

GOLDEN MANOR APARTMENTS

620 11th Street South · Spearfish, South Dakota



Bender
COMMERCIAL

EXCLUSIVE OFFERING MEMORANDUM

\$1,750,000

\$79,545/UNIT



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INVESTMENT HIGHLIGHTS

Price	\$1,750,000
Number of Units	22
Price per Unit	\$79,545
Year Built	1972
Lot Size	0.81 Acres

UNIT TYPE	TOTAL UNITS	SF	CONTRACT RENT	MARKET RENT	150% 2026 FMR
1 Bedroom	14	500	\$966	\$1,200	\$1,195
2 Bedroom	8	800	\$1,123	\$1,350	\$1,569

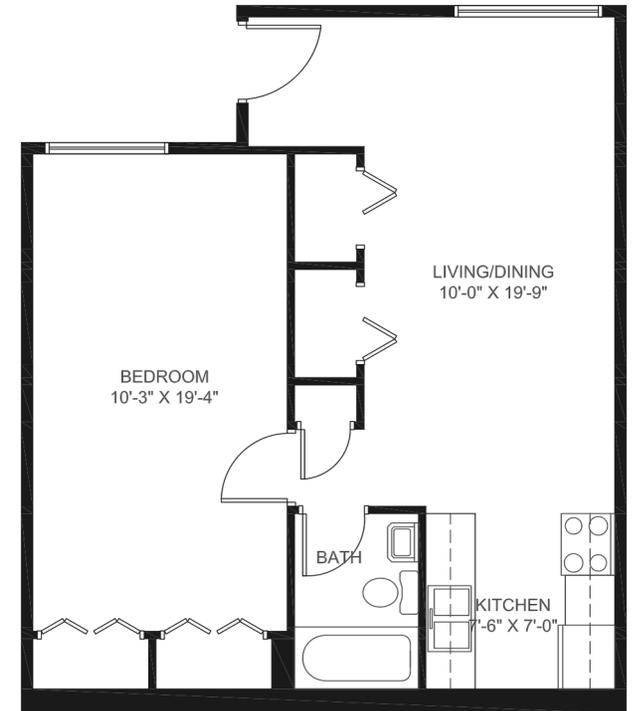
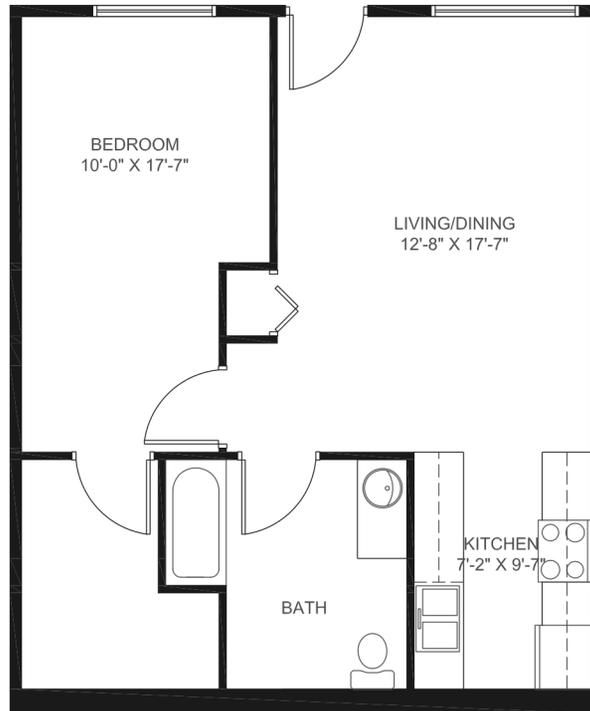
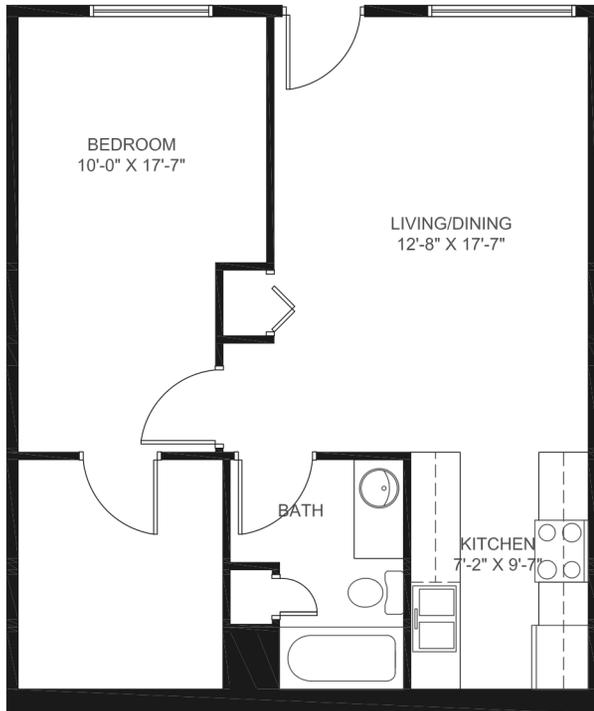
PROPERTY DETAILS:

