

# GOLDEN MANOR APARTMENTS

620 11th Street South · Spearfish, South Dakota



**Bender**  
COMMERCIAL

**EXCLUSIVE OFFERING MEMORANDUM**

**\$1,750,000**

**\$79,545/UNIT**



# TABLE OF CONTENTS

|                                |       |
|--------------------------------|-------|
| Investment Highlights .....    | 3     |
| Property Overview .....        | 4     |
| Floorplans .....               | 5-6   |
| Property Interior .....        | 7-8   |
| Site Plan .....                | 9     |
| Program Information .....      | 10    |
| Section 42 Income Limits ..... | 11    |
| Sale Comparables .....         | 12    |
| Proforma .....                 | 13    |
| Property Location .....        | 14-15 |
| Demographics .....             | 16-18 |



## PRESENTED BY

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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 | \$742-\$930   | \$1,200     | \$1,195       |
| 2 Bedroom | 8           | 800 | \$917-\$1,081 | \$1,350     | \$1,569       |

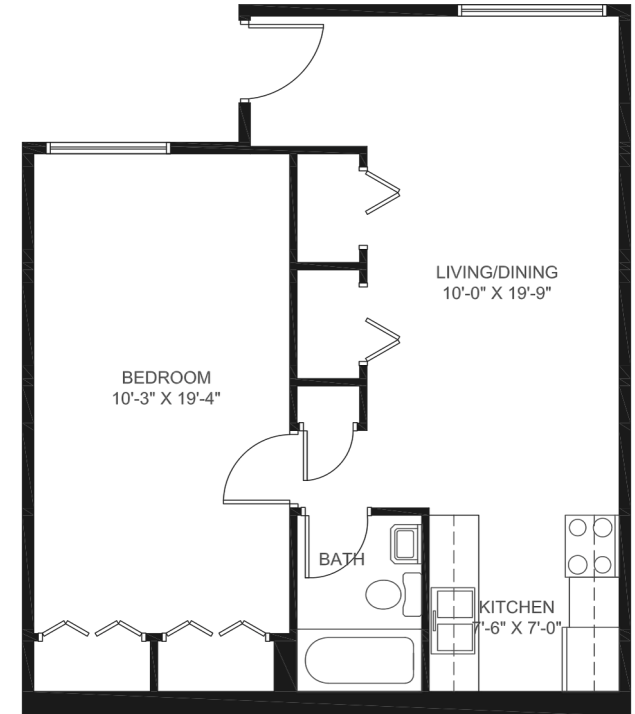
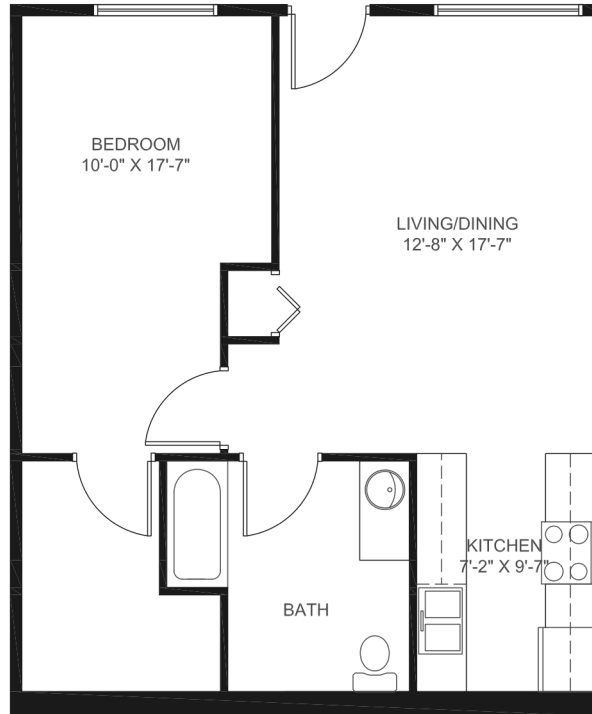
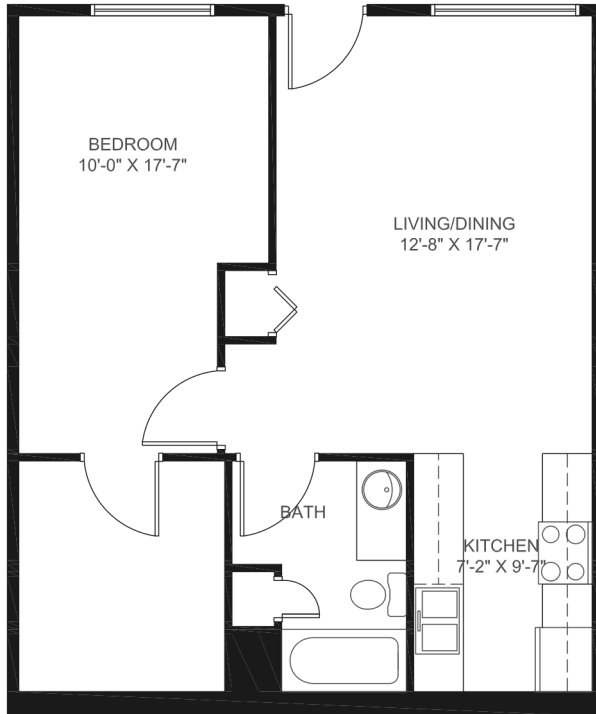
### PROPERTY DETAILS:

