



Brian Thompson
Broker Associate
605.201.2895
SignatureRealtySD.com



MULTIFAMILY PROPERTY | FOR SALE
H6 PROPERTIES
40 UNITS
Brandon, SD

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PROPERTY SUMMARY

\$5,350,000

**H6 PROPERTIES | 40 UNIT MULTIFAMILY PROPERTY
BRANDON, SD**



Signature Realty Group is proud to present this opportunity to Acquire H6 Properties located in Brandon, SD. An attractive investment property comprised of 40 units in 7 different buildings located on 2.85 acres. These units have been meticulously managed by the current owner since 2007 and currently have 39/40 units occupied with many tenants residing in the property for more than 10 years. There is virtually no deferred maintenance!! The 16 unit apartment complex was constructed in 2007 and features underground parking, 2 BR, private patio/ balconies, and in-unit washer & dryer. Additionally, there are 6 4-Plex units constructed in 2004 that feature 2 BR, private patio/balconies and in-unit washer & dryer. There are 25 unattached garages and 48 private parking pads located on the property. All located within blocks of convenient access to I-90!!!

PROPERTY VIDEO

View H6 Properties video here: <https://vimeo.com/547611446>



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



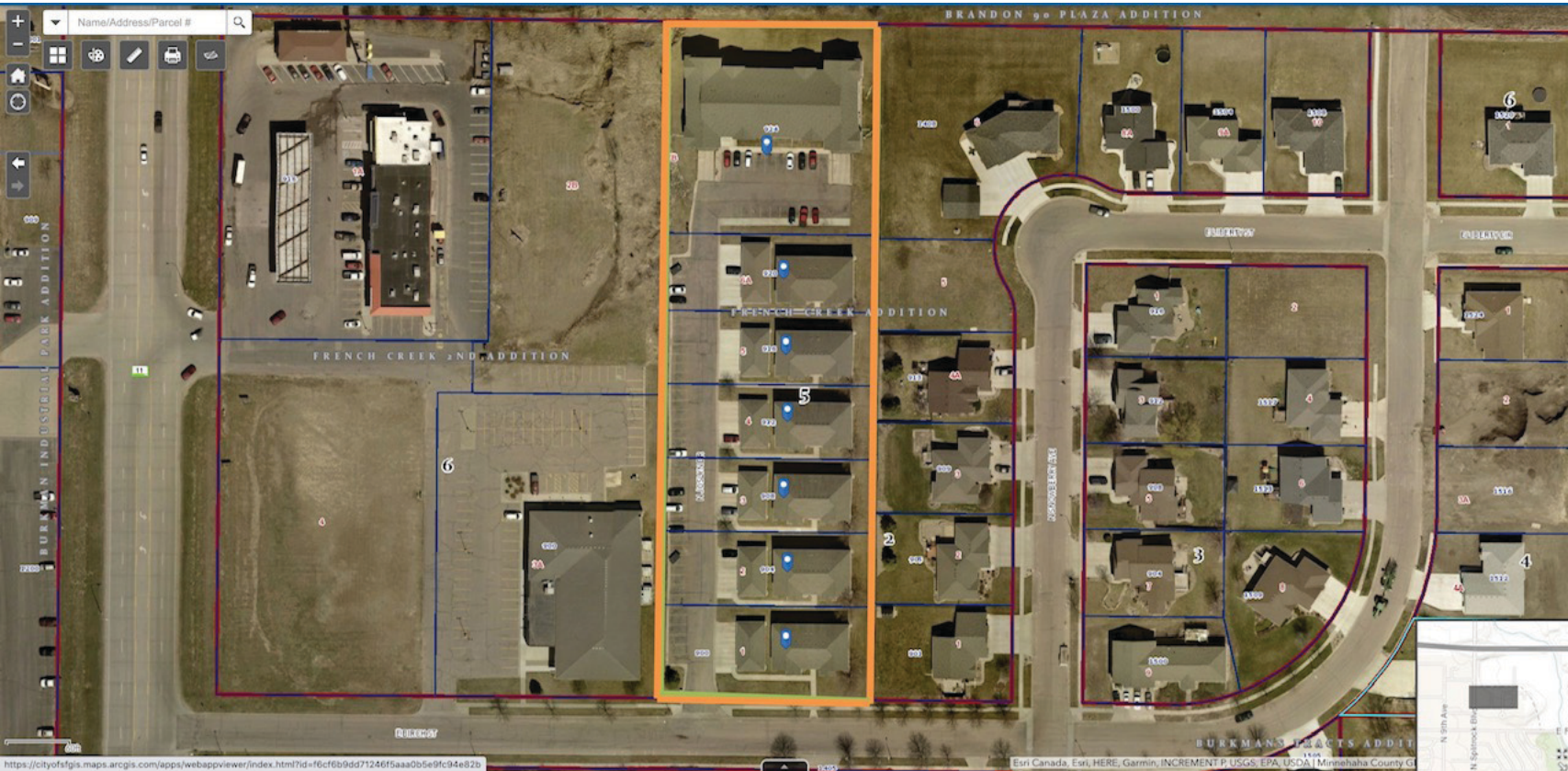
PROPERTY PHOTOS



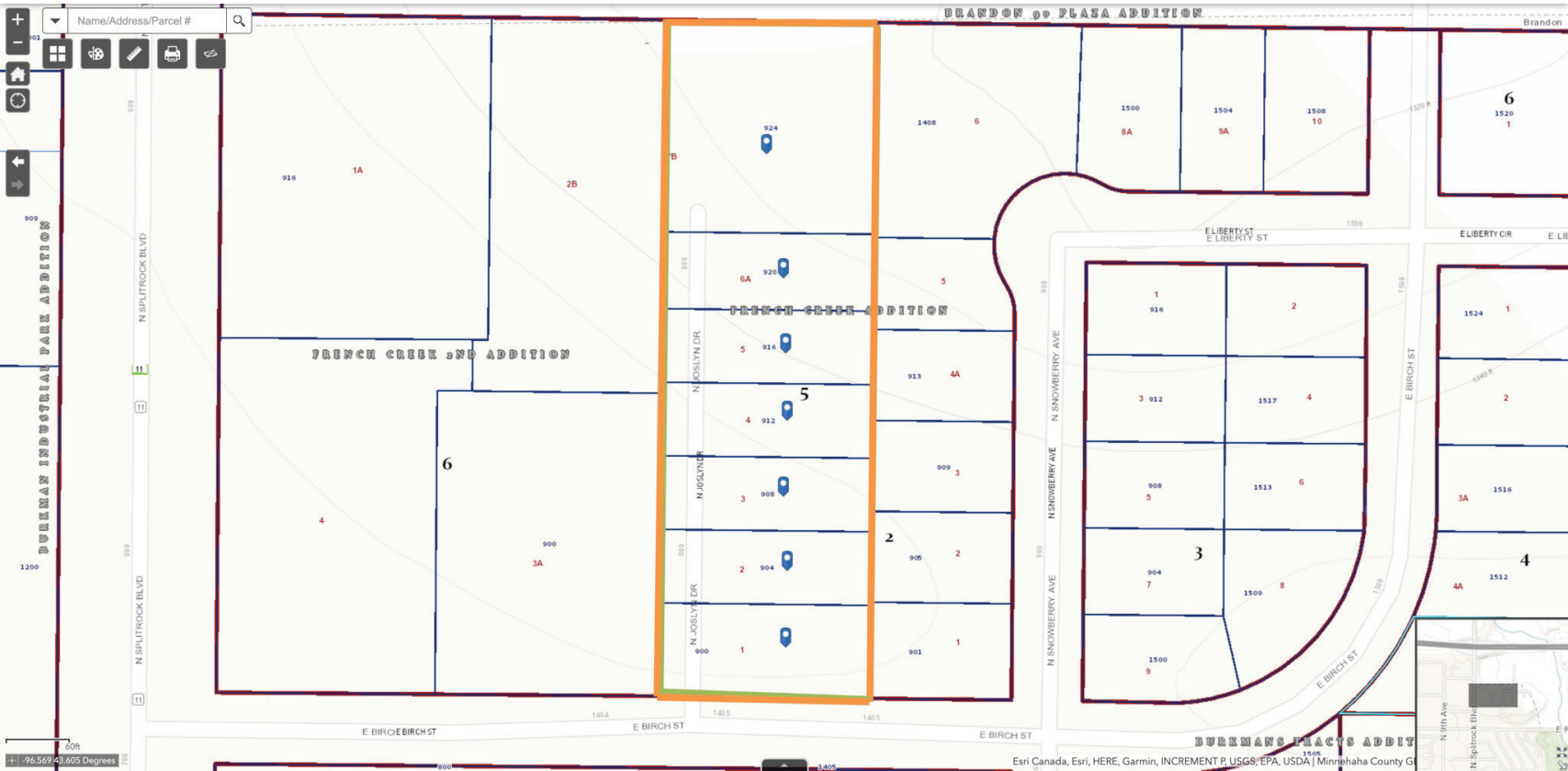
LOCATION MAPS



LOCATION MAPS



LOCATION MAPS



FINANCIAL ANALYSIS

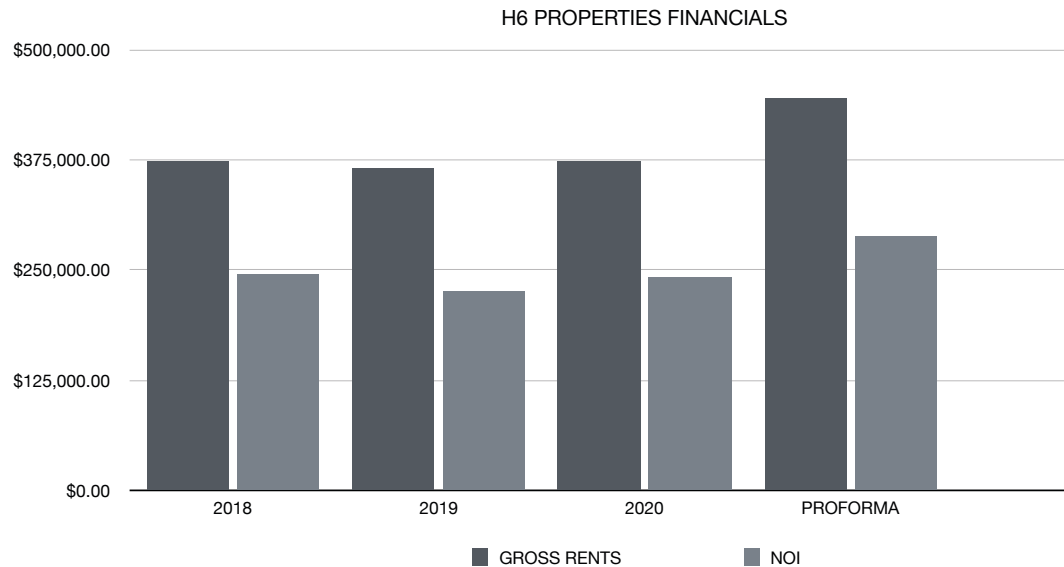


Table 1

	GROSS RENTS	NOI
2018	\$374,659.00	\$244,944.00
2019	\$365,834.00	\$225,064.00
2020	\$373,466.00	\$240,986.00
PROFORMA	\$445,512.00	\$288,914.00

2020 CAPEX OF \$58,000 ADDED BACK (Construct Entrance Garage Covers to Basement Parking Ramps)

PRO-FORMA USES 3 YEAR AVERAGE EXPENSES PLUS A 5% MANAGEMENT FEE.

RENT ANALYSIS

UNIT #	TYPE	SQUARE FT	SCHEDULED RENT/MONTH	SCHEDULED RENT/SF MONTH	POTENTIAL RENT/MONTH	POTENTIAL RENT/SF MONTH	TENANT RETENTION
900 #1	2 BD/1 BATH	1010	\$ 800.00	\$ 0.79	\$ 995.00	\$ 0.99	7 yrs 8 mo
900 #2	2 BD/1 BATH	1010	\$ 800.00	\$ 0.79	\$ 995.00	\$ 0.99	3 yrs 8 mo
900 #3	2 BD/1 BATH	1010	\$ 795.00	\$ 0.79	\$ 995.00	\$ 0.99	2 yrs 2 mo
900 #4	2 BD/1 BATH	1010	\$ 795.00	\$ 0.79	\$ 995.00	\$ 0.99	4 yrs 6 mo
