

FOR SALE

MAJESTIC VIEW TOWNHOMES

1210 - 1216 S. MAJESTIC VIEW PLACE
SIOUX FALLS, SOUTH DAKOTA 57103



Professionally managed by:





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Property Facts



The Majestic View Townhomes are centrally located in Sioux Falls, South Dakota within a quiet residential area off 18th Street & Cleveland Avenue. Its location places residents within minutes of quality shopping, restaurants, and entertainment with easy access to major roadways across the city. This asset presents a compelling opportunity to own stabilized real estate in a rapidly expanding market. Majestic View Townhomes are currently locally owned and professionally managed by Reside Property Management.

FAST FACTS

ADDRESS	1210 - 1216 S. Majestic View Place, Sioux Falls, SD
COUNTY	Minnehaha
SALE PRICE	\$4,550,000
PRICE / UNIT	\$113,750 / Unit
PRICE / SF	\$109.38 / SF
# OF BUILDINGS	4 Buildings/2 Stories
# OF UNITS	40 Units
TOTAL SIZE	41,600 SF +/-
SITE SIZE	2.73 Acres
YEAR BUILT	1995
PARCEL ID	062933
REAL ESTATE TAXES	\$39,260.36 (2025 Payable in 2026)
OCCUPANCY	92.5%

UNIT MIX

UNIT TYPE	AVG SIZE (SF)	# OF UNITS	TOTAL SF
Studio	520	5	2,600
2 Bedroom / 1.5 Bath	1,040	25	26,000
3 Bedroom / 2 Bath	1,300	10	13,000
TOTAL		40	41,600

AVERAGE RENT

UNIT TYPE	AVERAGE RENT
Studio	\$724
2 Bedroom / 1.5 Bath	\$932
3 Bedroom / 2 Bath	\$1,062

AMENITIES

- Yard Space
- Patio with a privacy wall
- Balcony
- Washer/Dryer
- Washer/Dryer Hookup
- Air Conditioning
- Cable Ready
- Dishwasher
- Oven/Range
- Refrigerator/Freezer
- Carpet
- Pet-friendly
- Detached garages (32)
- Detached storage units (8)

Capital Improvements

Significant capital has been invested into the property to enhance building performance, tenant experience, and long-term asset value.

\$276,700

Total Since 2016

EXTERIOR & SITE

- Landscaping refresh.....\$22,000
- New windows, siding, & doors.....\$86,000
- Parking lot improvements.....\$95,000
- Sidewalk repairs.....\$13,400
- Exterior paint.....\$20,000

BUILDING & UNIT

- Toilet & shower head upgrades.... \$12,800
- Unit rehabs (4 units)