- 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](mailto:nick@benderco.com)

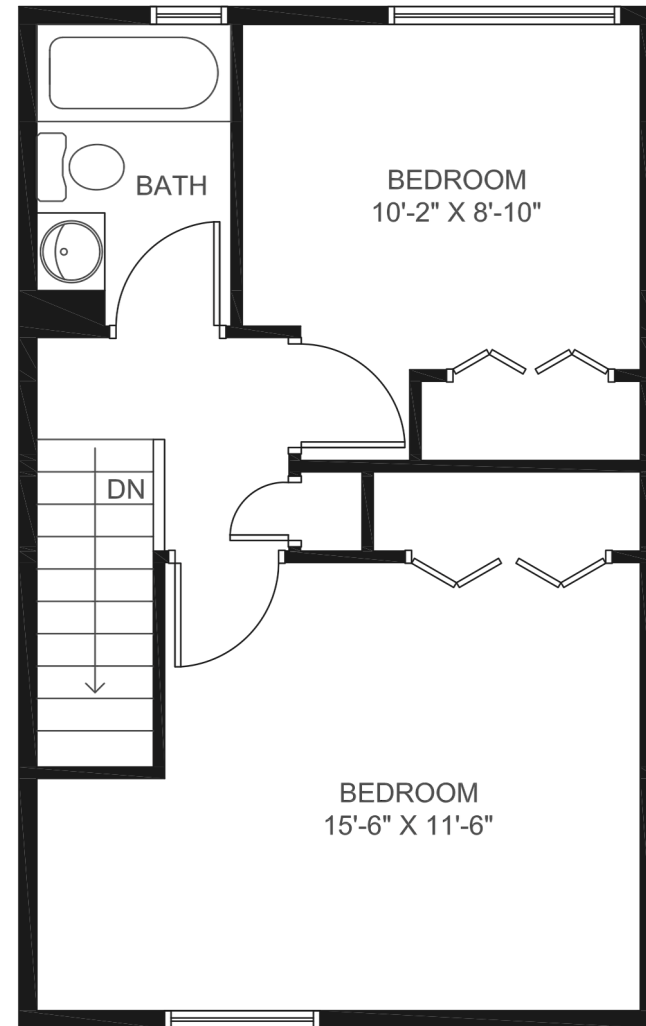
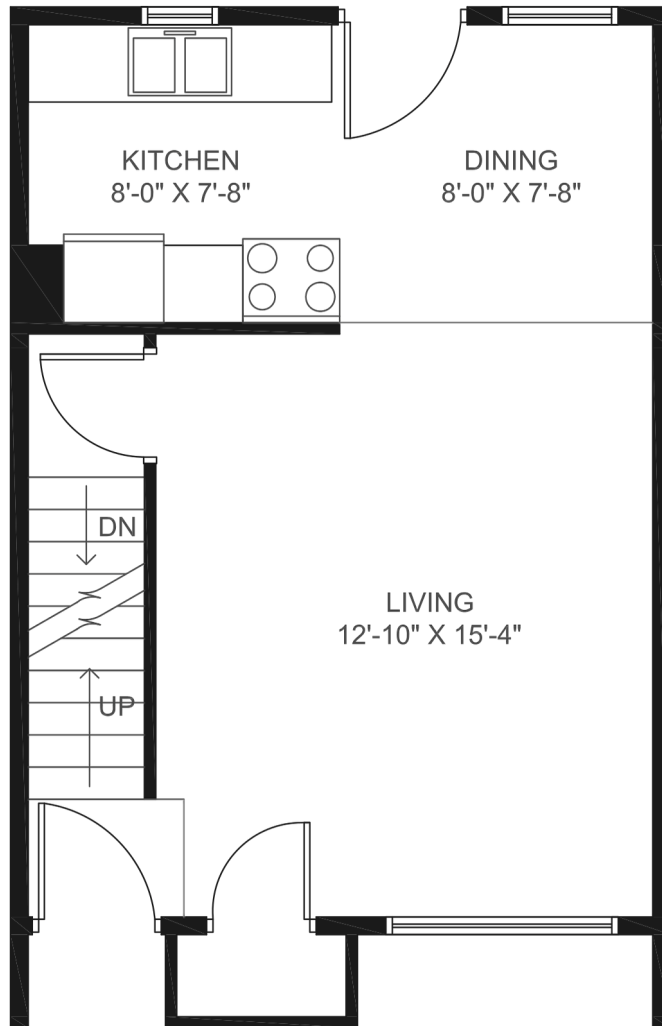
# PROPERTY OVERVIEW



