

PARKVIEW EAST

306 11th Street · Brookings, South Dakota



Bender
COMMERCIAL

EXCLUSIVE OFFERING MEMORANDUM

\$995,000

\$83,000/UNIT



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PRESENTED BY

ISAAC JORGENSEN
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INVESTMENT HIGHLIGHTS

Price	\$995,000
Address	306 11th Street, Brookings
Number of Units	12
Price per Unit	\$82,917
Year Built	1971
Lot Size	0.44 Acres

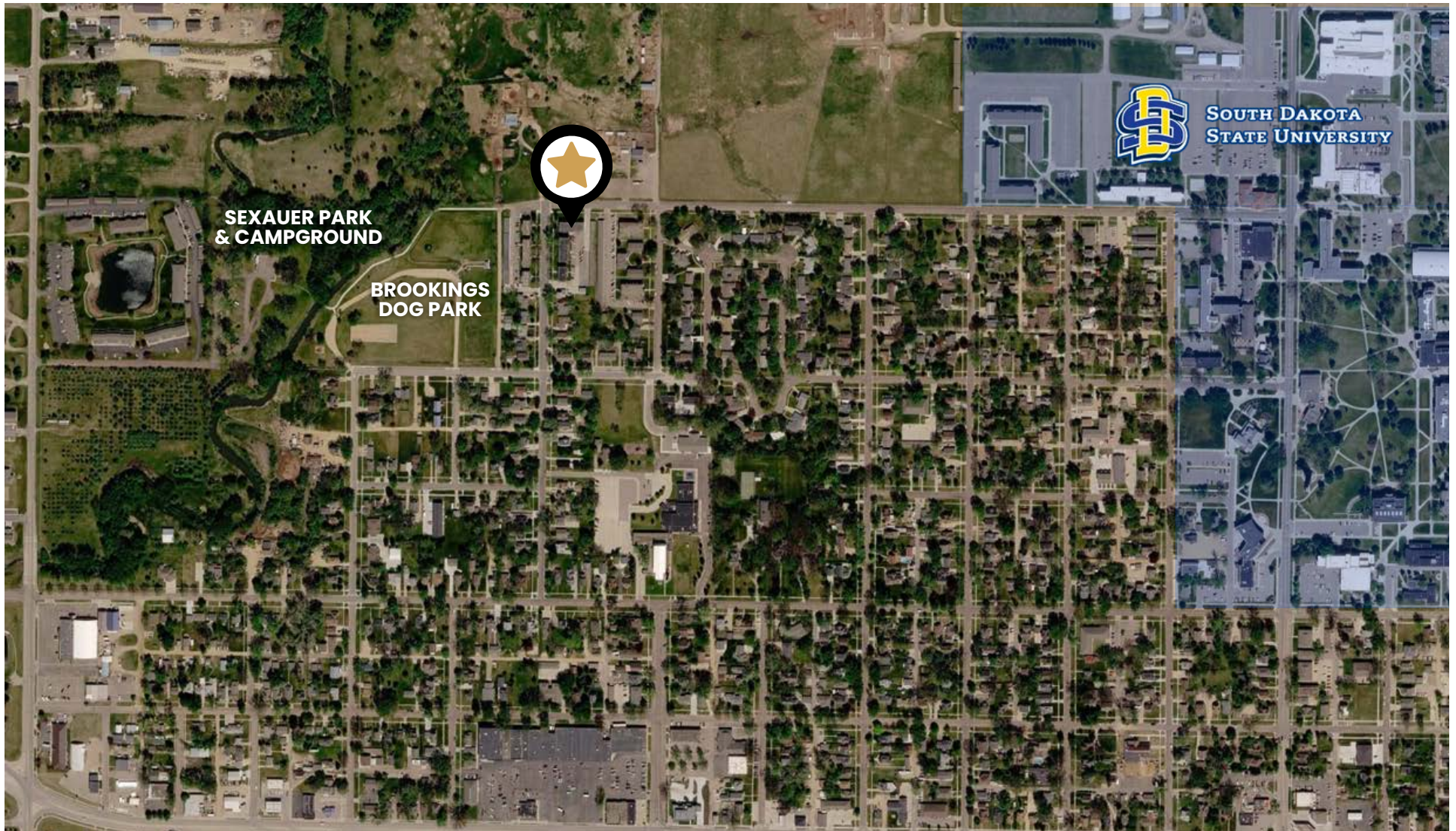
UNIT TYPE	TOTAL UNITS	SF
1 Bedroom	5	650
2 Bedroom	4	850
2 Bedroom + Den	3	950

PROPERTY DETAILS:

- Three-story brick building in Brookings, SD.
- Located less than 1 mile from South Dakota State University, Brookings Dog Park, and Sexauer Park.
- Well-maintained interior and exterior.
- Numerous recent replacements including roof (2023), windows (2022 & 2026), and boiler (2024).
- All units turned with new cabinets, countertops, flooring and vanity/top since 2020.

