

WELCOME TO



LLOYD



CONDO INFORMATION



THE HISTORY

The Sioux Steel Company was established in 1918 by Charles Rysdon in a small horse barn at the Upper Falls near the Big Sioux River. By the 1920's, Sioux Steel established itself as a preferred supplier of corrugated steel products such as metal ductwork, tanks and floor grids.

In the late 1930's Sioux Steel's business transitioned to build farm equipment including fabricated tanks, barn ventilators and grain storage bins. By the 1940's, Sioux Steel expanded markets, serving most of the United States.

With it's continued growth through the late 1900's, Sioux Steel was positioned to expand product lines again in the 2000's and created specialized plastic and steel-based components for livestock equipment.

In 2018, Sioux Steel made the decision to relocate their facilities. In 2019, Sioux Steel selected Lloyd Companies as the developer and agreed to sell the site for redevelopment in 2020.

THE STEEL DISTRICT

Together, Lloyd and Sioux Steel have developed plans for a mixed-use neighborhood designed to draw people from all walks of life to share a destination unlike anything else in South Dakota.

Lloyd will break ground on the Steel District the summer of 2021. This will close the chapter of manufacturing on the site and open a new chapter of life for the community and guests to enjoy.



THE
STEEL
 DISTRICT

STEEL DISTRICT SITE PLAN





WRAP BUILDING

RESIDENTIAL/RETAIL

WRAP BUILDING

- \$40.2 Million
- 6 Levels
- 30,000 sqft Retail Space
- 95 Apartments
- Approx 20 Condos
- Additional Future Space



