

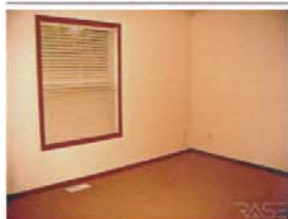
Client Detail with Addl Pics Report

Listings as of 11/04/09 at 12:31pm

Active 03/09/09	Listing # 20901852 County: Lincoln	400-421 E Pathways Ave S Lennox, SD 57039 Cross St: Hwy 44	Listing Price: \$1,750,000
-----------------	---------------------------------------	---------------------------------------------------------------	----------------------------



Prop Type	Multi Family	Prop Subtype(s)	Other
MLS Area	SD Outside Sioux Fal	Subdivision	Johnson's Addn
Year Built	2006	Appx Fin Square Feet	4712
Parcel ID	250.73.00.002	Lot Sq Ft (approx)	384635 ((Survey))
Lot Acres (approx)	8.830		



School District Lennox School Distri ELEM Lennox Elementary - JRHI Lennox Middle School HIGH Lennox High School -

Directions 2 Blocks S of Casey's on Hwy 17, W. Side of Street

Pub/Int Remarks - 4 -4 year old 4-plexes plus 2 4-stall garages. Each unit-2 bd, 1 3/4 baths w/laundry room, kitchen appliances & single attached garage. Each unit metered seperately. 1 handicapped unit. All units occupied. Rent currently \$685/mo. 8.83 total acres. 5.09 for further development. Easy access from Hwy 17. Acres zoned residential - but City is open to change.

Occupancy	Over 95 percent	Bedrooms Per Unit	2
Baths Per Unit	2	Parking	Garage Attached
Stories	One Story	Addl. Property Info	None
Lot Dimensions	Irregular	Appx Fin Sqft Source	Builder Plans
Income - Garage	3600.00 (6 @\$50/mo)	Income - Gross	135120.00 (annual)
Income - Rent	131520.00	Expenses-Water/Sewer	720.00
Expenses - Electric	960.00	Expenses - Insurance	3500.00
Expenses-Management	4000.00	Expenses-Maintenance	8450.00
Exterior	Metal/Vinyl	Foundation	Poured
Basement	Crawl Space, None	Floors	Carpet, Vinyl
Roof	Shingle Composition	Water	City Water
Sewer	City Sewer	Heating	Natural Gas
Air Conditioning	Central Electric	Appliances	Refrigerator, Oven/Range, Dishwasher, Disposal, All Units
Unit Features	Carpets, Window Covering, Washer/Dryer Hookups, Patio, Kitchen/Dining Room, Inside Utility Room	Entrance	Private
Showing Instructions	No RASE Lockbox, Appt Necessary, Call Broker, See Agent Remarks		

Presented By:



Sandy Poppenga

Cellular: 605-359-3233
Office: 605-339-4456 x104

E-mail: sandyp@hjnteam.com
Web Page:

HJN Team Real Estate

101 W. 69th Street
Sioux Falls, SD 57108
605-339-4456
Fax : 605-731-2699

See our listings online:
<http://www.hjnteam.com>

All information herein has not been verified and is not guaranteed



For More Information Contact:

Sandy Poppenga Cell 605-359-3233

sandyp@hjnteam.com