

# BAHA TOWNHOMES

4617 South Baha Avenue · Sioux Falls, South Dakota



**Bender**  
COMMERCIAL

**EXCLUSIVE OFFERING MEMORANDUM**

**21 UNITS · \$2,100,000**

**\$100,000/UNIT**

**7.94% CAP RATE**



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**PRESENTED BY**



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# INVESTMENT HIGHLIGHTS

<b>Address</b>	4617-4727 S. Baha Avenue Sioux Falls, SD 57106
<b>Price</b>	\$2,100,000
<b>Number of Units</b>	21
<b>Price per Unit</b>	\$100,000
<b>Cap Rate</b>	7.94%
<b>Year Built</b>	1980
<b>No. Buildings   Stories</b>	3 buildings   2 stories
<b>Unit Mix</b>	13 - 2 bed, 1 bath 8 - 3 bed, 2 bath
<b>Total Rentable SF</b>	18,400
<b>Avg. Unit SF</b>	876
<b>Land Area</b>	1.27 acres
<b>Jurisdiction</b>	Minnehaha
<b>Parcel IDs</b>	028526, 028527, 028536
<b>Parking Count</b>	35 surface spaces
<b>Community Amenities</b>	Picnic table, Grilling area
<b>Unit Features</b>	8-foot Ceilings, In-unit washer/dryer

*One or more owners is a licensed real estate broker in the state of South Dakota.*

# PROPERTY DETAILS

## STRUCTURAL

Foundation	Slab
Frame	Wood
Exterior Skin	30-year Diamond Coat LP Smart siding, aluminum fascia & soffit, Replaced 2023
Roof	Pitched, Malarky shingles, replaced 2020
Subfloor & Decking	Lower level: Concrete Upper levels: Plywood
Windows	Lindsay Windows, vinyl single sliders
Doors	Entry: Metal Interior: Wood Balcony/Patio: Vinyl sliding
Patios/Balconies	Concrete patios

## MECHANICAL

Heating	Gas furnace
Cooling	Central air
Hot Water Heaters	Rheem, 40 gallons, gas
Electrical	Copper wiring, 100 Amp, 220 Volts
Plumbing	Supply: Copper Waste: PVC
Fire Protection/ Life Safety	Battery and hardwired smoke detectors in units with hardwired carbon monoxide detectors.