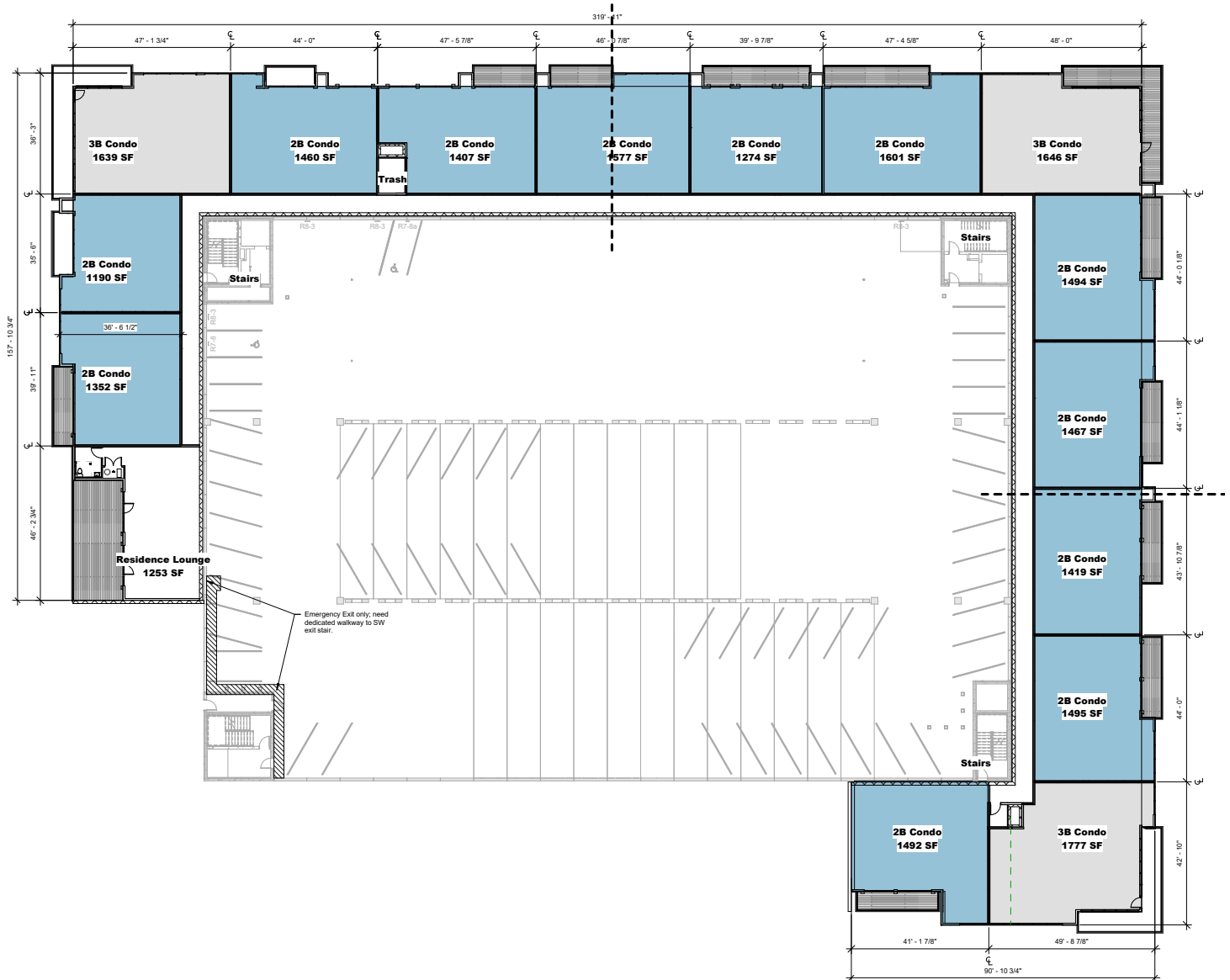
6th Floor Condos



2-Level Brownstones

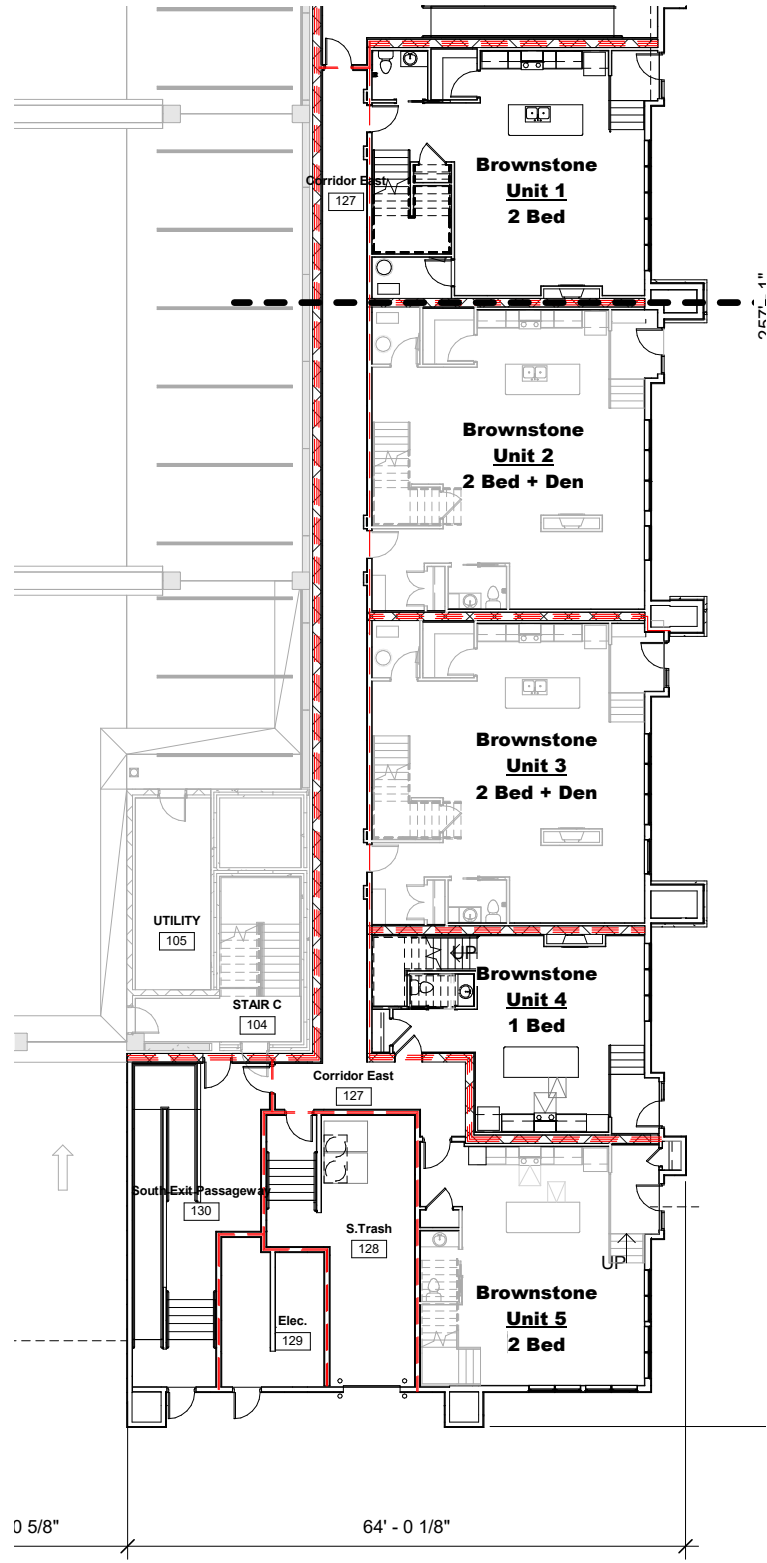


CONCEPTUAL CONDO FLOOR LAYOUT





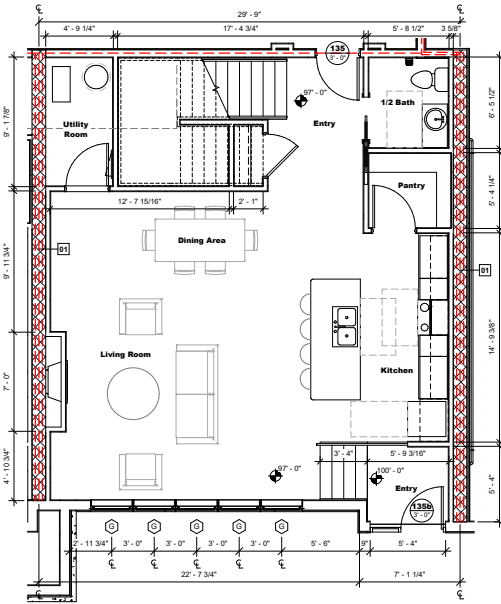
BROWNSTONE UNITS





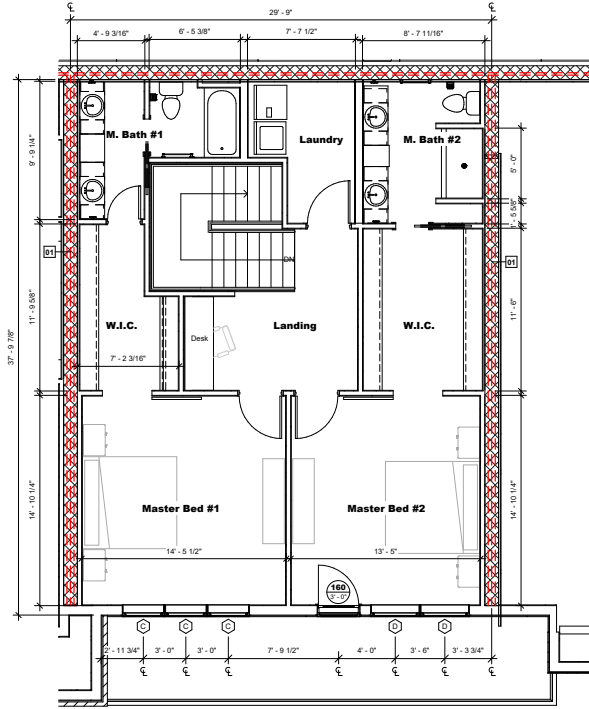
SAMPLE BROWNSTONE LAYOUTS

UNIT 1