904 #1	2 BD/2 BATH	1010	\$ 850.00	\$ 0.84	\$ 995.00	\$ 0.99	6 yrs 9 mo
904 #2	2 BD/2 BATH	1010	\$ 850.00	\$ 0.84	\$ 995.00	\$ 0.99	1 yr
904 #3	2 BD/2 BATH	1010	\$ 820.00	\$ 0.81	\$ 995.00	\$ 0.99	3 yrs 5 mo
904 #4	2 BD/2 BATH	1010	\$ 830.00	\$ 0.82	\$ 995.00	\$ 0.99	1 yr 7 mo
909 #1	2 BD/2 BATH	1010	\$ 855.00	\$ 0.85	\$ 995.00	\$ 0.99	14 years
908 #2	2 BD/2 BATH	1010	\$ 855.00	\$ 0.85	\$ 995.00	\$ 0.99	4 yrs 6 mo
908 #3	2 BD/2 BATH	1010	\$ 845.00	\$ 0.84	\$ 995.00	\$ 0.99	3 years 9 mo
908 #4	2 BD/2 BATH	1010	\$ 850.00	\$ 0.84	\$ 995.00	\$ 0.99	2 years
912 #1	2 BD/2 BATH	1010	\$ 855.00	\$ 0.85	\$ 995.00	\$ 0.99	10 yrs 4 mo
912 #2	2 BD/2 BATH	1010	\$ 855.00	\$ 0.85	\$ 995.00	\$ 0.99	10 yrs 5 mo
912 #3	2 BD/2 BATH	1010	\$ 845.00	\$ 0.84	\$ 995.00	\$ 0.99	1 mo
912 #4	2 BD/2 BATH	1010	\$ 855.00	\$ 0.85	\$ 995.00	\$ 0.99	2 years
916 #1	2 BD/2 BATH	1010	\$ 855.00	\$ 0.85	\$ 995.00	\$ 0.99	7 yrs 8 mo
916 #2	2 BD/2 BATH	1010	\$ 835.00	\$ 0.83	\$ 995.00	\$ 0.99	7 yrs 10 mo
916 #3	2 BD/2 BATH	1010	\$ 835.00	\$ 0.83	\$ 995.00	\$ 0.99	7 yrs 10 mo
916 #4	2 BD/2 BATH	1010	\$ 855.00	\$ 0.85	\$ 995.00	\$ 0.99	11 yrs 4 mo

