

Investment Property

Sioux Falls, SD

Offering Price
\$287,900

Amazing investment potential. Purchase ENTIRE package together or pick and chose. All properties are located within a one block radius of each other to make for easy property management. All rental properties are 100% occupied. Tenants pay all utilities.

4-plex at 518 S 3rd Ave and the house at 418 E 14th sold together \$199,000 - Solid well built side -by-side 4-plex with separate entry for each unit. Single family home everything has been updated with quality workmanship. These properties share paved parking lot.

413 E 13th \$59,900 - Would make good affordable home or rental property. Updated interior finishes, electrical and drain tile.

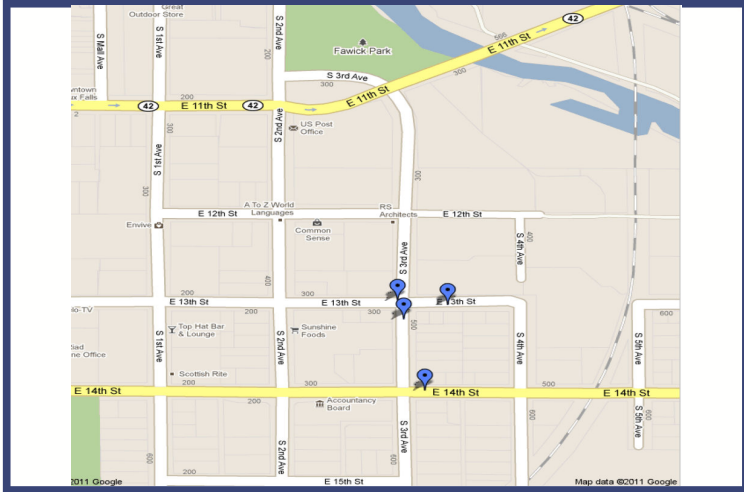
Lot at 509 S 4th Ave \$29,900 - Vacant lot ready to fit your needs.



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www.LegacySiouxFalls.com
101 S. Main Ave. Fl. 4 Sioux Falls, SD 57104





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518 S 3rd Ave			
Ste. / Apt.	Lease Start	Lease End	Rent
1	9/2/2008	7/31/2009	\$ 425.00
2	12/15/2010	12/31/2011	\$ 450.00
3	12/19/2007	MTM	\$ 490.00
4	8/5/2010	8/4/2011	\$ 450.00
413 E 13th St			
Ste. / Apt.	Lease Start	Lease End	Rent
1	10/1/2010	9/30/2011	\$ 550.00
418 E 14th St			
Ste. / Apt.	Lease Start	Lease End	Rent
1	1/28/2011	1/31/2012	\$ 400.00



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