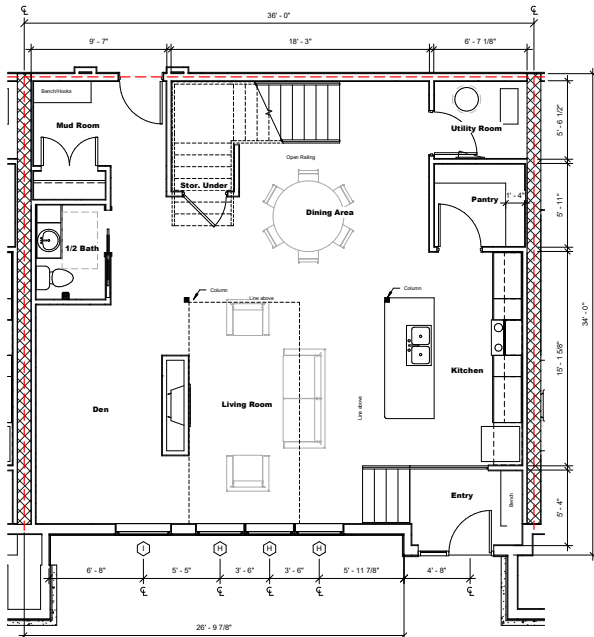
1 Brownstone Unit 1 - 1st Floor

First Floor: 970 SF
 Second Floor: 1,125 SF
 Total: 2,095 SF



2 Brownstone Unit 1 - 2nd Floor

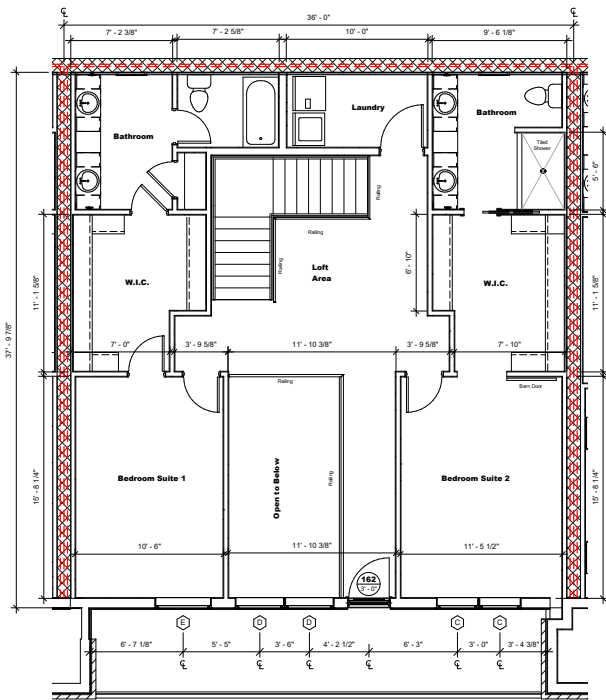
UNIT 2 & 3



1 Brownstone Unit 2 & 3 - 1st Floor

First Floor: 1,176 SF
 Second Floor: 1,362 SF
