



Hartford Apartments

203, 205, 207 N Eastern Ave, Hartford, SD 57033

Property Features

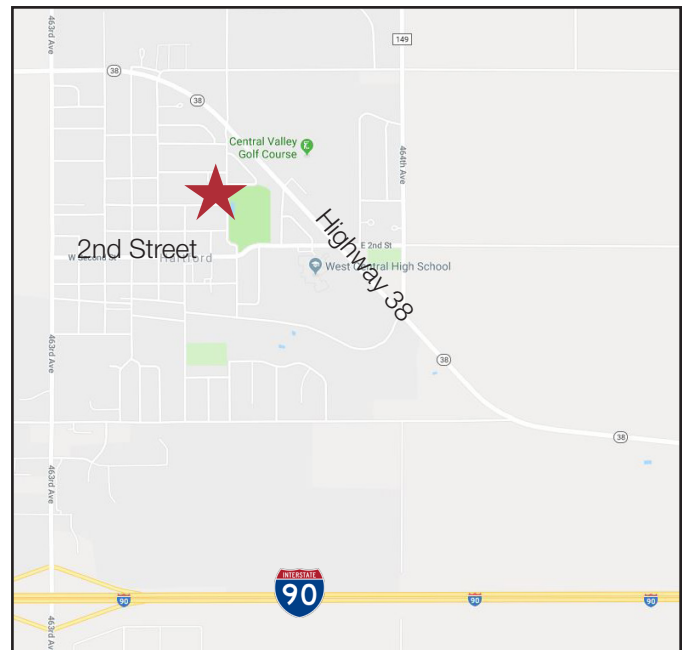
- 16 total units – 2 buildings – 8 units in each building
- Two buildings: 7,122 sq. ft. each - 14,244 sq. ft. total
- 205 building:
 - Seven (7) - 2 bed/1 bath
 - One (1) - 1bed/1 bath
- 207 building:
 - Seven (7) - 2 bed/1 bath
 - One (1) - 1bed/1 bath
- Lot size: 29,700 sq. ft. (0.68 acres)
- Year built: 1972
- 28 paved, on-site parking spaces
- Exterior parking to east and north of the buildings
- Cap rate: 5.59%
- Occupancy: 100%

Pricing

- List price: \$1,280,000 (\$80,000/ unit)
- 2020 Real Estate Taxes: \$12,608.30

Location

- Located in Hartford, SD - one of the fastest growing communities in South Dakota
- Area neighbors include: West Central High School and West Central Elementary School



For more information:

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Rent Roll

207 Building

Unit #	Lease Start	Lease End	Rent/Month	Rent/Year
1	6/1/2017	9/30/2022	\$ 700.00	\$ 8,400.00
2	10/3/2012	9/30/2022	\$ 700.00	\$ 8,400.00
3	9/1/2017	9/30/2022	\$ 680.00	\$ 8,160.00
4	8/1/2017	9/30/2022	\$ 700.00	\$ 8,400.00
5	6/1/2021	5/31/2022	\$ 700.00	\$ 8,400.00
6	5/1/2017	9/30/2022	\$ 700.00	\$ 8,400.00
7	5/14/2020	9/30/2021	\$ 715.00	\$ 8,580.00
8	6/1/2021	5/31/2022	\$ 725.00	\$ 8,700.00
Total			\$5,620.00	\$67,440.00

205 Building

Unit #	Lease Start	Lease End	Rent/Month	Rent/Year
1	6/1/2021	5/31/2022	\$ 725.00	\$ 8,700.00
2	5/1/2020	9/30/2022	\$ 715.00	\$ 8,580.00
3	9/1/2018	9/30/2022	\$ 600.00	\$ 7,200.00
4	1/1/2006	9/30/2022	\$ 700.00	\$ 8,400.00
5	7/1/2021	6/30/2022	\$ 725.00	\$ 8,700.00
6	6/15/2021	6/30/2022	\$ 725.00	\$ 8,700.00
7	6/1/2012	M-T-M	\$ 700.00	\$ 8,400.00
8	6/1/2017	9/30/2022	\$ 700.00	\$ 8,400.00
Total			\$5,590.00	\$67,080.00

Income/Expense

	Monthly	Annual
Gross Income	\$11,210.00	\$134,520.00
Other Income		
Laundry	\$ 300.00	\$ 3,600.00
Fees	\$ 60.00	\$ 720.00
Total Gross Income	\$11,570.00	\$ 38,840.00
Vacancy/Credit (5%)	\$ 578.50	\$ 6,942.00
Effective Income	\$10,991.50	\$131,898.00
Operating Expenses		
Management (5.0%)	\$ 578.50	\$ 6,942.00
Property Taxes	\$ 1,050.69	\$ 12,608.30
Repairs & Maintenance	\$ 866.67	\$ 10,400.00
Property Insurance	\$ 466.67	\$ 5,600.00
Gas	\$ 600.00	\$ 7,200.00
Garbage	\$ 250.00	\$ 3,000.00
Lawn/Snow	\$ 75.00	\$ 900.00
Electric	\$ 160.00	\$ 1,920.00
Cleaning	\$ 80.00	\$ 960.00
Water/Sewer	\$ 900.00	\$ 10,800.00
Total Expenses	\$ 5,027.53	\$ 60,330.30

Net Operating Income \$ 5,963.98 \$ 71,567.70

Cap Rate	5.59%
Expense Ratio	51.55%
Average Rent Per Unit Per Month	\$ 700.63

Utility Services

Garbage:	Cressman Sanitation Inc. – Landlord Pays
Water/Sewer:	City of Hartford – Landlord Pays
Lawn:	Local Resident – Landlord Pays
Snow:	Local Resident – Landlord Pays
Cleaning (common space):	Local Resident – Landlord pays common space, Tenant pays in-unit
Management:	Local Caretaker (\$250/month); Landlord handles admin work
Gas:	MidAmerican Energy – Landlord pays common space, Tenant pays in-unit
Electric:	Sioux Valley Energy – Landlord pays common space, Tenant pays in-unit
Internet/Telecom:	Midco – Tenant pays in-unit