- Property is comprised of two buildings totaling 22 units: one building with 8 2BR townhouses, one building with 14 1BR units.
- Property is in impeccable interior and exterior condition, managed by the same manager for over 20 years.
- Porches, laundry facilities, playground and shared yard. Boiler heat, wall AC. 2BR units have in-unit washer/dryer.
- Property is located near Interstate 90 in a mature residential neighborhood.
- Contact broker for financials, rent roll, and showing access. Nick Gustafson, CCIM: 605-201-2809, nick@benderco.com

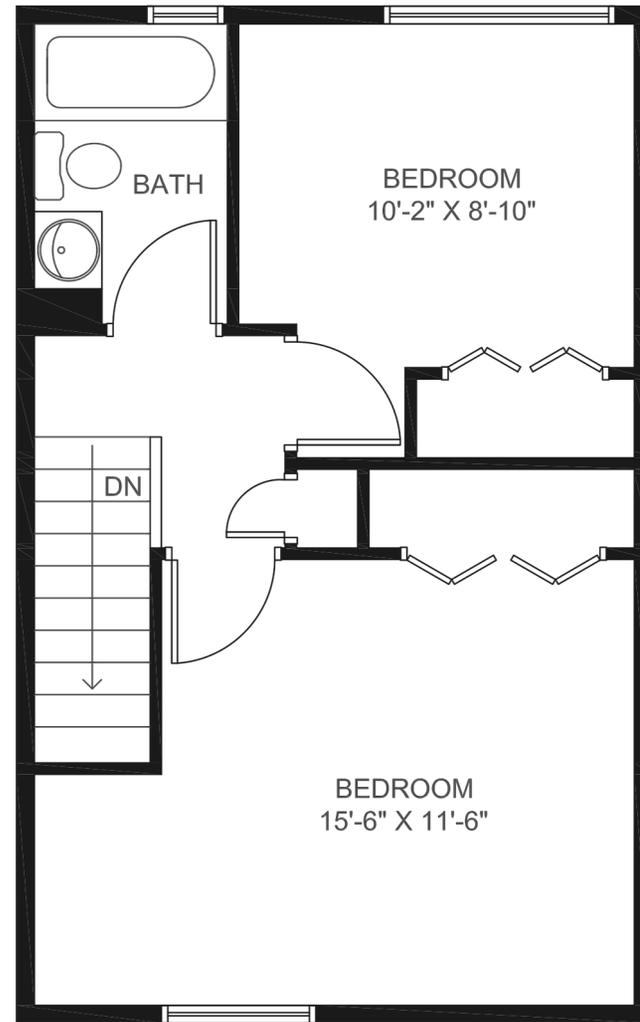
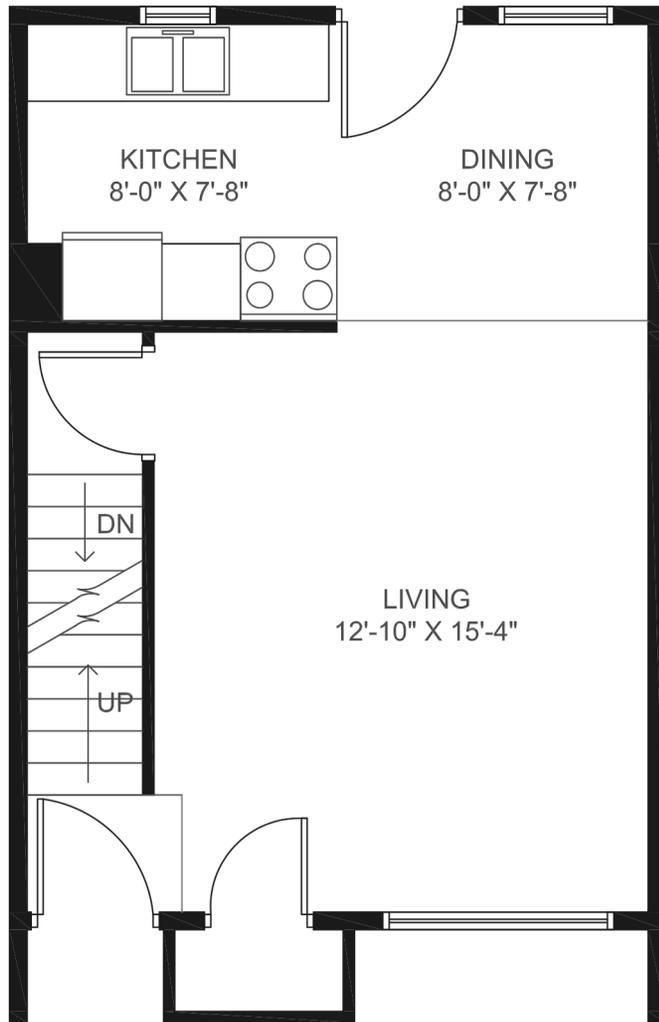
PROPERTY OVERVIEW