# 1 BEDROOM FLOORPLAN



## 2 BEDROOM FLOORPLAN



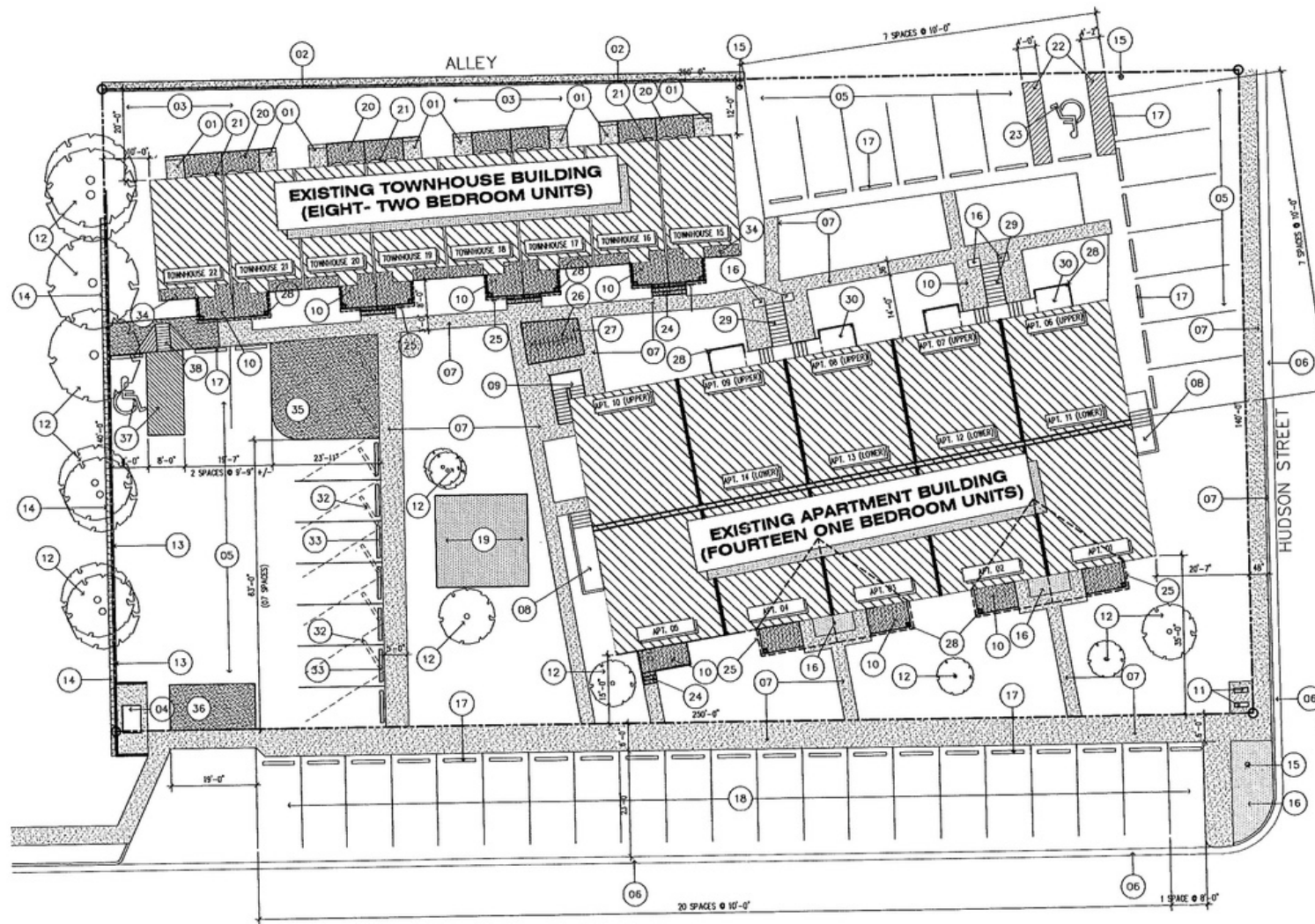
# PROPERTY INTERIOR



# 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<br>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%    |

|                         |                         |
|-------------------------|-------------------------|