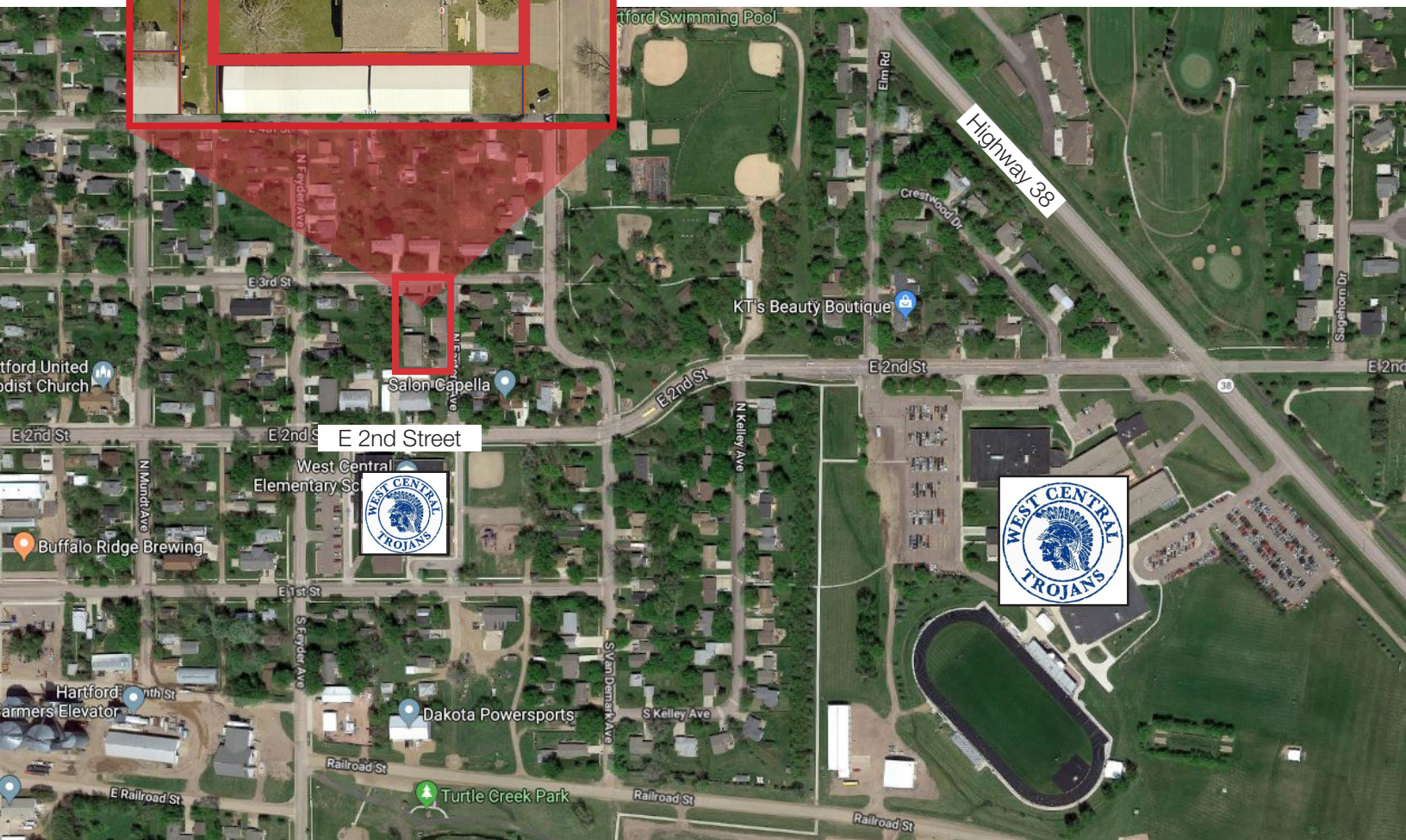
FOR SALE



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Custom Template

Hartford, South Dakota (5 miles)
 Hartford, South Dakota
 Ring of 5 miles

Prepared by Esri
 Latitude: 43.63041
 Longitude: -96.95022

KEY FACTS

4,869

Population



Average Household Size

36.5

Median Age

\$77,902

Median Household Income

EDUCATION

4%

No High School Diploma



22%
High School Graduate



32%

Some College



41%

Bachelor's/Grad/Pr of Degree

BUSINESS



163

Total Businesses



1,199

Total Employees

EMPLOYMENT



69%

White Collar



24%

Blue Collar



8%

Services

1.8%

Unemployment Rate

INCOME



\$77,902

Median Household Income



\$37,425

Per Capita Income



\$253,880

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (22.7%)

The smallest group: \$15,000 - \$24,999 (1.9%)

Indicator ▲	Value	Diff
<\$15,000	2.1%	-5.3%
\$15,000 - \$24,999	1.9%	-5.5%
\$25,000 - \$34,999	9.7%	-0.1%
\$35,000 - \$49,999	11.3%	-1.6%
\$50,000 - \$74,999	22.7%	+1.3%
\$75,000 - \$99,999	15%	+1.7%
\$100,000 - \$149,999	19.7%	+4.7%
\$150,000 - \$199,999	8.7%	+1.3%
\$200,000+	8.9%	+3.4%

Bars show deviation from **Minnehaha County**

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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Source: This infographic contains data provided by Esri, Esri, Esri and Data Axle. The vintage of the data is 2021, 2026, 2021.