## UTILITIES

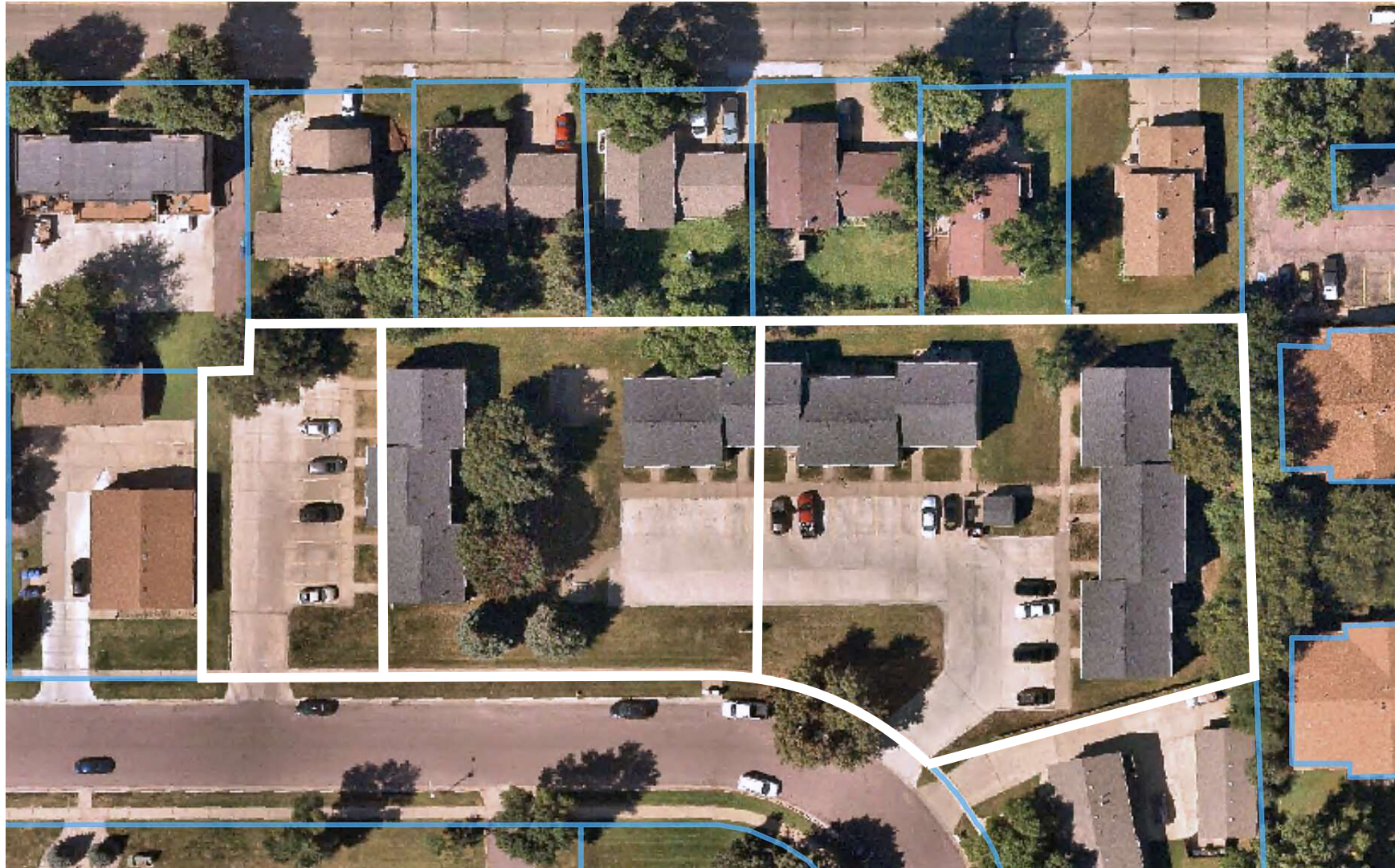
Type	Paid By	Provider
Gas	Resident	Midamerican Energy Co
Electric	Resident	Xcel Energy
Water/Sewer	Owner	Sioux Falls Utilities
Internet	Owner	Midco, Blue Peak, or CenturyLink
Pest Control	Owner	Advanced Pest Solutions
Trash Removal	Owner	A-OK Sanitary



