23,009.77	\$16,936.00		\$39,945.77
Year 2	\$22,707.33	\$16,824.11		\$39,531.44
Year 3	\$22,378.96	\$16,568.30		\$38,947.26
Year 4	\$22,022.46	\$16,293.17		\$38,315.63
Year 5	\$21,635.41	\$15,997.28		\$37,632.68

**Estimated Prepayment Penalty**

Year	Prorated Decline	Penalty	Remaining Principal	Estimated Prepayment Penalty
Year 1	100%	5.01%	232,000.00	\$11,618.56
Year 2	90%	4.51%	228,611.40	\$10,303.97
Year 3	80%	4.01%	224,966.99	\$9,013.08
Year 4	70%	3.51%	221,047.45	\$7,749.04
Year 5	60%	3.00%	216,832.01	\$6,515.37
Year 6	50%	2.50%	212,298.34	\$5,315.95
Year 7	40%	2.00%	207,422.41	\$4,155.09
Year 8	30%	1.50%	202,178.39	\$3,037.53
Year 9	20%	1.00%	196,538.48	\$1,968.53
Year 10	10%	0.50%	190,472.79	\$953.89

### Notes

- <sup>1</sup> This information does not represent an intent by Dakota BUSINESS Finance (CDC), the Small Business Administration (SBA) or the Bank to provide financing. Information is estimated and for illustrative purposes only. Financing rates, terms, and fees will vary. Loan approval contingent upon meeting bank/SBA/CDC underwriting requirements and meeting program eligibility.
- <sup>2</sup> Down Payment for the SBA 504 Loan Program is typically 10%. An additional 5% equity injection is required for new businesses (less than 2 years old) and/or an additional 5% if the building is classified as "single purpose" as determined by SBA.
- <sup>3</sup> Bank's Interest Rate estimated at 7.75%. SBA 504 Rate determined after closing loan depending on the month the debenture is funded. 25-Year loans funded in September 2025 at 6.008%. A list of historical rates is available at [www.dakotaBUSINESSfinance.com](http://www.dakotaBUSINESSfinance.com)
- <sup>4</sup> Monthly Payment for 504 portion of the loan decreases every 5 years as the on-going servicing fees (calculated as part of the loan's overall effective rate) adjusts downward every 5 years.
- <sup>5</sup> Points (Bank Fees) paid in cash at closing. Not included in estimated loan amounts.

## Benefits of SBA 504 Program

- \* 25 Year Fixed Rate Financing on SBA Portion of the Loan \*
- \* Below Market Interest Rate on SBA 504 Portion of the Loan \*
- \* Option for 10% Down Payment Preserves Cash and Working Capital for Business & Borrower<sup>2</sup> \*
- \* Collateral Generally Limited to Project Property \*

## LENDER CERTIFICATION

I hereby certify that I have read and fully understand this financing summary. I understand that this is only an estimate of the financing package and that rates, terms and amounts are subject to change. I understand that the SBA's rate for the 504 loan will not be set until after closing the SBA loan and funding the debenture. I also understand that the bank will be responsible for a third-party lender fee as part of its participation in this project equal to 1/2% of the bank's permanent loan. This fee will be due payable to SBA's servicing agent upon closing the SBA loan and will total approximately:

**\$6,680.00**

I also understand that the issuance of this financing summary does not represent an official action of approval by SBA to participate in this project.

\_\_\_\_\_  
Lender Name

\_\_\_\_\_  
Bank

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature