



OFFERING SUMMARY

Douglas, Wyoming Portfolio Investment Opportunity

NAI Sioux Falls is proud to present a unique portfolio investment opportunity consisting of 5 multifamily assets in Douglas, Wyoming. All assets to be sold in one sale.

This portfolio consists of 31 fully leased units across a diverse mix of multifamily properties in Douglas, Wyoming, including two 10-plexes, one 4-plex, three twin homes, and one townhome. The unit mix features 4 one-bedroom units, 22 two-bedroom units, and 5 three-bedroom units, providing broad tenant appeal and stable occupancy. With a current cap rate of 6.7% and strong in-place income, this offering presents a solid investment opportunity with immediate cash flow in a growing Wyoming market.

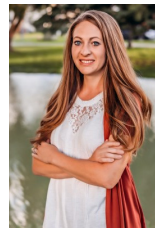


Pricing: \$4,500,000

For questions or to submit an offer, please contact:



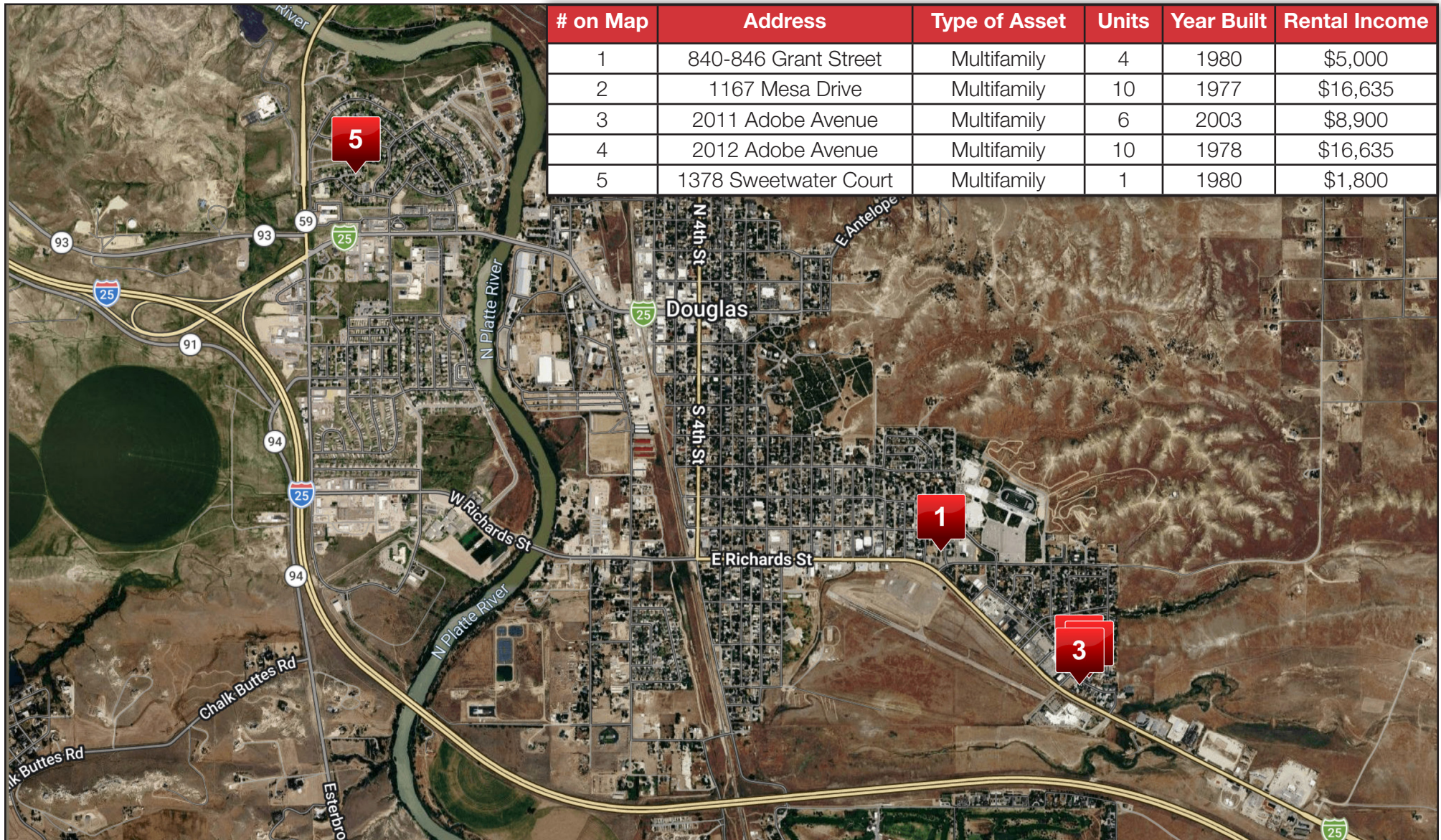
Marcus Benson
Broker Associate
605 403 0333
mbenson@naisiouxfalls.com



Michaela Kones
North Platte Agency
307 298 7143
michaela@northplatteagency.com

PORTFOLIO OVERVIEW

Douglas, Wyoming Portfolio
Investment Opportunity



ANNUAL PROPERTY OPERATING DATA

Douglas, Wyoming Portfolio
Investment Opportunity

Property Name		Portfolio		Annual Property Operating Data									
Location		Douglas WY											
Type of Property		Apartments		Purchase Price		\$ 4,000,000							
Size of Property		31	(Sq. Ft./Units)	Plus Acquisition Costs		\$ -							
				Plus Loan Fees/Costs		\$ -							
Purpose of analysis		Broker Forecast		Less Mortgages		\$ 2,600,000							
				Equals Initial Investment		\$ 1,400,000							
Assessed Values													
Land		\$ 371,752	14%										
Improvements		\$ 2,264,097	86%										
Personal Property						Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term		
Total		\$ 2,635,849			1st	\$2,600,000	(\$17,151)	12	6.25%	25	5		
					2nd								
Adjusted Basis as of:		\$129,032											
					</								

PROPERTIES

Douglas, Wyoming Portfolio Investment Opportunity



Address 840-846 Grant Street
City Douglas, Wyoming
Unit Mix 4 Units: (2) 2 Bed; 1 Bath, (2) 3 Bed; 1.5 Bath
Rental Income \$5,000
Year Built 1980

- Tenants pay for all utilities; the owner covers irrigation. (Electric heat)

840-846 Grant St			
Unit	BD/BA	Rent	Occupied
1	2.1	\$ 1,350.00	X
2	2.1	\$ 1,200.00	X
3	3.1.5	\$ 1,250.00	X
4	3.1.5	\$ 1,200.00	X



PROPERTIES

Douglas, Wyoming Portfolio Investment Opportunity



- Address** 1167 Mesa Drive
City Douglas, Wyoming
Unit Mix 10 Units: (16) 2 Bed; 1 Bath, (4) 1 Bed; 1 Bath
Rental Income \$16,635
Year Built 1977
- Tenants pay for electric; the owner pays for water and gas. (Boiler heat)

1167 Mesa Drive			
Unit	BD/BA	Rent	Occupied
1	2.1	\$ 750.00	X
2	2.1	\$ 900.00	X
3	2.1	\$ 950.00	X
4	1.1	\$ 850.00	X
5	2.1	\$ 750.00	X
6	2.1	\$ 800.00	X
7	2.1	\$ 750.00	X
8	1.1	\$ 800.00	X
9	2.1	\$ 950.00	X
10	2.1	\$ 975.00	X



PROPERTIES

Douglas, Wyoming Portfolio Investment Opportunity



Address 2011 Adobe Avenue
City Douglas, Wyoming
Unit Mix 6 Units: (4) 2 Bed; 2 Bath, (2) 3 Bed; 2 Bath
Rental Income \$8,900
Year Built 2003

- Tenants pay for gas and electric; the owner pays for water. (Forced air gas with A/C)

Adobe A-F 2011 Adobe			
Unit	BD/BA	Rent	Occupied
1	2.2	\$ 1,250.00	X
2	2.2	\$ 1,300.00	X
3	2.2	\$ 1,250.00	X
4	2.2	\$ 1,500.00	X
5	3.2	\$ 1,800.00	X
6	3.2	\$ 1,800.00	X



PROPERTIES

Douglas, Wyoming Portfolio Investment Opportunity



- Address** 2012 Adobe Avenue
City Douglas, Wyoming
Unit Mix 10 Units: (16) 2 Bed; 1 Bath, (4) 1 Bed; 1 Bath
Rental Income \$16,635
Year Built 1978
- Tenants pay for electric; the owner pays for water and gas. (Boiler heat)

2012 Adobe			
Unit	BD/BA	Rent	Occupied
1	2.1	\$ 900.00	X
2	2.1	\$ 775.00	X
3	2.1	\$ 850.00	X
4	1.1	\$ 750.00	X
5	2.1	\$ 800.00	X
6	2.1	\$ 810.00	X
7	2.1	\$ 875.00	X
8	1.1	\$ 800.00	X
9	2.1	\$ 825.00	X
10	2.1	\$ 775.00	X



PROPERTIES

Douglas, Wyoming Portfolio Investment Opportunity



Address 1378 Sweetwater Court
City Douglas, Wyoming
Unit Mix 1 Unit: 3 Bed; 2 Bath
Rental Income \$1,800
Year Built 1980

- Tenant pays all utilities.