**RENTS AS OF 5/1/2021

RENT ANALYSIS

UNIT #	TYPE	SQUARE FT	SCHEDULED RENT/MONTH	SCHEDULED RENT/SF MONTH	POTENTIAL RENT/MONTH	POTENTIAL RENT/SF MONTH	TENANT RETENTION
920 #1	2 BD/2 BATH	1010	\$ 835.00	\$ 0.83	\$ 995.00	\$ 0.99	6 yrs 1 mo
920 #2	2 BD/2 BATH	1010	\$ 855.00	\$ 0.85	\$ 995.00	\$ 0.99	3 yrs 10 mo
920 #3	2 BD/2 BATH	1010	\$ 855.00	\$ 0.85	\$ 995.00	\$ 0.99	3 yrs 7 mo
920 #4	2 BD/2 BATH	1010	\$ 845.00	\$ 0.84	\$ 995.00	\$ 0.99	6 months
924 #1	2 BD/1 BATH	950	\$ 800.00	\$ 0.84	\$ 950.00	\$ 1.00	5 yrs 11 mo
924 #2	2 BD/1 BATH	950	\$ 830.00	\$ 0.87	\$ 950.00	\$ 1.00	7 years
924 #3	2 BD/1 BATH	950	\$ 800.00	\$ 0.84	\$ 950.00	\$ 1.00	8 months
924 #4	2 BD/1 BATH	950	\$ 800.00	\$ 0.84	\$ 950.00	\$ 1.00	8 months
924 #5	2 BD/1 BATH	950	\$ 830.00	\$ 0.87	\$ 950.00	\$ 1.00	1 year
924 #6	2 BD/1 BATH	950	\$ 830.00	\$ 0.87	\$ 950.00	\$ 1.00	2 months
924 #7	2 BD/1 BATH	950	\$ 815.00	\$ 0.86	\$ 950.00	\$ 1.00	6 yr 10 mo
924 #8	2 BD/1 BATH	950	\$ 815.00	\$ 0.86	\$ 950.00	\$ 1.00	3 yrs 8 mo
924 #9	2 BD/1 BATH	950	VACANT		\$ 950.00	\$ 1.00	VACANT
924 #10	2 BD/1 BATH	950	\$ 830.00	\$ 0.87	\$ 950.00	\$ 1.00	8 months
924 #11	2 BD/1 BATH	950	\$ 800.00	\$ 0.84	\$ 950.00	\$ 1.00	1 yr 8 mo
924 #12	2 BD/1 BATH	950	\$ 790.00	\$ 0.83	\$ 950.00	\$ 1.00	5 yrs 5 mo
924 #13	2 BD/1 BATH	950	\$ 830.00	\$ 0.87	\$ 950.00	\$ 1.00	4 yrs 1 mo
924 #14	2 BD/1 BATH	950	\$ 830.00	\$ 0.87	\$ 950.00	\$ 1.00	4 month
924 #15	2 BD/1 BATH	950	\$ 790.00	\$ 0.83	\$ 950.00	\$ 1.00	2 yrs 5 mo
924 #16	2 BD/1 BATH	950	\$ 800.00	\$ 0.84	\$ 950.00	\$ 1.00	3 yrs 5 mo

**RENTS AS OF 5/1/2021



Brian Thompson
Broker Associate

Signature Realty Group LLC
726 S Washington Ave
Madison, SD 57042
Cell: 605.201.2895
Office: 605.427.7777
SignatureRealtySD.com