1 BEDROOM FLOORPLAN



2 BEDROOM FLOORPLAN



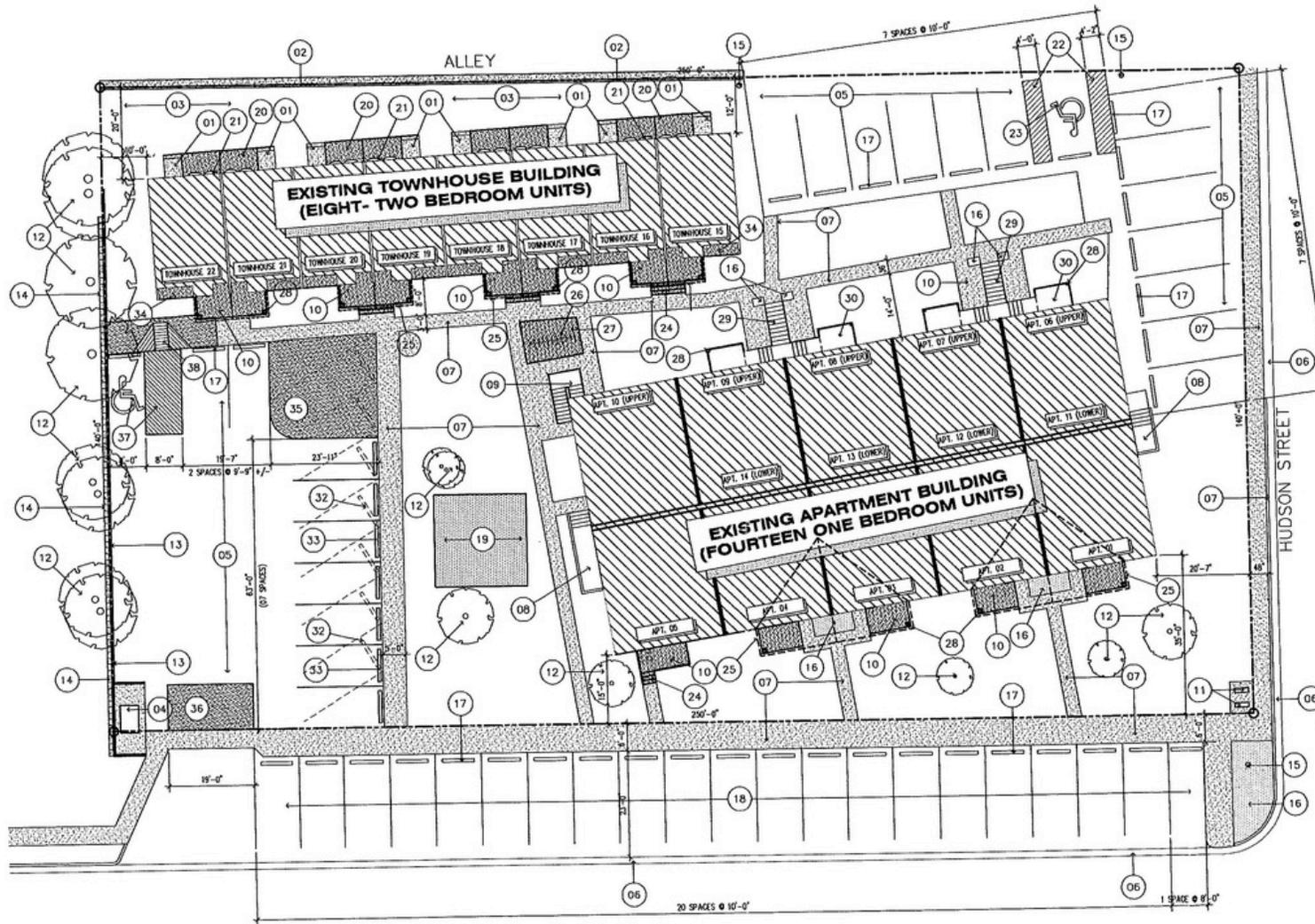
PROPERTY INTERIOR



PROPERTY INTERIOR



SITE PLAN



PROGRAM INFORMATION

PROJECT-BASED SECTION 8 INFORMATION

- Contract Number SD99M000040
- Option 1
- Expires 5/31/2034
- Coverage 22/22 units
- REAC Score: 98 June 2025

LIHTC SECTION 42 INFORMATION

- Initial compliance period expired in 2019.
- Extended use period expires in 2034.
- Fifteen (15) units are restricted for rent to tenants at 50% or less of AMI.
- Seven (7) units are restricted for rent to tenants at 60% or less of AMI.

Project is further restricted as follows:

- Ten (10) 1BR units are restricted for rent to tenants at 50% or less of AMI. In addition, units are limited the lesser of the FMR or 50% AMI HTC maximum.
- Four (4) 1BR units are restricted for rent to tenants at 60% or less of AMI. Rents are limited to 89% of the 60% AMI HTC rent maximum for 1BR units.
- Three (3) 2BR units are restricted to tenants of 60% AMI or less. Rents are limited to 90% of the 60% HTC rent maximum for 2BR units.
- Owner must annually fund reserve account. See LURA for details.

HOME LOAN RESTRICTIONS

- Expires: 2034