# PROPERTY OVERVIEW



# PROPERTY OVERVIEW

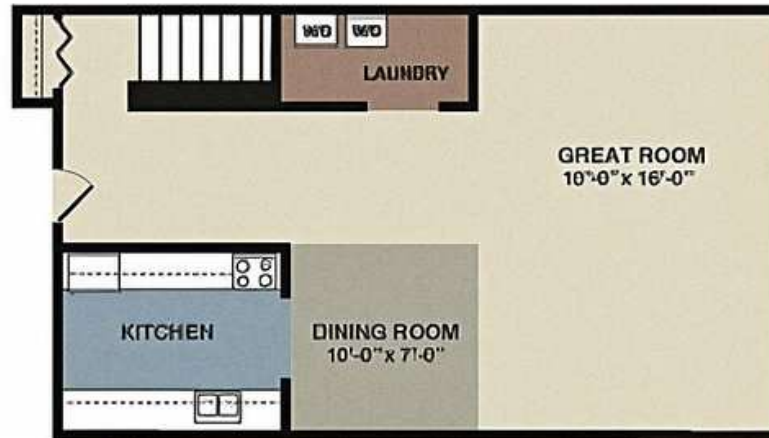


## 2 BEDROOM FLOORPLAN

SECOND FLOOR



FIRST FLOOR



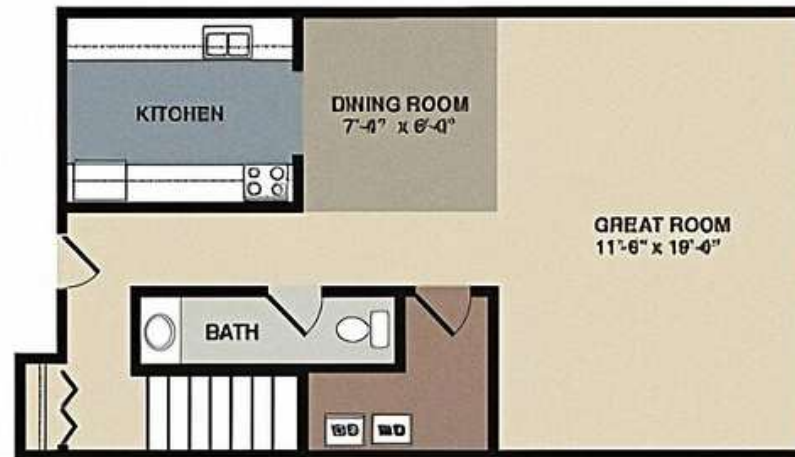
**800 SF**  
of Living Space

# 3 BEDROOM FLOORPLAN

SECOND FLOOR



FIRST FLOOR



**1,000 SF**  
of Living Space

# PROPERTY INTERIOR



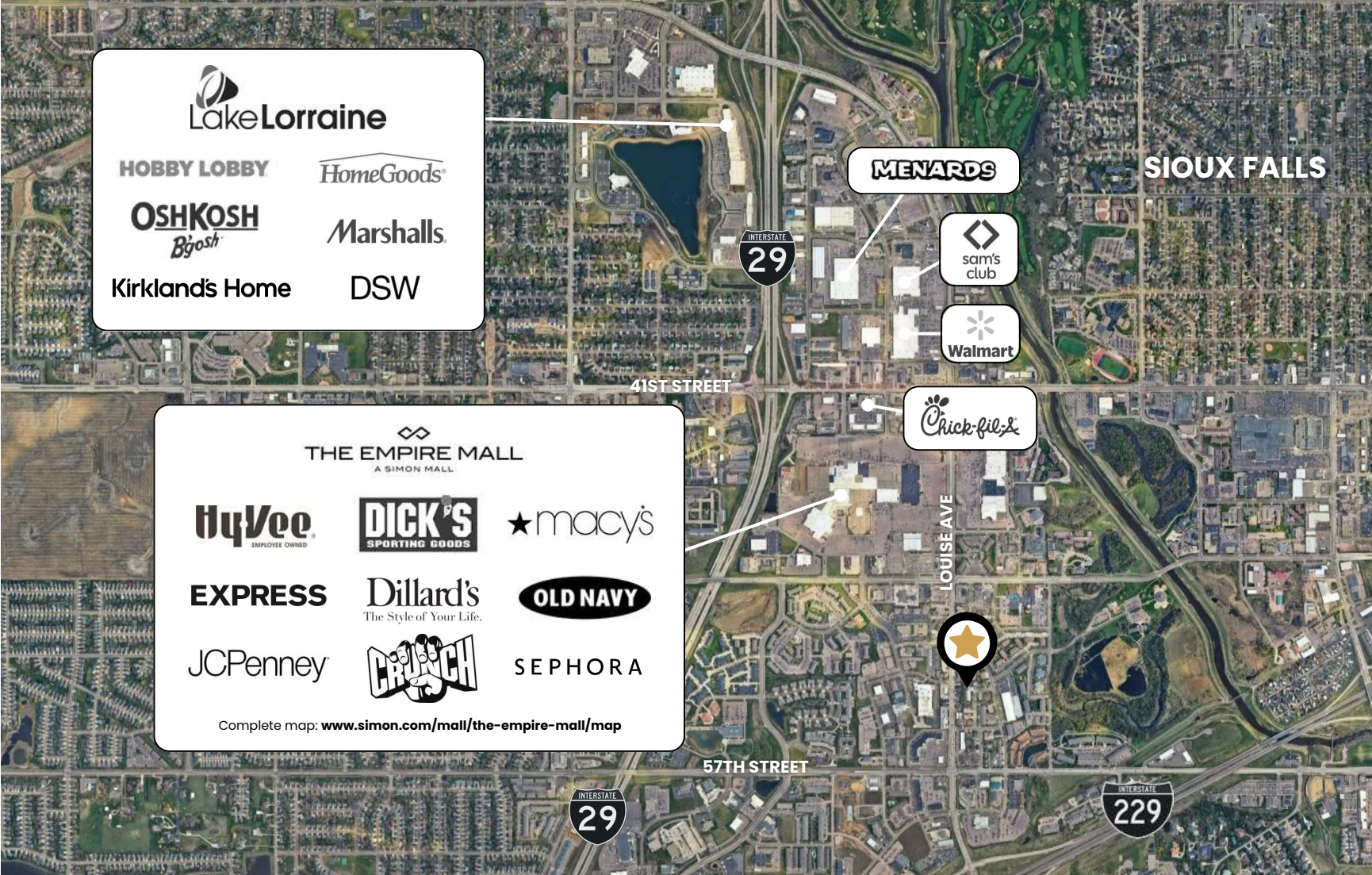
# PROPERTY INTERIOR



# FINANCIALS & PROFORMA

	HISTORICAL			PROFORMA		
	2025 P&L	PER UNIT OR % OF GPR ON P&L	MONTHLY OR % OF EGI	FY1	PER UNIT OR % OF GPR	MONTHLY OR % OF EGI
<b>INCOME</b>						
Gross Potential Rent	\$ 279,910.00	-	\$ 23,325.83	\$ 298,692.00	\$ 14,223.43	\$ 24,891.00
<b>TOTAL GPR</b>	<b>\$ 279,910.00</b>	<b>-</b>	<b>\$ 23,325.83</b>	<b>\$ 298,692.00</b>	<b>\$ 14,223.43</b>	<b>\$ 24,891.00</b>
Vacancy	\$ (1,789.00)	-	\$ (149.08)	\$ (8,960.76)	-3.00%	\$ (746.73)
Bad Debt/Loss to Lease	\$ (1,939.00)	-	\$ (161.58)	\$ (5,973.84)	-2.00%	\$ (497.82)
<b>NET EFFECTIVE RENT</b>	<b>\$ 276,182.00</b>	<b>\$ 13,151.52</b>	<b>\$ 23,015.17</b>	<b>\$ 283,757.40</b>	<b>\$ 13,512.26</b>	<b>\$ 23,646.45</b>
RUBS	-	-	-	\$ 12,308.09	\$ 512.84	\$ 1,025.67
