

**FOR
SALE**

6-PLEX INVESTMENT PROPERTY

RECENTLY RENOVATED INCLUDING ELECTRICAL UPGRADES



519 SOUTH DULUTH AVENUE
SIOUX FALLS, SD 57104



SIZE

Building:
2,820 sq. ft.
Lot:
7,501 sq. ft.



PRICE

\$460,000



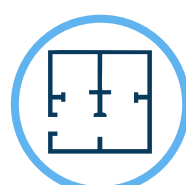
CAP RATE

6-Plex valued at \$460,000 =
\$76,666/unit = 6.2% Cap Rate



LOCATION

Centrally located near
W. 14th Street and S.
Duluth Avenue.



LAYOUT

9 bedrooms +
6 bathrooms



TAXES

2023 Real Estate taxes:
\$2,661.68

Information deemed reliable, but not guaranteed.

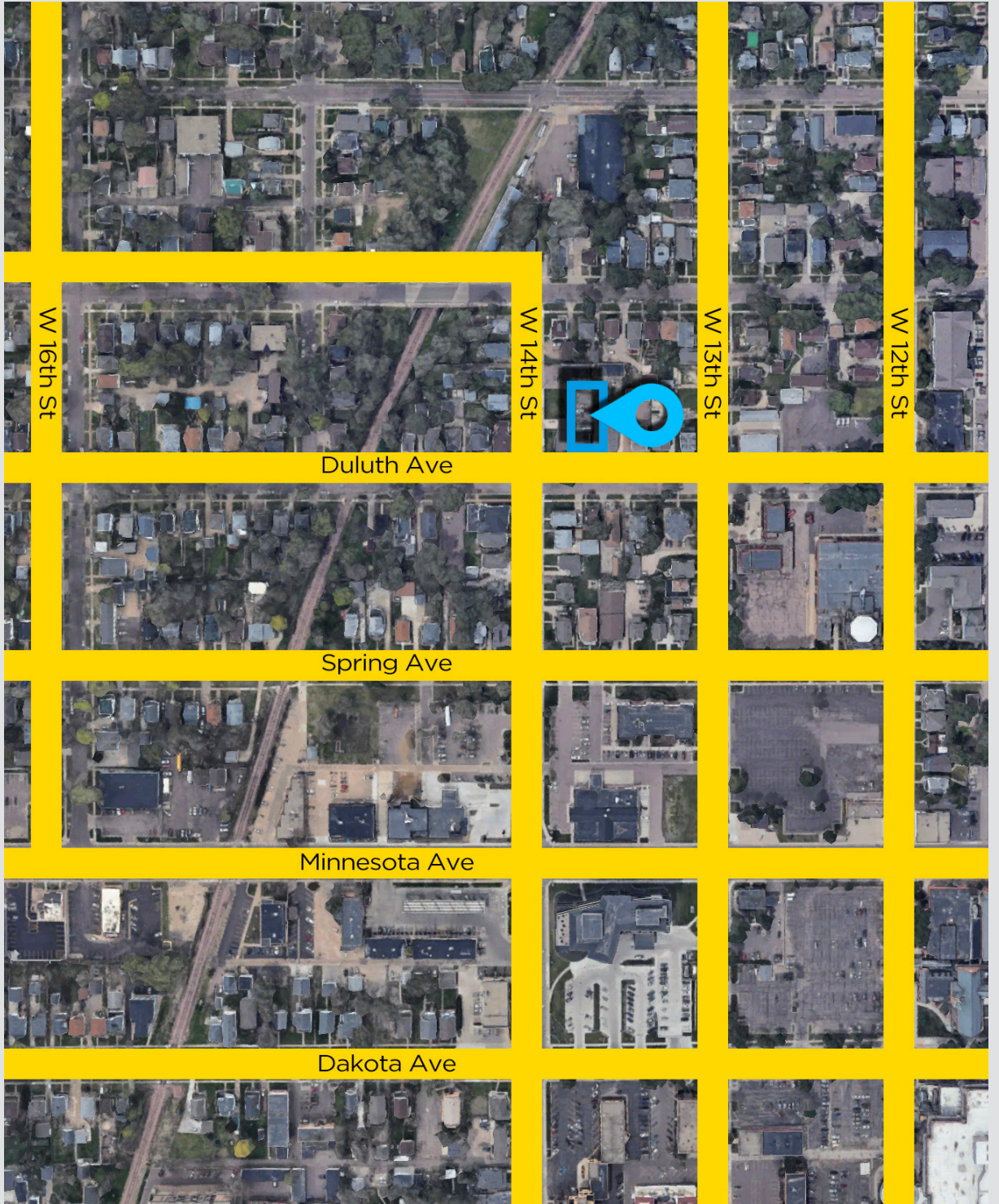


2571 S Westlake Drive #100
Sioux Falls, SD 57106