- Ten (10) 1BR units shall be considered HOME units and shall also comply with requirements of HOME Investment Partnership.

SECTION 42 INCOME LIMITS

CURRENT INCOME PERCENTAGES

HOUSEHOLD SIZE	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON
50% AMI	\$33,650	\$38,450	\$43,250	\$48,050	\$51,900	\$55,750
60% AMI	\$40,380	\$46,140	\$51,900	\$57,660	\$62,280	\$66,900
140% AMI	\$56,532	\$64,596	\$72,660	\$80,724	\$87,192	\$93,660

**Income guidelines are a percentage of median family income (MFI). Effective 6/01/2025 by the US Department of HUD.*

SALE COMPARABLES

PROPERTY	LOCATION	SALE DATE	TYPE	BUILD DATE	SALE PRICE	UNITS	PRICE PER UNIT	CAP RATE
Birmingham Townhomes	St. Paul, MN	Oct-22	Section 8	1981	\$1,900,000	21	\$90,476	5.53%
Southwinds Apartments	Des Moines, IA	Dec-23	Section 8 / LIHTC	1993	\$4,200,000	59	\$71,186	6.65%
Linderhof Park Apartments	New Ulm, MN	Jun-23	Section 8	1997	\$2,600,000	56	\$46,429	6.93%
Westview Apartments	Forest Lake, MN	Nov-24	Section 8 / LIHTC	1980	\$5,440,000	64	\$85,000	6.62%
South Creek Townhomes	Rapid City, SD	Mar-24	LIHTC	2004	\$6,000,000	80	\$75,000	6.00%
Valley Hi Apartments	Custer, SD	Jan-23	Section 8	1974	\$1,035,000	28	\$36,964	6.30%
AVERAGES				1988	\$3,529,167	51	\$67,509	6.34%