 Total: 2,538 SF

Quantity: 2

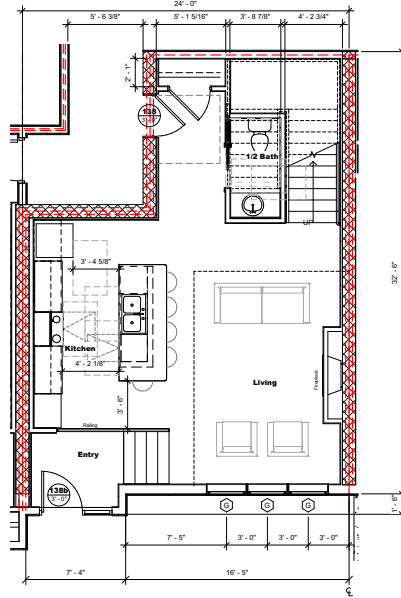


2 Brownstone Unit 2 & 3 - 2nd Floor



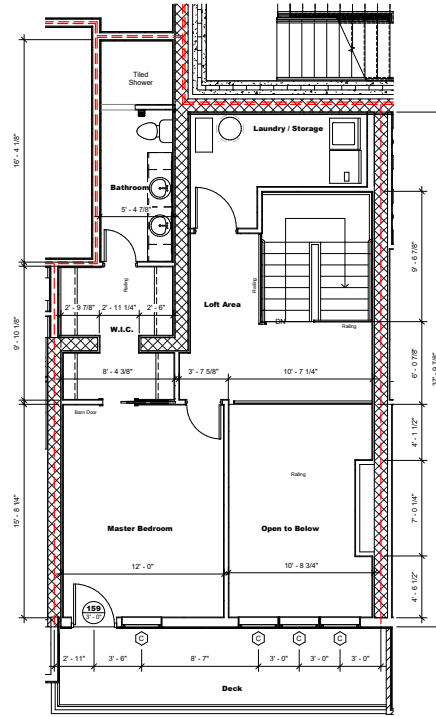
SAMPLE BROWNSTONE LAYOUTS

UNIT 4



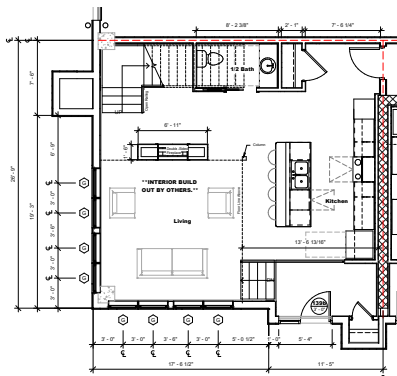
1 Brownstone Unit 4 - 1st Floor

First Floor: 678 SF
 Second Floor: 907 SF