| 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     | 6.66%                   |
| Gross Income Multiplier | 6.65                    |
| Cash on Cash            | 5.79%                   |
| Debt Coverage Ratio     | 1.352                   |
| Price/Unit              | \$79,545                |

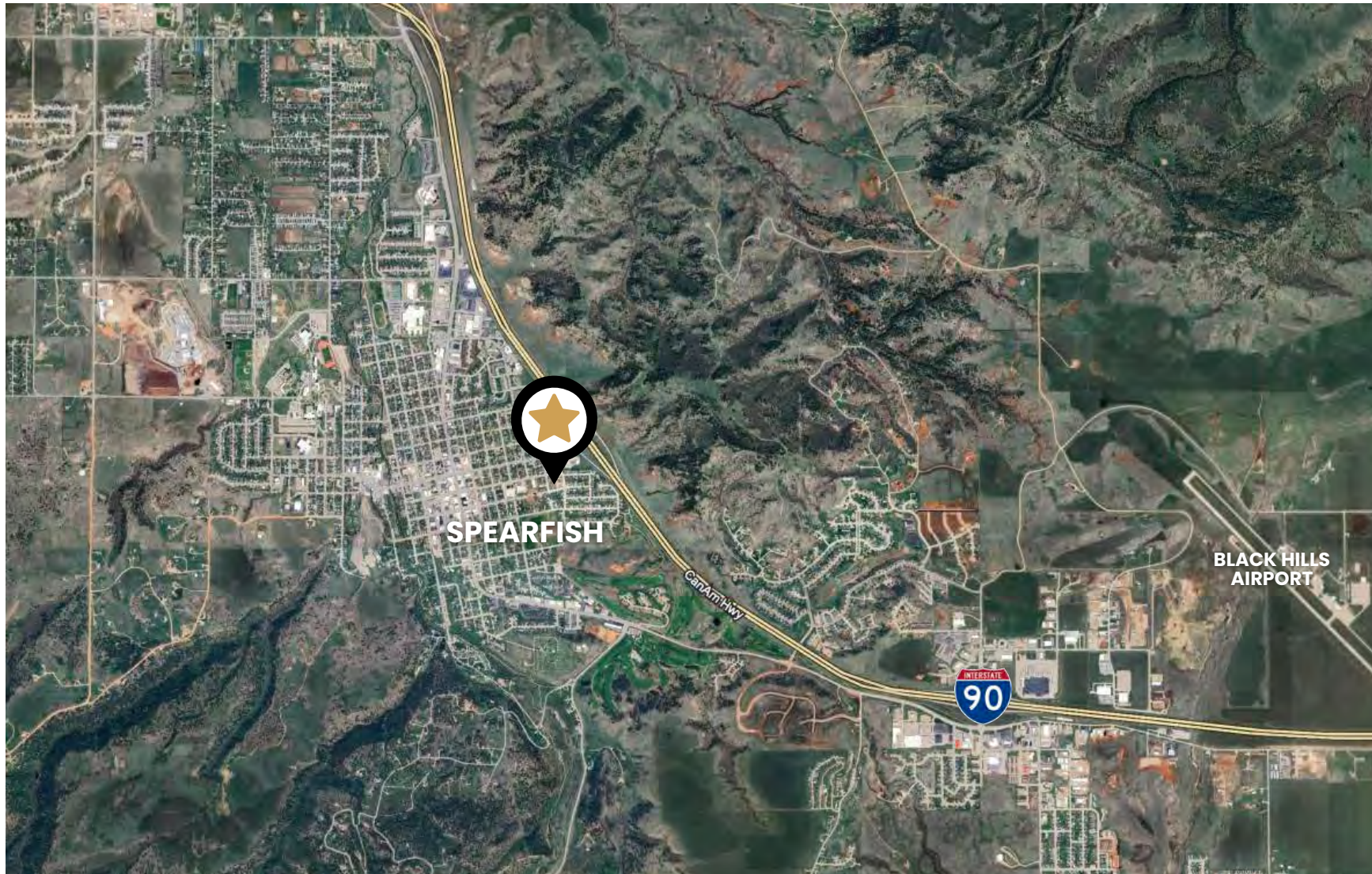
Contact Broker for Financials, Rent Roll, and Showing Access.