PROFORMA

Name	Golden Manor Apartments
Location	Spearfish, SD
Property Type	Multi-Family
Date	October 22, 2025
Units	22

Price	\$1,750,000
-Loans	\$1,225,000
Down Payment	\$525,000
+Acq Costs	0
+Loan Points	0
Investment	\$525,000

Capitalization Rate	7.34%
Gross Income Multiplier	6.65
Cash on Cash	8.05%
Debt Coverage Ratio	1.499
Price/Unit	\$79,545

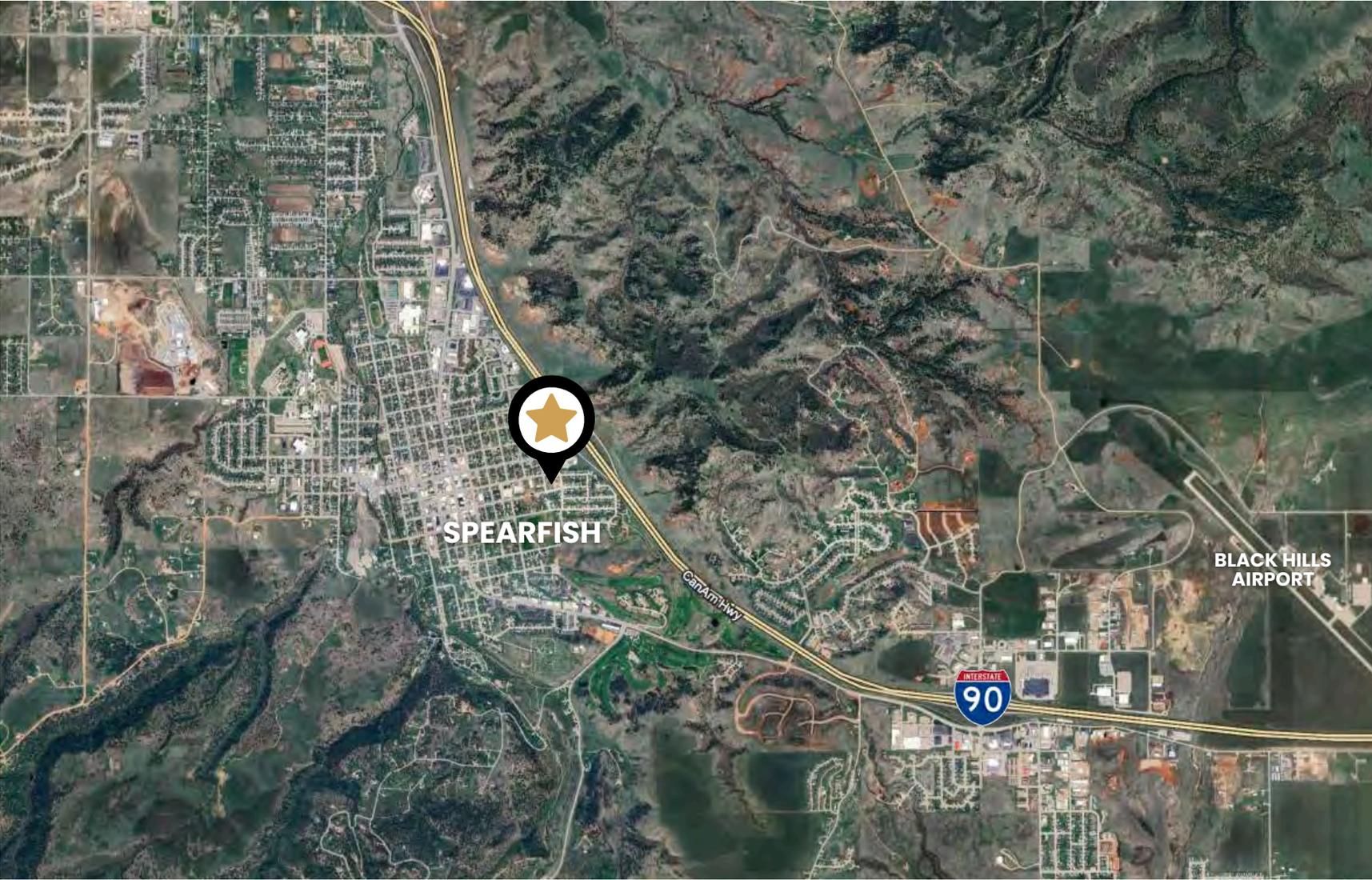
Contact Broker for Financials, Rent Roll, and Showing Access.

