

# SHERMAN APARTMENTS

809 South Sherman Avenue · Sioux Falls, South Dakota



**Bender**  
COMMERCIAL

**EXCLUSIVE OFFERING MEMORANDUM**

**\$910,000**

**\$65,000/UNIT**



# TABLE OF CONTENTS

- Investment Highlights ..... 3
- Property Overview ..... 4
- Property Interior ..... 5
- Program Information ..... 7
- Proforma ..... 8
- Property Location ..... 9
- Demographics ..... 11

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# INVESTMENT HIGHLIGHTS

Price	\$910,000
Number of Units	14
Price per Unit	\$65,000
Year Built	1977

UNIT TYPE	TOTAL UNITS	SF	CONTRACT RENT
1 Bedroom	14	525	\$822

**PROPERTY DETAILS:**

- Project-based Section 8 apartments with a HUD contract in place through April 2030.
- Located just east of downtown Sioux Falls near the intersection of 14th and Cliff and Avera’s campus.
- Fantastic asset for an investor looking to build an affordable multifamily portfolio.
- Upside available after contract expiration.
- Contact agent for showing instructions and additional historical financial information.

# PROPERTY OVERVIEW



# PROPERTY INTERIOR



# PROPERTY INTERIOR





# PROGRAM INFORMATION

## PROJECT-BASED SECTION 8 INFORMATION

- Contract Number: SD 990001001
- Option: 524(a) / Option 2 renewal
- Expires: 4/1/2030
- Coverage: 14 of 14 units
- REAC Score: 98 December 2025

# PROFORMA

Name	Sherman Avenue Apartments
Location	809 South Sherman Avenue
Property Type	Multifamily
Date	1 May 2026
Units	14
<hr/>	
Price	\$910,000
-Loans	637,000
Down Payment	273,000
+Acq Costs	0
+Loan Points	0
Investment	273,000
<hr/>	
Capitalization Rate	6.88%
Gross Income Multiplier	6.41
Cash on Cash	4.03%
Debt Coverage Ratio	1.213
Price/Unit	\$65,000

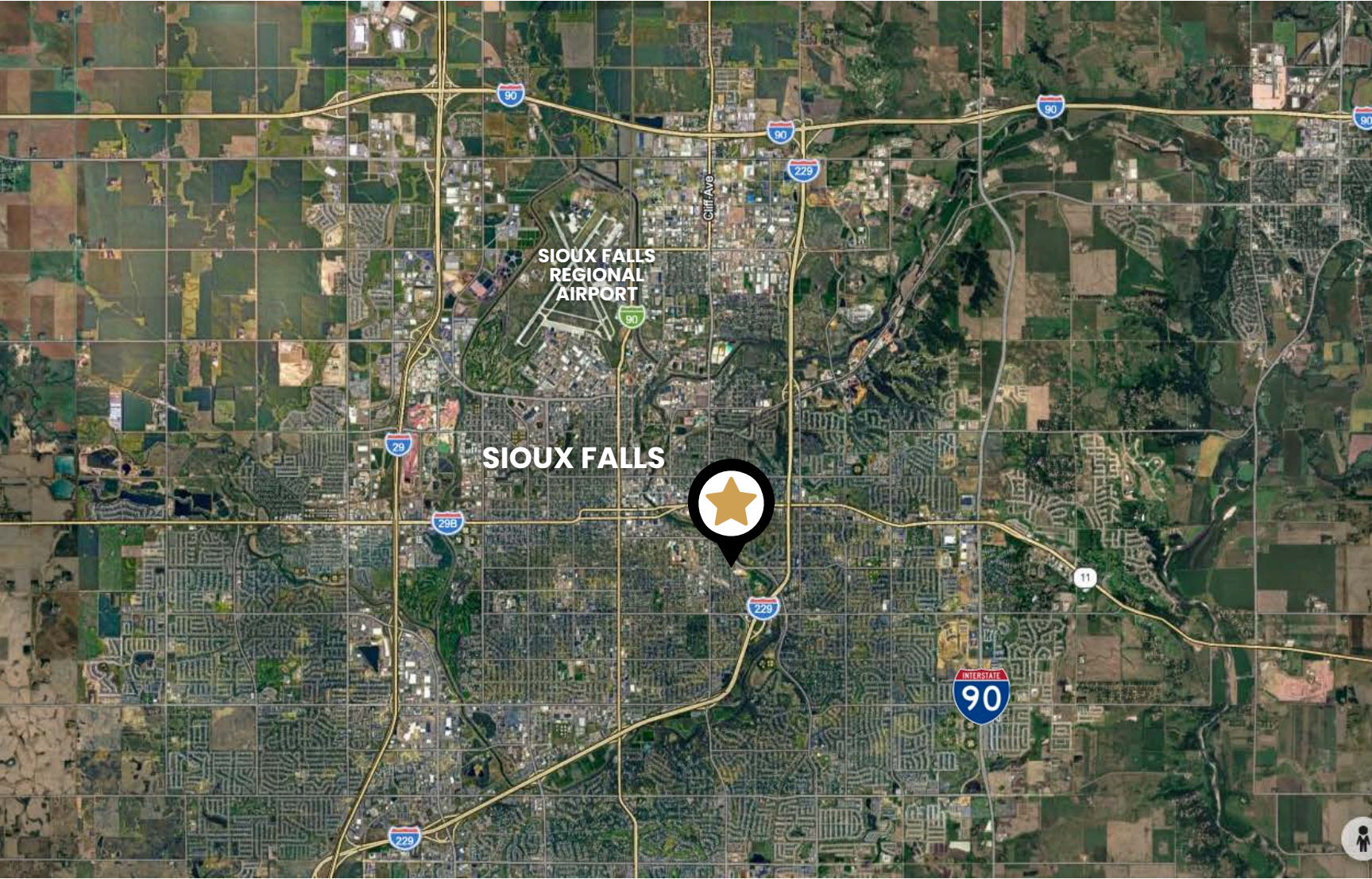
Contact Broker for financials, rent roll, and showing access.