605.361.8211 | VBCcommercial.com

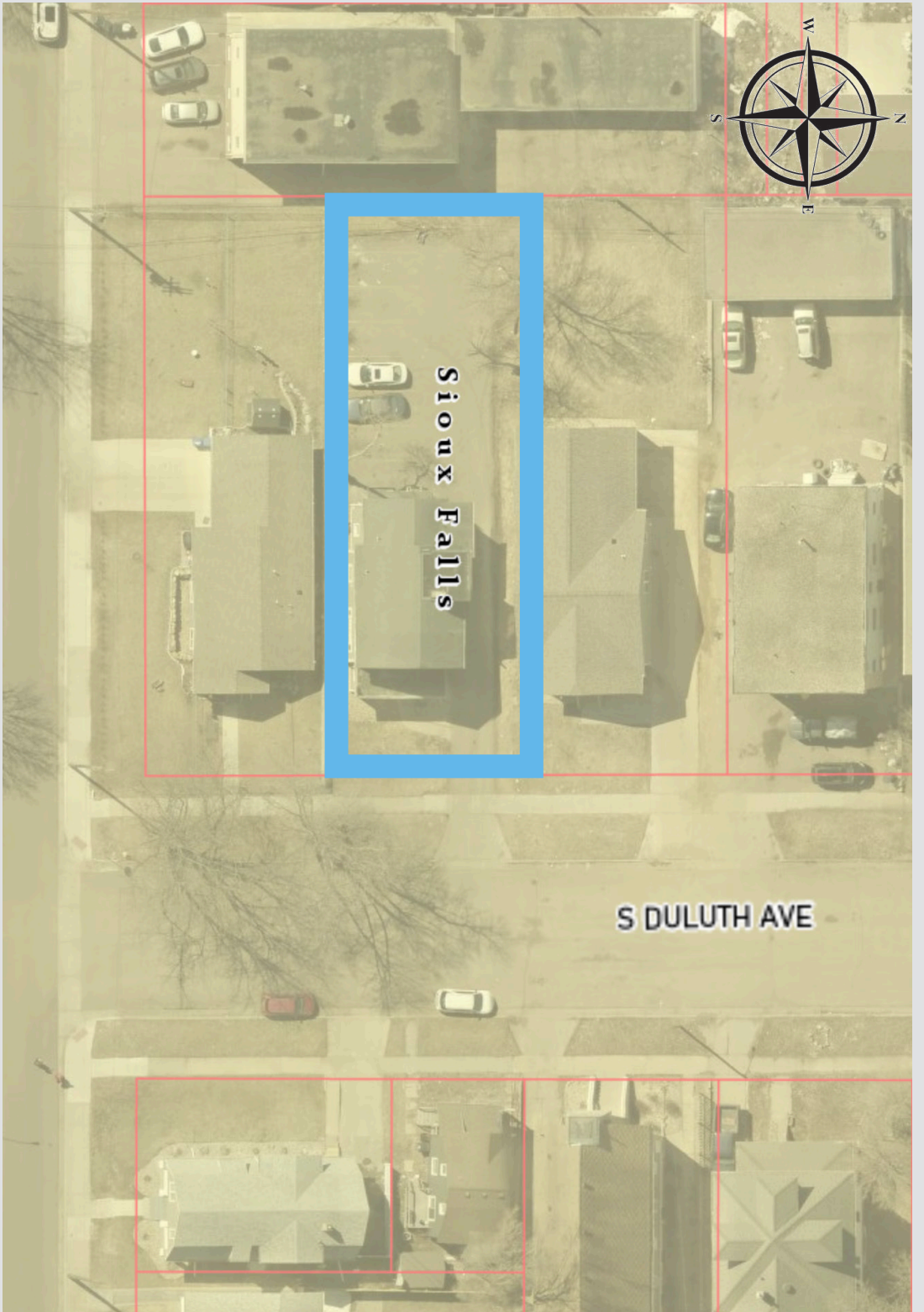


605.310.4509
mike.knudson@vbclink.com

AERIAL MAP



PARCEL MAP



INTERIOR PHOTOS



INCOME STATEMENT

Unit	Bed/Bath	Status	Current Rent
1		Current	\$ 850
2		Current	\$ 600
3		Current	\$ 625
4		Current	\$ 615
5		Current	\$ 700
6		Vacant	\$ 600
6 Unit Total			
			Monthly Laundry
Total Gross Rent Income			\$ 3,990
Annual Gross Rents			\$ 47,880
Operating Expenses			\$ 19,383
	Water		\$ 1,074
	Gas		\$ 1,322
	Snow/Lawn		\$ 721
	Utilities		\$ 3,424
	Cleaning		\$ 1,106
	Electric		\$ 936
	Management Fee (10%)		\$ 4,068
	Repairs		\$ 6,732
Projected NOI			\$ 28,497