|                                 | \$/UNIT         | % OF GI        | ANNUAL \$        |
|---------------------------------|-----------------|----------------|------------------|
| <b>GROSS INCOME</b>             |                 |                |                  |
| Tenant Rent                     |                 | 50.10%         | \$131,774        |
| Rent Assistance                 |                 | 47.90%         | \$126,095        |
| Vacancy Assistance              |                 | 1.10%          | \$2,803          |
| Laundry                         |                 | 0.50%          | \$1,241          |
| Damages and Cleaning Fees       |                 | 0.50%          | \$1,290          |
| <b>TOTAL GROSS INCOME</b>       | <b>\$11,964</b> | <b>100.00%</b> | <b>\$263,203</b> |
| Vacancy & Credit Loss           | \$598           | 5.00%          | \$13,160         |
| <b>EFFECTIVE INCOME</b>         | <b>\$11,366</b> | <b>95.00%</b>  | <b>\$250,043</b> |
| <b>Less: Operating Expenses</b> |                 |                |                  |
| 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          |
| <b>Total Operating Expenses</b> | <b>\$6,064</b>  | <b>50.70%</b>  | <b>\$133,409</b> |
| <b>NET OPERATING INCOME</b>     | <b>\$5,302</b>  | <b>44.30%</b>  | <b>\$116,634</b> |
| <b>Less: Debt Service</b>       |                 |                |                  |
| Loan                            | \$3,921         | 32.80%         | \$86,253         |
| <b>Total Debt Service</b>       | <b>\$3,921</b>  | <b>32.80%</b>  | <b>\$86,253</b>  |
| <b>NET OPERATING CASH FLOW</b>  | <b>\$1,381</b>  | <b>11.50%</b>  | <b>\$30,381</b>  |

# PROPERTY LOCATION



# PROPERTY LOCATION



# 1 MILE RADIUS DEMOGRAPHICS

## KEY FACTS

4,693  
Population

1.8  
Average  
Household Size

44.4  
Median Age

\$47,796  
Median Household  
Income

## BUSINESS

582  
Total Businesses

5,259  
Total Employees

## EMPLOYMENT

61.3%  
White Collar

15.3%  
Blue Collar

23.4%  
Services

0.4%  
Unemployment  
Rate

## INCOME

\$47,796  
Median Household  
Income

\$44,005  
Per Capita Income

\$63,998  
Median Net Worth

## EDUCATION

5.8%  
No High School  
Diploma

21.0%  
High School  
Graduate

31.1%  
Some College/  
Associate's  
Degree

42.2%  
Bachelor's/Grad/  
Prof Degree

## HOUSING STATS

\$324,879  
Median Home  
Value

\$7,774  
Average Spent on  
Mortgage & Basics

\$767  
Median Contract  
Rent

# 3 MILE RADIUS DEMOGRAPHICS

## KEY FACTS

14,296  
Population



Average  
Household Size

39.7

Median Age

\$66,884

Median Household  
Income

## BUSINESS



932

Total Businesses



9,263

Total Employees

## EMPLOYMENT



White Collar

58.2%



Blue Collar

17.7%



Services

24.1%

1.0%

Unemployment  
Rate

## INCOME



\$66,884  
Median Household  
Income



\$46,984  
Per Capita Income



\$174,071  
Median Net Worth

## 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

## 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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