	\$/UNIT	% OF GI	ANNUAL \$
GROSS INCOME			
Gross Rent		50.10%	\$270,096
Vacancy Assistance		1.10%	\$2,803
Laundry		0.50%	\$1,241
Damages and Cleaning Fees		0.50%	\$1,290
TOTAL GROSS INCOME	\$11,964	100.00%	\$275,430
Vacancy & Credit Loss	\$598	5.00%	\$13,504
EFFECTIVE INCOME	\$11,366	95.00%	\$261,926
Less: Operating Expenses			
Management Fee	\$750	6.30%	\$16,500
Manager Salary	\$1,000	8.40%	\$22,000
Auditing Expense	\$250	2.10%	\$5,510
Electricity	\$73	0.60%	\$1,609
Water	\$165	1.40%	\$3,626
Gas	\$303	2.50%	\$6,675
Sewer	\$186	1.60%	\$4,082
Common Area Expense	\$247	2.10%	\$5,424
Apartment Cleaning	\$179	1.50%	\$3,945
Garbage	\$199	1.70%	\$4,380
Grounds	\$364	3.00%	\$8,000
Repairs	\$682	5.70%	\$15,000
Snow Removal	\$432	3.60%	\$9,500
Property Taxes	\$909	7.60%	\$20,000
Property Insurance	\$325	2.70%	\$7,158
Total Operating Expenses	\$6,064	48.42%	\$133,409
NET OPERATING INCOME	\$5,302	44.30%	\$128,517
Less: Debt Service			
Loan	\$3,921	32.80%	\$86,253
Total Debt Service	\$3,921	32.80%	\$86,253
NET OPERATING CASH FLOW	\$1,381	15.34%	\$42,264

PROPERTY LOCATION



PROPERTY LOCATION



1 MILE RADIUS DEMOGRAPHICS

KEY FACTS



BUSINESS



EMPLOYMENT



INCOME



EDUCATION



HOUSING STATS



3 MILE RADIUS DEMOGRAPHICS

KEY FACTS

14,296
Population



Average
Household Size

39.7

Median Age

\$66,884

Median Household
Income



932

Total Businesses



9,263

Total Employees

EMPLOYMENT



White Collar

58.2%



Blue Collar

17.7%



Services

24.1%

1.0%

Unemployment
Rate

EDUCATION

3.3%

No High School
Diploma



19.7%
High School
Graduate



34.1%
Some College/
Associate's
Degree



43.0%
Bachelor's/Grad/
Prof Degree

BUSINESS

INCOME



\$66,884
Median Household
Income



\$46,984
Per Capita Income



\$174,071
Median Net Worth

HOUSING STATS



\$340,153
Median Home
Value



\$11,244
Average Spent on
Mortgage & Basics



\$790
Median Contract
Rent

5 MILE RADIUS DEMOGRAPHICS

KEY FACTS

17,504
Population



Average
Household Size

40.1

Median Age

\$70,815

Median Household
Income

BUSINESS



1,032

Total Businesses



10,006

Total Employees

EMPLOYMENT



White Collar

56.4%



Blue Collar

19.9%



Services

23.7%



1.1%

Unemployment
Rate

INCOME



\$70,815
Median Household
Income



\$47,286
Per Capita Income



\$203,489
Median Net Worth

EDUCATION



3.6%
No High School
Diploma



20.5%
High School
Graduate



33.5%
Some College/
Associate's
Degree



42.4%
Bachelor's/Grad/
Prof Degree

HOUSING STATS



\$351,227
Median Home
Value



\$11,651
Average Spent on
Mortgage & Basics



\$794
Median Contract
Rent



For more information,
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