Summary of Historical Income

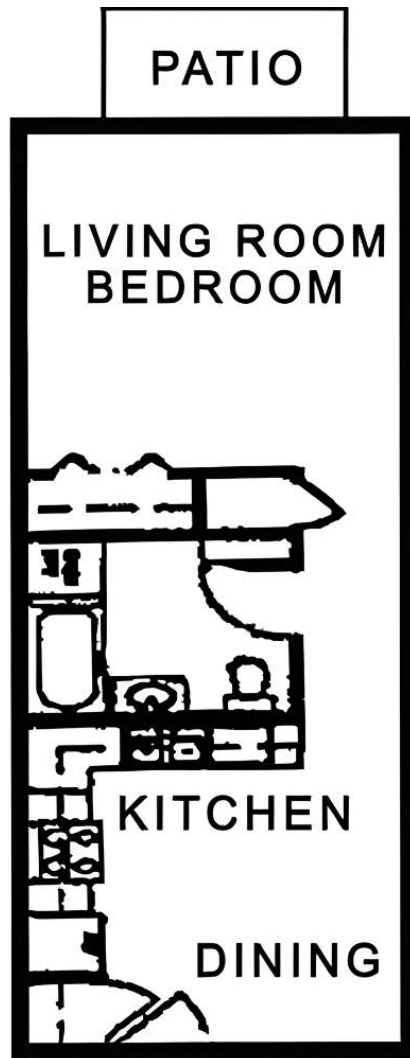


Line Item	YE 2024	YE 2025	Current T-12 (Feb. 2026)	2026 Property Budget	Broker Reconstructed Proforma Stabilized
TOTAL EFFECTIVE INCOME	\$472,355	\$470,562	\$475,510	\$505,951	\$522,952
TOTAL OPERATING EXPENSES	\$198,123	\$216,564	\$222,031	\$238,017	\$245,866
NET OPERATING INCOME	\$274,233	\$253,998	\$253,480	\$276,210	\$277,086
Vacancy %	6.49%	7.54%	8.36%	6.02%	5.00%
Expense Ratio	41.94%	46.02%	46.69%	47.04%	47.02%
Asking Price	\$4,550,000	\$4,550,000	\$4,550,000	\$4,550,000	\$4,550,000
Cap Rate	6.03%	5.58%	5.57%	6.07%	6.09%

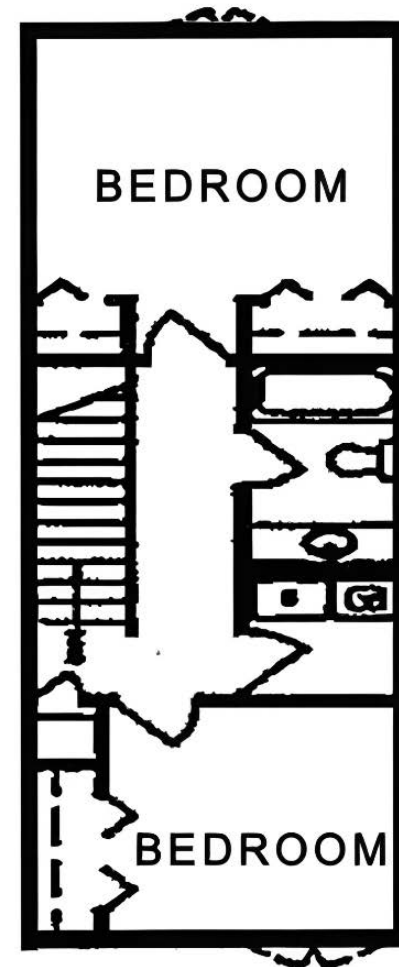
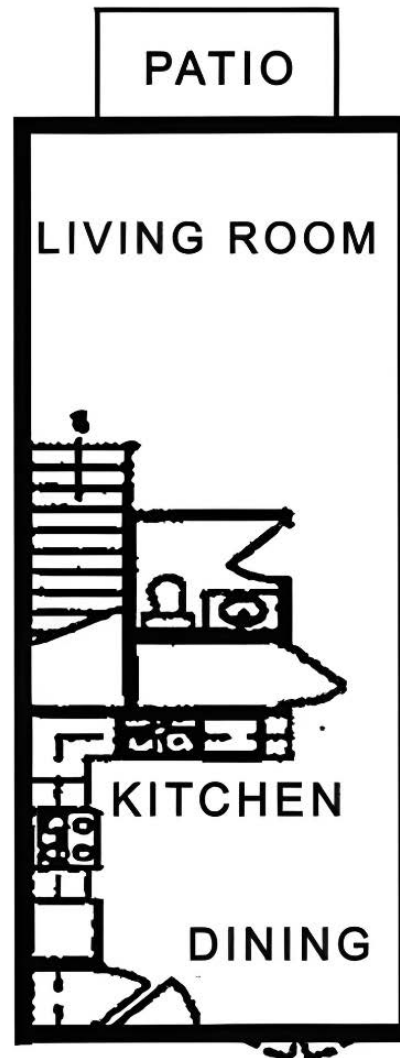
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Floor Plans

Studio:

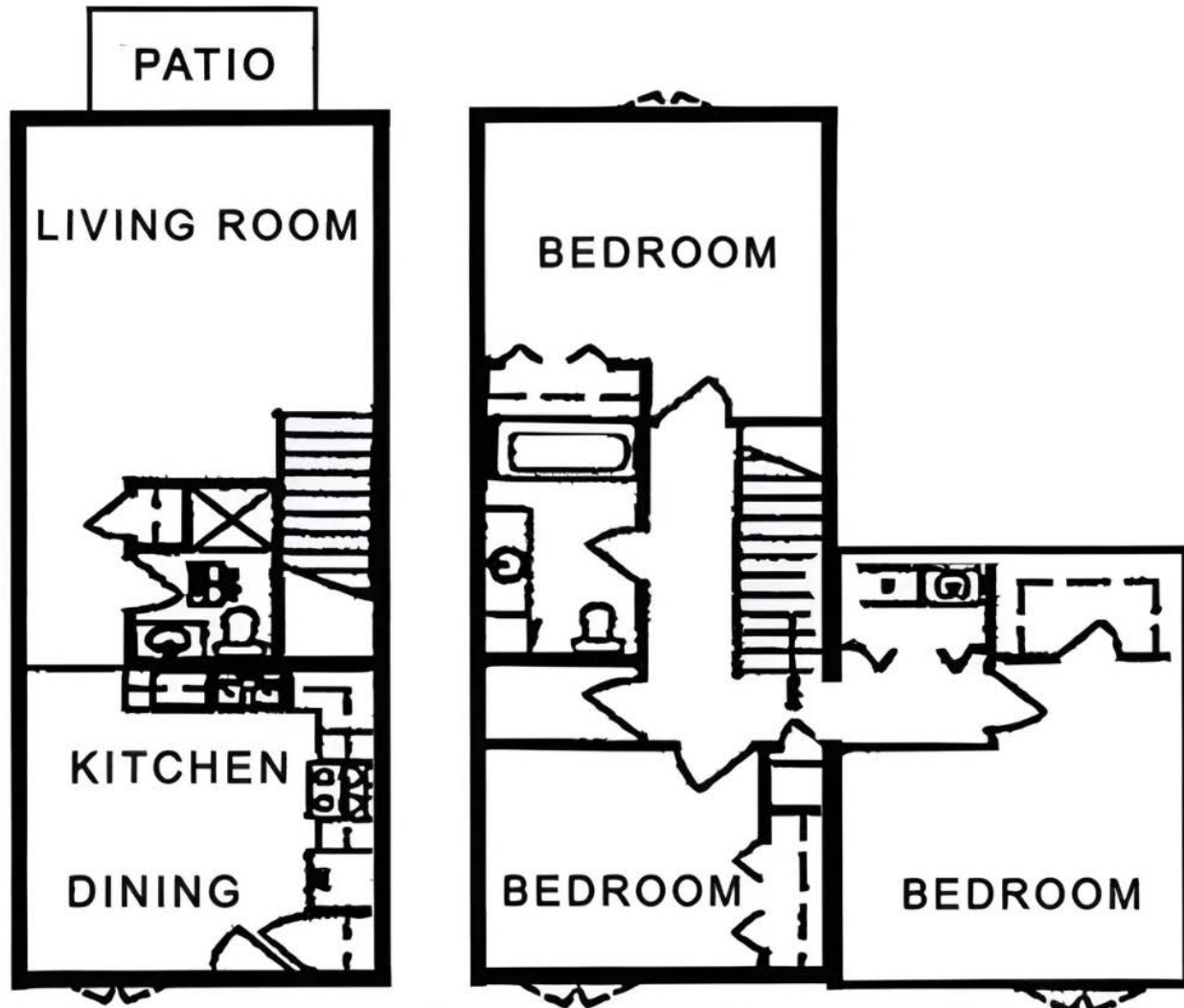


2Bed/1.5Bath:



Floor Plans

3Bed/2Bath:



Unit Photos



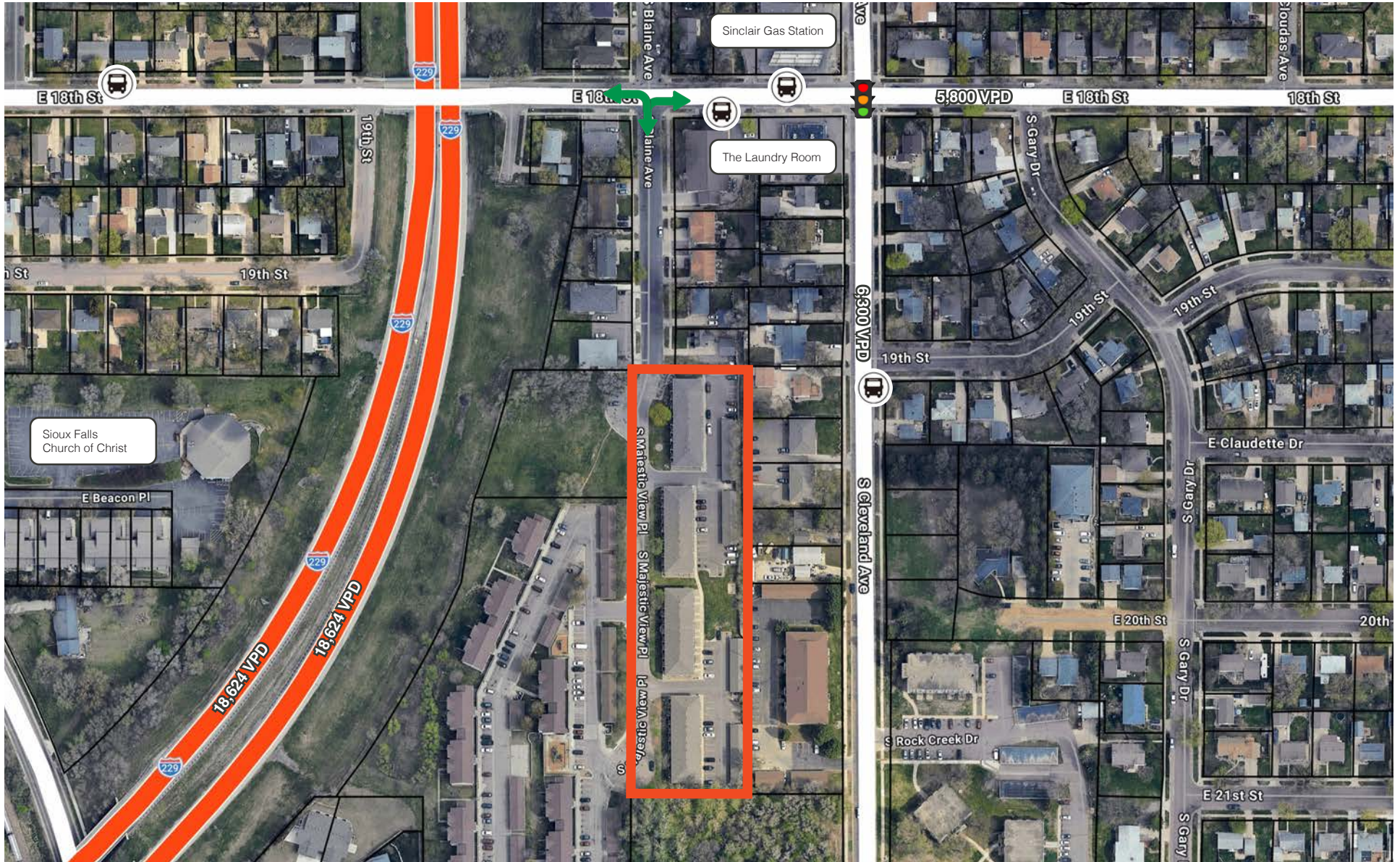
Exterior Photos



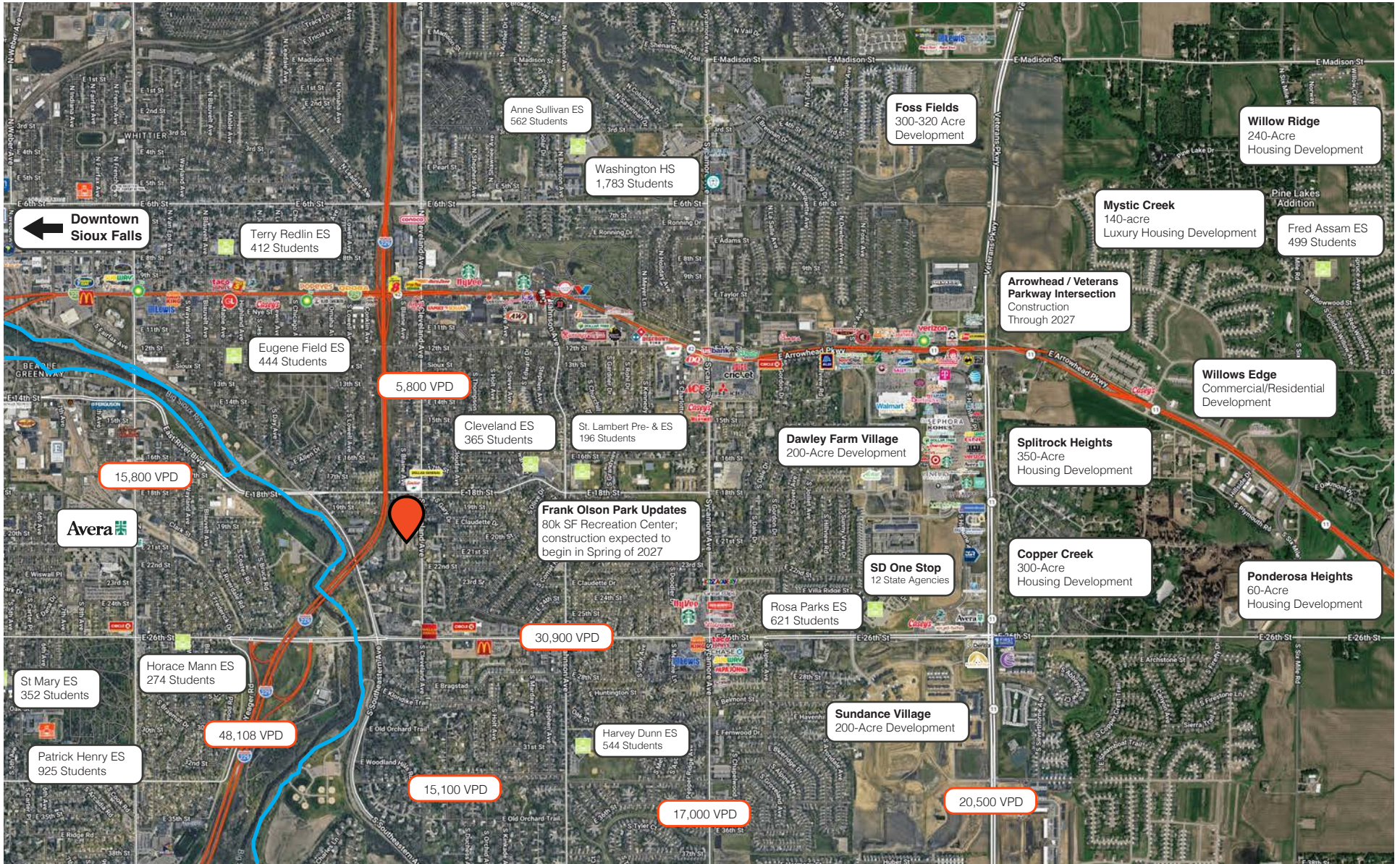
Aerial



Site Map

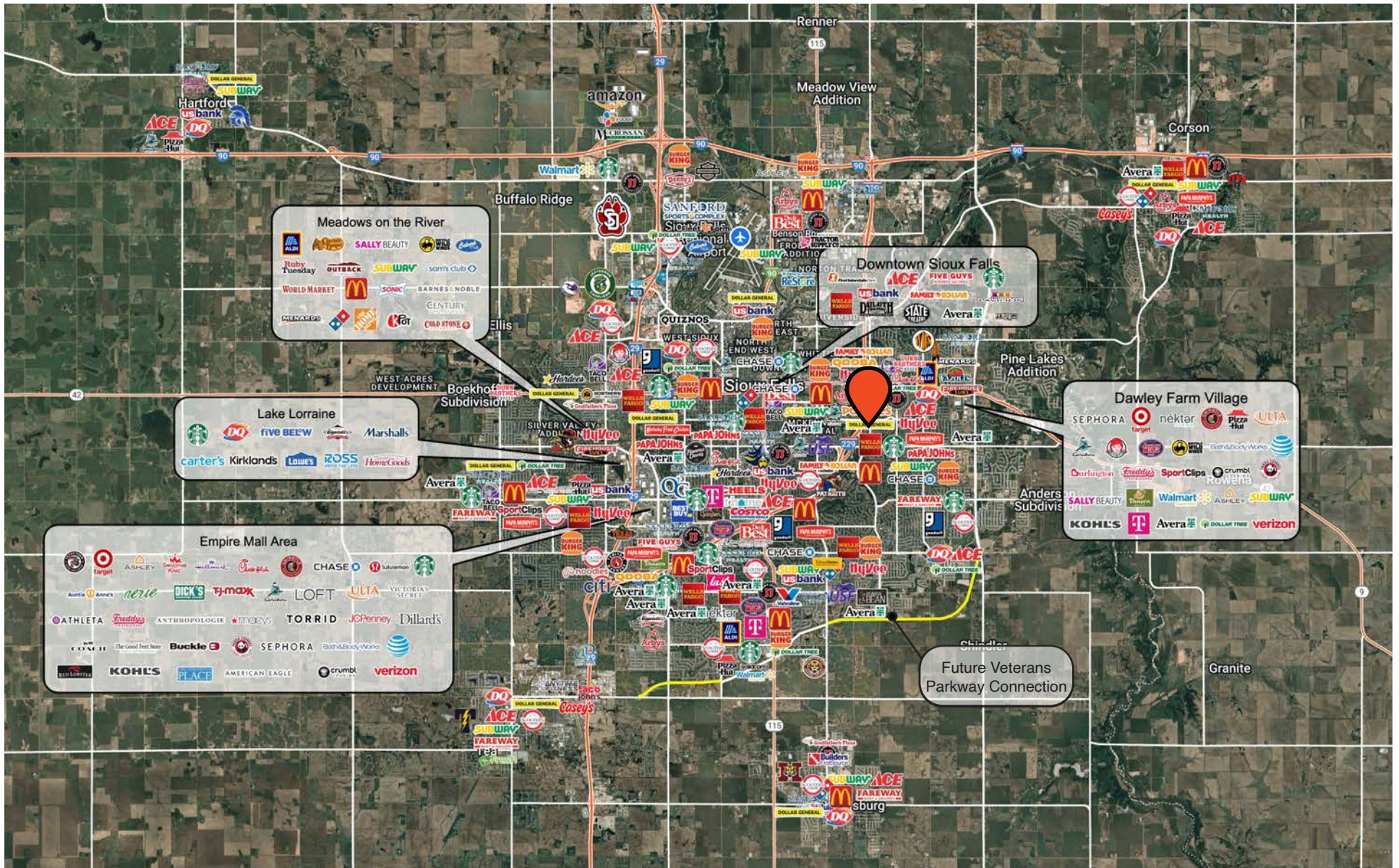


Area Map



— = recreational bike trail

City Map



2025 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	14,902	101,494	150,459	314,596
Projected Population (2030)	15,484	108,498	163,412	341,444
Daytime Population	10,642	110,623	190,261	314,319
Median Age	35.5	36.8	37.3	36.9
Area Households	6,079	41,024	62,889	124,541
Median Household Income	\$64.8k	\$74.5k	\$73k	\$83k
Median Home Value	\$263k	\$305k	\$316k	\$327k
Educational Attainment (Associates Degree +)	44.3%	49.8%	51.5%	52.2%

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