Other Income/Pet Fees	\$ 3,948.00	\$ 188.00	\$ 329.00	\$ 4,066.44	\$ 193.64	\$ 338.87
<b>EFFECTIVE GROSS INCOME</b>	<b>\$ 280,130.00</b>	<b>\$ 13,339.52</b>	<b>\$ 23,344.17</b>	<b>\$ 300,131.93</b>	<b>\$ 14,292.00</b>	<b>\$ 25,010.99</b>
<b>OPERATING EXPENSES</b>						
Management Fee/Payroll	\$ 71,010.00	\$ 3,381.43	25.35%	\$ 24,010.55	\$ 1,143.36	8.00%
Utilities	\$ 14,937.00	\$ 711.29	5.33%	\$ 15,385.11	\$ 732.62	5.13%
Insurance	\$ 14,726.00	\$ 701.24	5.26%	\$ 13,650.00	\$ 650.00	4.55%
Repairs, Maintenance & Grounds	\$ 44,451.00	\$ 2,116.71	15.87%	\$ 45,784.53	\$ 2,180.22	15.25%
Real Estate Taxes	\$ 25,058.00	\$ 1,193.24	8.95%	\$ 24,044.26	\$ 1,144.96	8.01%
Advertising & Marketing	\$ 1,096.00	\$ 52.19	0.39%	\$ 5,250.00	\$ 250.00	1.75%
Misc.	\$ 2,522.00	\$ 120.10	0.90%	\$ 5,250.00	\$ 250.00	1.75%
<b>TOTAL EXPENSES</b>	<b>\$ 173,800.00</b>	<b>\$ 8,276.19</b>	<b>62.04%</b>	<b>\$ 133,374.45</b>	<b>\$ 6,351.16</b>	<b>44.44%</b>
<b>NET OPERATING INCOME</b>	<b>\$ 106,330.00</b>	<b>\$ 5,063.33</b>	<b>\$ 8,860.83</b>	<b>\$ 166,757.47</b>	<b>\$ 7,940.83</b>	<b>\$ 13,896.46</b>