Contact broker for a full improvement ledger, financials, rent roll, and showing access — Isaac Jorgensen: 605-799-5058 or isaac@benderco.com

LOCATION HIGHLIGHTS



PROPERTY EXTERIOR



PROPERTY INTERIOR



PROPERTY INTERIOR



Name	Parkview East
Location	Brookings, SD
Property Type	Multi-Family
Units	12 units

Price	\$995,000
Capitalization Rate	8.13%

RECENT SALE COMPARABLE

1427 6th Street, Brookings

- 12 Units
- 0.33 Acres
- Built in 1966
- Sold for \$1,020,000 in December 2025
- \$85,000/unit

INCOME

Gross Potential Rent	\$135,180.00
Garage Rent	\$6,000.00
Vacancy - 8%	(\$11,294.40)
Other Income	\$2,230.00

EFFECTIVE INCOME	\$135,115.60
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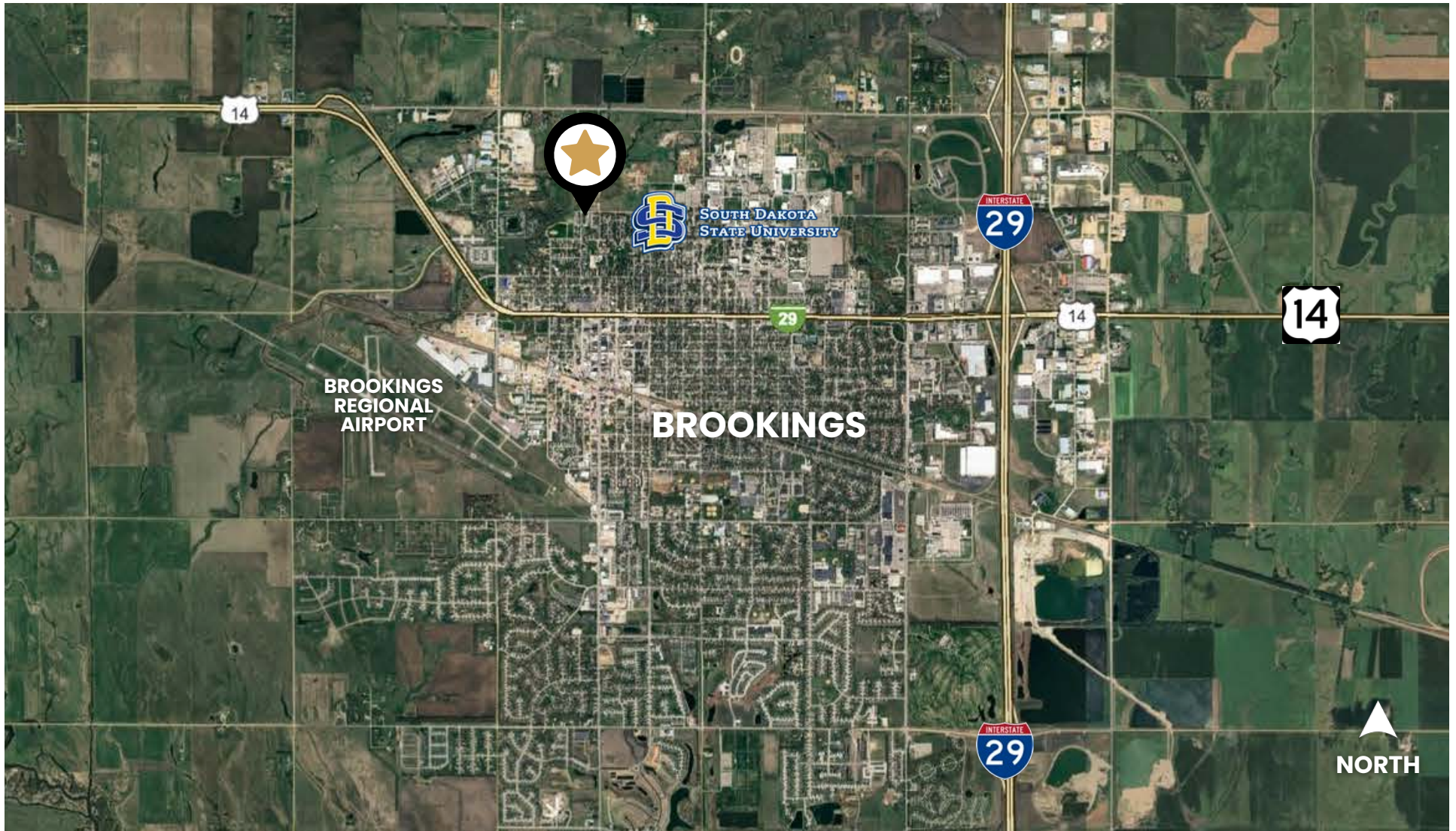
LESS: EXPENSES % OF EFF. INCOME

Taxes	\$8,250.00
Insurance	\$15,000.00
Repairs & Maintenance	\$12,500.00
Lawn/Snow	\$2,000.00
Utilities	\$13,500.00

TOTAL EXPENSES	\$51,250.00	39%
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NET OPERATING INCOME	\$80,865.60
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PROPERTY LOCATION



5 MILE RADIUS DEMOGRAPHICS

KEY FACTS

26,770

Population



Average
Household Size

27.9

Median Age

\$69,691

Median Household
Income

BUSINESS



1,196

2026 Total Businesses (NAICS)



16,227

2026 Total Employees (NAICS)

EMPLOYMENT



White Collar

64.6%



Blue Collar

17.3%



Services

18.1%



Unemployment
Rate

INCOME



\$69,691
Median Household
Income



\$33,835
Per Capita Income



\$138,136
Median Net Worth

EDUCATION



No High School
Diploma



20.2%
High School
Graduate



27.2%
Some College/
Associate's
Degree



50.9%
Bachelor's/Grad/
Prof Degree

HOUSING STATS



\$293,162
Median Home
Value



\$8,647
Average Spent on
Mortgage & Basics



\$783
Median Contract
Rent



For more information,
please contact:

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