	\$/UNIT	% OF GI	ANNUAL \$
<b>GROSS INCOME</b>			
Gross Rent		97.3%	\$138,096
Other Tenant Income		2.7%	3,845
<b>TOTAL GROSS INCOME</b>	<b>\$10,139</b>	<b>100%</b>	<b>\$141,941</b>
Vacancy & Credit Loss	507	5%	7,097
<b>EFFECTIVE INCOME</b>	<b>\$9,632</b>	<b>95%</b>	<b>\$134,844</b>
<b>Less: Operating Expenses</b>			
Management Fees	679	6.7%	9,500
Advertising	107	1.1%	1,500
Legal Fees	36	0.4%	500
Admin Fees	43	0.4%	605
Gas	250	2.5%	3,500
Electricity	86	0.8%	1,200
Water & Sewer	250	2.5%	3,500
Extermination	21	0.2%	300
Trash Removal	107	1.1%	1,500
Fire Protection	11	0.1%	150
Misc Repairs	286	2.8%	4,000
Grounds	300	3.0%	4,200
Snow Removal	321	3.2%	4,500
Cleaning Contract	321	3.2%	4,500
Repair Contract	536	5.3%	7,500
HVAC Repair	143	1.4%	2,000
Appliance Repair	143	1.4%	2,000
Plumbing Repair	107	1.1%	1,500
Flooring	107	1.1%	1,500
Painting	107	1.1%	1,500
Property Insurance	464	4.6%	6,500
Real Estate Taxes	733	7.2%	10,268
<b>Total Operating Expenses</b>	<b>\$5,139</b>	<b>50.9%</b>	<b>\$72,223</b>
<b>NET OPERATING INCOME</b>	<b>\$4,473</b>	<b>44.1%</b>	<b>\$62,621</b>
<b>Less: Debt Service</b>	3,687	36.4%	51,613
<b>NET OPERATING CASH FLOW</b>	<b>\$786</b>	<b>7.8%</b>	<b>\$11,008</b>

# PROPERTY LOCATION



# PROPERTY LOCATION



# 3 MILE RADIUS DEMOGRAPHICS

## KEY FACTS

100,746  
Population



Average  
Household Size

37.5

Median Age

\$68,838

Median Household  
Income



4,962

Total Businesses



75,912

Total Employees

## EMPLOYMENT



White Collar

56.5%



Blue Collar

26.0%



Services

17.4%



1.9%

Unemployment  
Rate

## EDUCATION

6.5%

No High School  
Diploma



26.6%  
High School  
Graduate



30.7%  
Some College/  
Associate's  
Degree



36.2%  
Bachelor's/Grad/  
Prof Degree

## BUSINESS

## INCOME



\$68,838  
Median Household  
Income



\$39,840  
Per Capita Income



\$137,455  
Median Net Worth

## HOUSING STATS



\$286,976  
Median Home  
Value



\$10,195  
Average Spent on  
Mortgage & Basics



\$820  
Median Contract  
Rent

For more information, please contact:



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