1378 Sweetwater			
Unit	BD/BA	Rent	Occupied
1	3.2	\$ 1,800.00	X



KEY FACTS

Douglas, Wyoming Portfolio Investment Opportunity

KEY FACTS

1,416

Population

43.6

Median Age



Average Household Size

\$118,105

Median Household Income

EDUCATION

5.2%

No High School Diploma



39.2%
High School Graduate



22.8%
Some College/
Associate's Degree



32.8%
Bachelor's/Grad/
Prof Degree

BUSINESS



79

Total Businesses



841

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services

1.6%

Unemployment Rate

INCOME



\$118,105

Median Household Income



\$50,130

Per Capita Income



\$393,614

Median Net Worth

2025 Households by income (Esri)

The largest group: \$150,000 - \$199,999 (32.7%)

The smallest group: <\$15,000 (2.1%)

Indicator	Value	Diff	
<\$15,000	2.1%	-4.5%	
\$15,000 - \$24,999	4.9%	-0.1%	
\$25,000 - \$34,999	3.9%	-7.3%	
\$35,000 - \$49,999	9.5%	-0.1%	
\$50,000 - \$74,999	12.0%	-3.2%	
\$75,000 - \$99,999	7.4%	-5.6%	
\$100,000 - \$149,999	20.9%	+0.5%	
\$150,000 - \$199,999	32.7%	+21.2%	
\$200,000+	6.4%	-1.1%	

Bars show deviation from Converse County

DISCLOSURE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice, and any special listing conditions imposed by our principals. No warranties or representations are made as to the condition of the property or any hazards contained therein, nor are any to be implied.

2% Co-broker fee to buyer's agent

Broker of record: Michaela Kones #14563

One or more owners holds an active real estate license

PROFESSIONAL PROFILE



Marcus Benson

Broker Associate
NAI Sioux Falls

605 403 0333

mbenson@naisiouxfalls.com

Scope of Service

Marcus, a proud native of Park Rapids, Minnesota, embodies the values of hard work and community that his hometown is known for. His deep-rooted commitment to his community is a testament to his reliability and dedication, which he brings to his professional pursuits.

Marcus stayed busy throughout college in many on-campus activities and with the SDSU swim team for all four years. He enjoys watching sports, specifically the Jacks, and spending time outside with friends and family.

Marcus offers a unique perspective on the multifamily market that can help achieve longevity goals. He also has previous experience in sales, banking, and real estate.

Marcus has been with the NAI Sioux Falls team since May 2024.

Education

Bachelor of Science Degree, Business Economics | Minor: Human Resources and Management

South Dakota State University, Brookings, SD

Professional Affiliations & Designations

- Licensed Real Estate Broker, State of South Dakota
- Actively pursuing CCIM (Certified Commercial Investment Member)

Community Involvement

- Sioux Falls Swim Team Coach (November 2024 - Present)
- BNI "Infinite Referrals" (May 2024 - Present)
- YPN Member (May 2024 - Present)
- SDSU Swim Team (2020 - 2024)
- Oasis (November 2020 - March 2024)

PROFESSIONAL PROFILE



Michaela Kones

Broker & Property Manager
North Platte Agency

307 298 7143

michaela@northplatteagency.com



Overview

Michaela Kones is a licensed real estate broker and property manager with North Platte Agency, specializing in the oversight and performance optimization of income-producing real estate assets. With a hands-on approach to operations and tenant relations, she plays a key role in maintaining asset value and driving consistent property performance.

Experience & Track Record

Licensed since 2017, Michaela brings nearly a decade of experience in real estate brokerage and property management. She currently oversees a portfolio valued at approximately \$15 million, managing day-to-day operations, leasing, maintenance coordination, and financial performance across multiple assets.

Her experience includes:

- Full-service property management across income-producing assets
- Tenant acquisition, retention, and lease administration
- Budgeting, expense control, and NOI optimization
- Coordination of maintenance, capital improvements, and vendor relationships

Michaela's operational focus ensures properties are run efficiently while maintaining strong occupancy and tenant satisfaction.

Role in This Offering

As Property Manager and Broker, Michaela is responsible for:

- Ongoing property operations and tenant management
- Leasing strategy and execution
- Oversight of maintenance and capital improvement initiatives
- Supporting asset performance and long-term value creation

Her local market expertise and direct management experience contribute to the successful execution of the business plan.

Professional Background

Michaela has built her career around managing and improving real estate assets, with a strong emphasis on operational efficiency and responsive tenant service. Her dual role as both broker and property manager provides a comprehensive perspective on both the transactional and operational sides of real estate.

Education

Bachelor of Arts in Psychology, University of Wyoming, 2015