# PROPERTY LOCATION



**Lake Lorraine**

**HOBBY LOBBY**     *HomeGoods*

**OSHKOSH**     *Marshalls*  
*Bigosh*

Kirkland's Home     DSW

**MENARDS**

**SIoux FALLS**

**sam's club**

**Walmart**

41ST STREET

**THE EMPIRE MALL**  
A SIMON MALL

**HyVee**     **DICK'S**     ★ *macy's*  
EMPLOYEE OWNED     SPORTING GOODS

**EXPRESS**     *Dillard's*     **OLD NAVY**  
The Style of Your Life.

JCPenney     **CRUNCH**     SEPHORA

Complete map: [www.simon.com/mall/the-empire-mall/map](http://www.simon.com/mall/the-empire-mall/map)

*Chick-fil-A*



LOUISE AVE

57TH STREET

INTERSTATE 29

INTERSTATE 229

# 1 MILE RADIUS DEMOGRAPHICS

## KEY FACTS



## BUSINESS

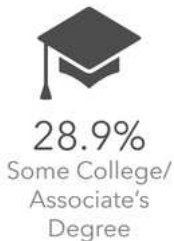
## EMPLOYMENT



## INCOME



## EDUCATION



## HOUSING STATS



# 3 MILE RADIUS DEMOGRAPHICS

## KEY FACTS

86,146  
Population



Average  
Household Size

36.6

Median Age

\$80,716

Median Household  
Income

## BUSINESS



4,238

Total Businesses



57,514

Total Employees

## EMPLOYMENT



White Collar

68.0%



Blue Collar

17.6%



Services

14.4%



1.5%

Unemployment  
Rate

## INCOME



\$80,716  
Median Household  
Income



\$49,264  
Per Capita Income



\$206,996  
Median Net Worth

## EDUCATION



4.0%

No High School  
Diploma



20.7%  
High School  
Graduate



32.0%  
Some College/  
Associate's  
Degree



43.4%  
Bachelor's/Grad/  
Prof Degree

## HOUSING STATS



\$314,873  
Median Home  
Value



\$13,085  
Average Spent on  
Mortgage & Basics



\$936  
Median Contract  
Rent

# 5 MILE RADIUS DEMOGRAPHICS

## KEY FACTS

174,972  
Population



Average  
Household Size

36.6

Median Age

\$78,064

Median Household  
Income



7,897

Total Businesses



110,729

Total Employees

## EMPLOYMENT



White Collar

64.7%



Blue Collar

20.1%



Services

15.2%



1.7%

Unemployment  
Rate

## INCOME



\$78,064  
Median Household  
Income



\$46,266  
Per Capita Income



\$183,154  
Median Net Worth

## EDUCATION

4.8%

No High School  
Diploma



22.2%  
High School  
Graduate



31.4%  
Some College/  
Associate's  
Degree



41.6%  
Bachelor's/Grad/  
Prof Degree

## HOUSING STATS



\$306,575  
Median Home  
Value



\$12,253  
Average Spent on  
Mortgage & Basics



\$902  
Median Contract  
Rent

For more information, please contact:



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