

CUSTER FLATS

437 Montgomery Street · Custer, South Dakota



Bender
COMMERCIAL

EXCLUSIVE OFFERING MEMORANDUM

\$1,550,000

13 UNITS



INVESTMENT HIGHLIGHTS

Price	\$1,550,000
Number of Units	13
Price per Unit	\$119,231
Year Built	1989
Lot Size	0.56 acres

UNIT TYPE	TOTAL UNITS
Efficiency	2
1 Bed / 1 Bath	5
2 Bed / 2 Bath	5
3 Bed / 2 Bath	1

PROPERTY DETAILS:

- 13-unit multi-family property located in Custer, SD in an excellent location near downtown.
- 3 buildings – two (2) 4-plexes and one (1) 5-plex
- Completely renovated with updated plumbing, electrical, roofs, windows, parking lot and all new interiors including appliances, flooring and fixtures.
- Seller has made significant capital improvements since acquiring the property.
- Includes four (4) fully-furnished units that could be converted to overnight rentals to maximize revenue.
- Convenient location near downtown Custer with easy access to the Mickelson Trail, dining, city parks, and Custer State Park.

PROPERTY DETAILS

DESIGN AND CONSTRUCTION

Construction	Wood Frame
Foundation	Concrete - wood floor trusses
Exterior Materials	Lap / Board and Batten Siding
Windows	Anderson 100 Series
Roof Construction	Hip Roof with asphalt shingles
Ceiling Height	8 feet
Stair system	Exrterior stairwells for resident access
Parking	33 parking spots
Appliance Package	Refrigerator, range, microwave, dishwasher
Exterior Patio	Large Exterior Community Patio Area
Laundry	In-unit washer and dryer

MECHANICAL

HVAC	PTAC Units
Water Heater	Large commercial water heaters

UTILITIES/SERVICES

TYPE	PROVIDER	SEPARATELY METERED?	PAID BY
Electric	Black Hills Energy	Yes	Billed back to tenant at 100% of usage
Water/ Sewer	City of Custer	No	Billed back to tenant at 100% of usage based on # of occupants in unit
Internet		-	Tenant
Cable		-	Tenant
Trash	Waste Management	-	Billed back to tenant at 100% of usage based on # of occupants in unit

