

DAKOTA FOURPLEX

400 North Dakota Street · Canton, South Dakota



Bender
COMMERCIAL

EXCLUSIVE OFFERING MEMORANDUM

\$425,000

\$106,250/UNIT



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INVESTMENT HIGHLIGHTS

Price	\$425,000
Number of Units	4
Price per Unit	\$106,250
Year Built	Built 1975 / Moved in 1988
Lot Size	0.32 Acres

UNIT TYPE	TOTAL UNITS	RENTS
2 Bedroom	3	\$900-\$925
1 Bedroom	1	\$875
Total		\$3,690

PROPERTY DETAILS:

- Fourplex with detached four stall garage in Canton, SD.
- Most units have been updated over time with new flooring, kitchen, and appliances.
- Tenants pay electricity and units have electric baseboard heat. Landlord pays water/sewer and garbage collection.
- Contact broker for financials, rent roll, and showing access. Nick Gustafson, CCIM: 605-201-2809, nick@benderco.com

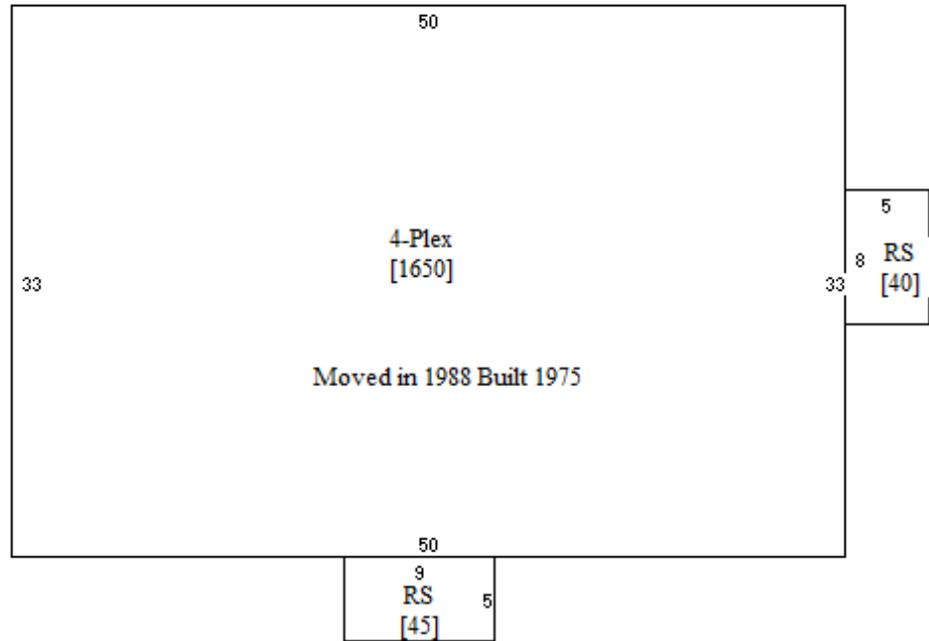
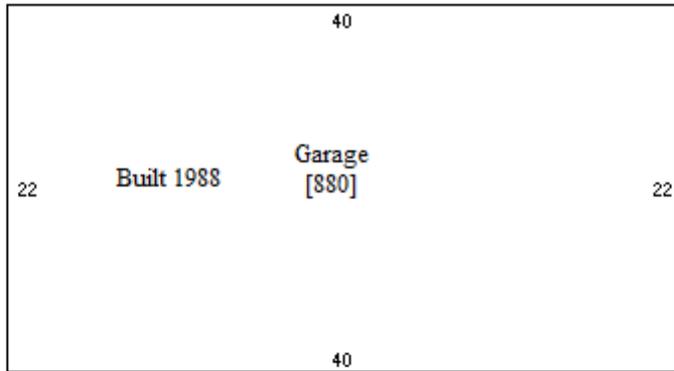
PROPERTY OVERVIEW



PROPERTY INTERIOR



SITE PLAN



SALE COMPARABLES

APARTMENT ADDRESS	CITY	BLDG. SQFT	LAND (ACRES)	UNITS	YEAR BUILT	SALE PRICE	PRICE/UNITS
320 S. Dakota Ave.	Canton	3,443	0.3	4	1920	\$ 340,000.00	\$ 85,000.00
510 N. Menlo Ave.	Sioux Falls	3,570	0.13	4	1966	\$ 400,000.00	\$ 100,000.00
510 S. Menlo Ave.	Sioux Falls	3,570	0.13	4	1966	\$ 409,900.00	\$ 102,475.00
413 N. Main	Lennox	4,000	0.34	4	1993	\$ 415,000.00	\$ 103,750.00
350 S. Poplar Ave.	Tea	3,506	0.3	4	1998	\$ 415,000.00	\$ 103,750.00
3600 S. Cathy Ave.	Sioux Falls	3,784	0.32	4	1976	\$ 425,000.00	\$ 106,250.00
3504 S. Cathy Ave.	Sioux Falls	4,656	0.36	4	1977	\$ 435,000.00	\$ 108,750.00
605 S. Phillips Ave.	Sioux Falls	5,334	0.27	8	1952	\$ 875,000.00	\$ 109,375.00
1700 W. 44th St.	Sioux Falls	3,400	0.19	4	1973	\$ 450,000.00	\$ 112,500.00
2000 S. Southeastern Ave.	Sioux Falls	3,264	0.31	4	1977	\$ 450,000.00	\$ 112,500.00
2109 S. Cleveland Ave.	Sioux Falls	3,624	0.3	4	1976	\$ 476,000.00	\$ 119,000.00
3600 S. Cathy Ave.	Sioux Falls	3,784	0.32	4	1976	\$ 476,500.00	\$ 119,125.00
2000 S. Southeastern Ave.	Sioux Falls	3,264	0.31	4	1977	\$ 480,000.00	\$ 120,000.00
4905 W. 43rd St.	Sioux Falls	3,996	0.32	4	1976	\$ 485,000.00	\$ 121,250.00
411 S. Mary Ave.	Tea	3,808	0.32	3	1977	\$ 409,000.00	\$ 136,333.33

PROPERTY LOCATION



5 MILE RADIUS DEMOGRAPHICS

KEY FACTS

4,298
Population

2.5
Average
Household Size

40.7
Median Age

\$84,605
Median Household
Income

BUSINESS

194
Total Businesses

2,069
Total Employees

EMPLOYMENT

51.4%
White Collar

29.1%
Blue Collar

19.6%
Services

3.5%
Unemployment
Rate

INCOME

\$84,605
Median Household
Income

\$45,118
Per Capita Income

\$339,829
Median Net Worth

EDUCATION

8.1%
No High School
Diploma

37.1%
High School
Graduate

33.3%
Some College/
Associate's
Degree

21.5%
Bachelor's/Grad/
Prof Degree

HOUSING STATS

\$326,786
Median Home
Value

\$13,927
Average Spent on
Mortgage & Basics

\$618
Median Contract
Rent



For more information,
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