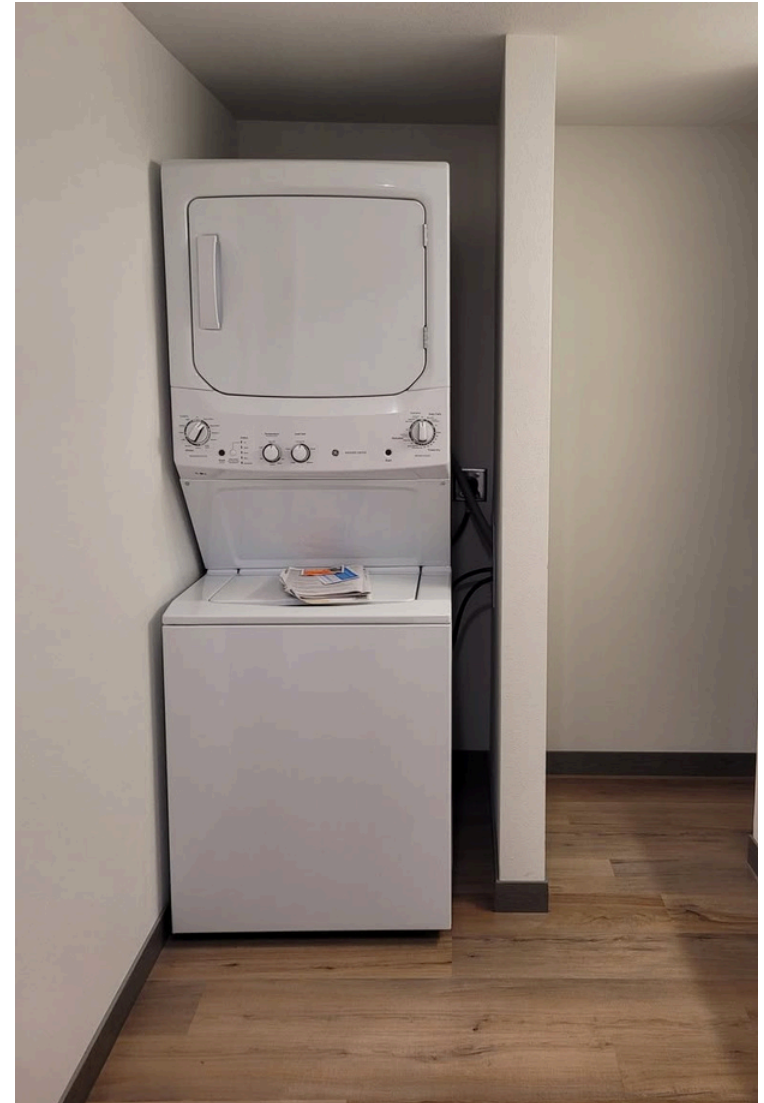
PROPERTY OVERVIEW



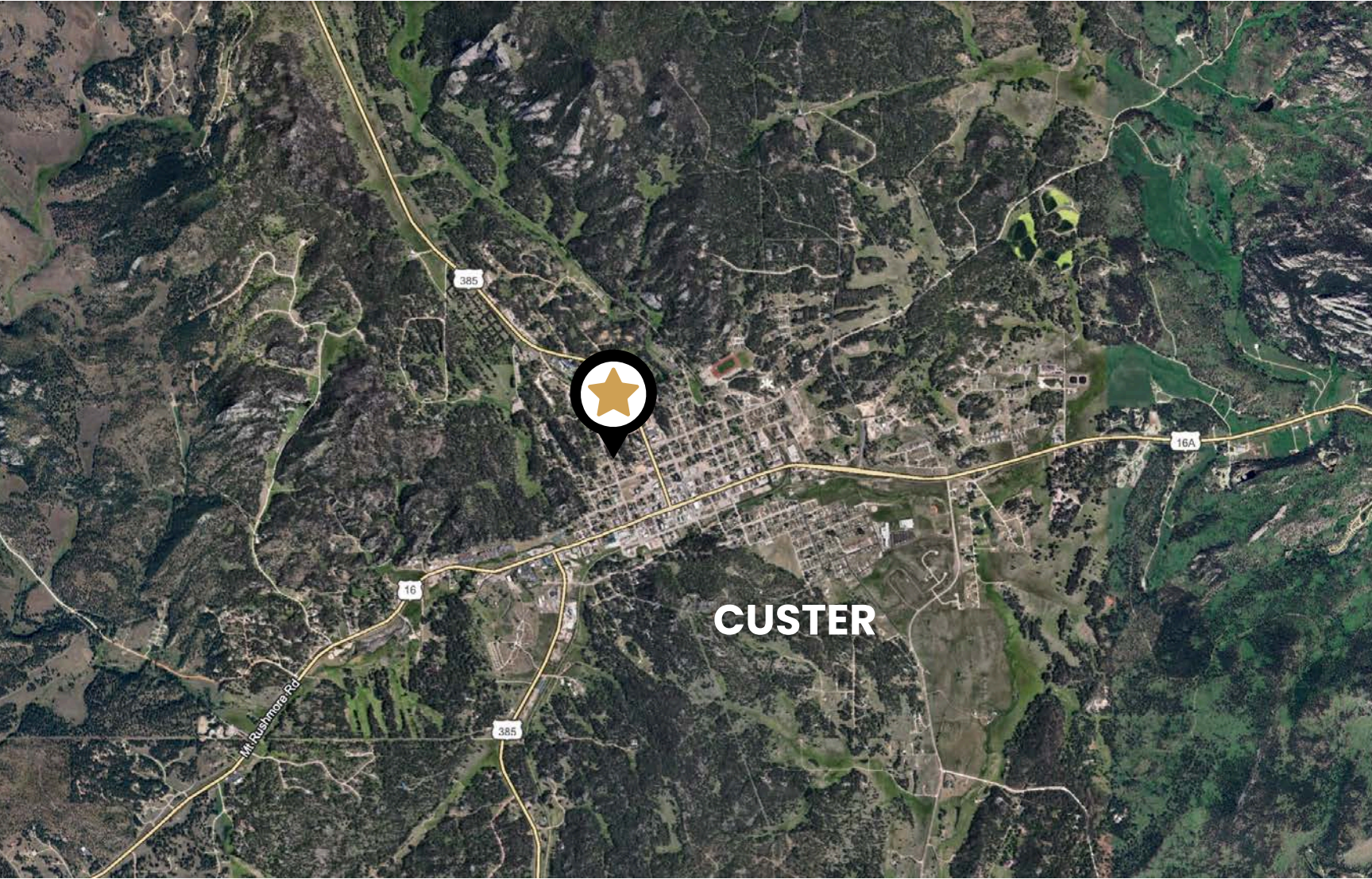
PROPERTY INTERIOR



PROPERTY INTERIOR



PROPERTY LOCATION



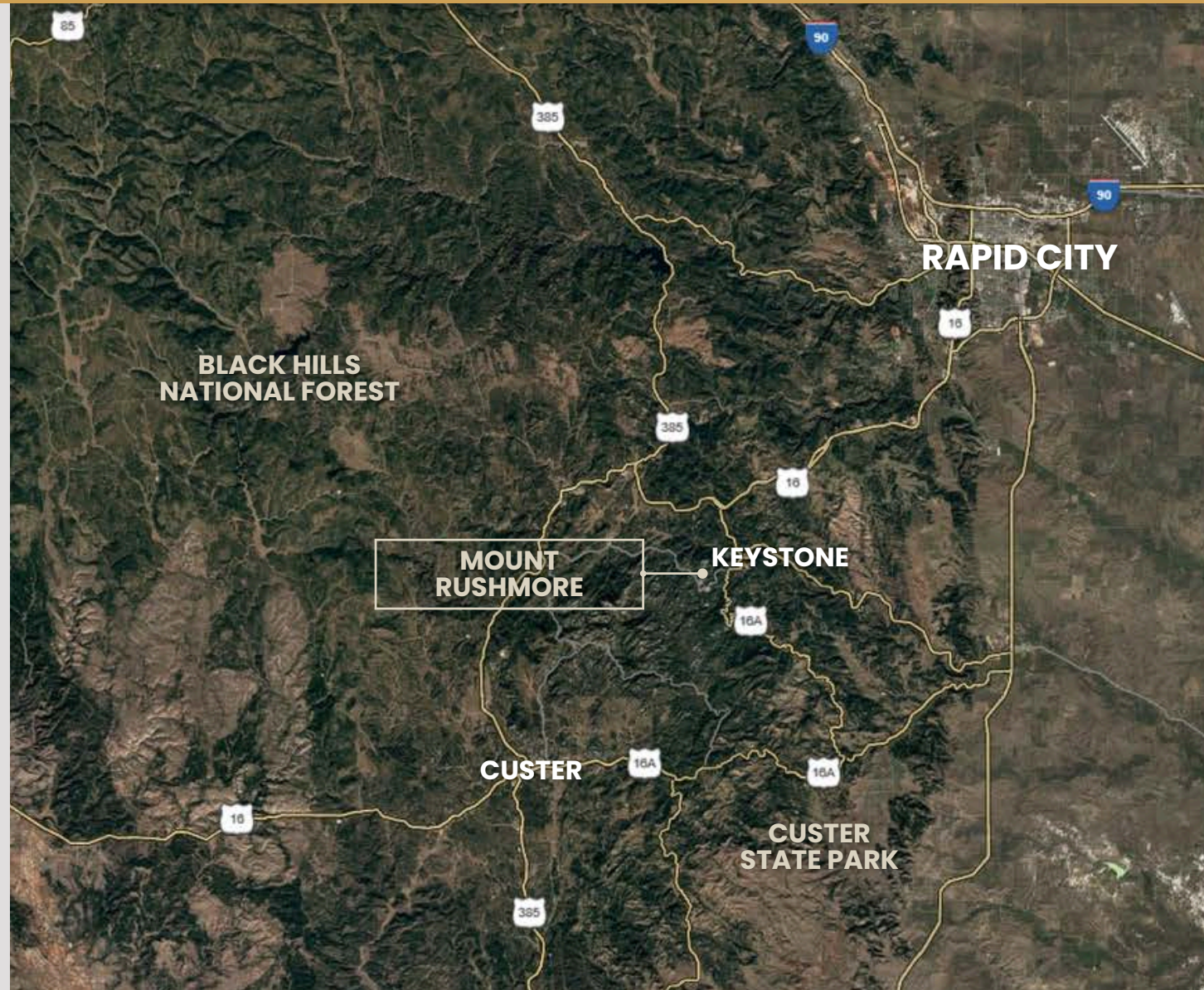
PROPERTY LOCATION

LOCATION DETAILS

Custer in the heart of the Black Hills, a scenic area in western South Dakota attracting thousands of tourists each year, along with campers, nature lovers, and motorcycle enthusiasts.

A vibrant community, Custer has been featured in Forbes for their restaurant scene and is a tourist destination with attractions like Custer State Park, Mount Rushmore, Crazy Horse Memorial, and more.

Tenants and guests have easy access to hiking, fishing, climbing, ATV riding, breweries, local shopping, and dining options.



5 MILE RADIUS DEMOGRAPHICS

KEY FACTS



BUSINESS



EMPLOYMENT



INCOME



EDUCATION



HOUSING STATS



For more information, please contact:



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