 Total: 1,585 SF



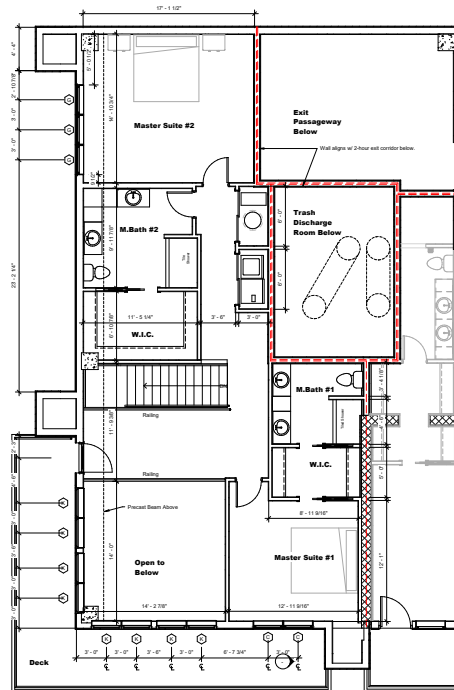
2 Brownstone Unit 4 - 2nd Floor

UNIT 5



1 Brownstone Unit 5 - 1st Floor

First Floor: 801 SF
 Second Floor: 1,399 SF
 Total: 2,200 SF

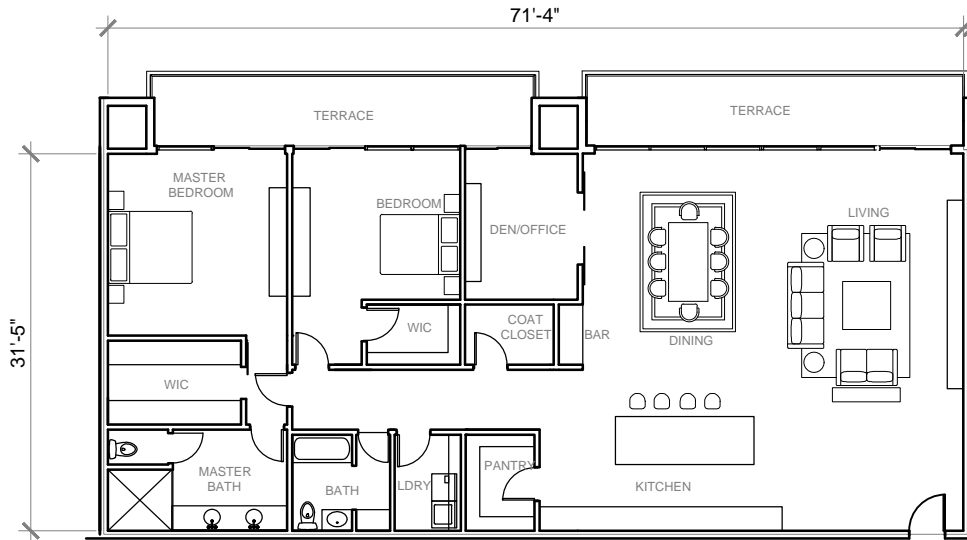


2 Brownstone Unit 5 - 2nd Floor



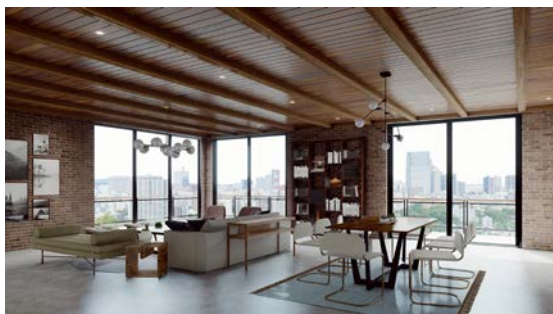
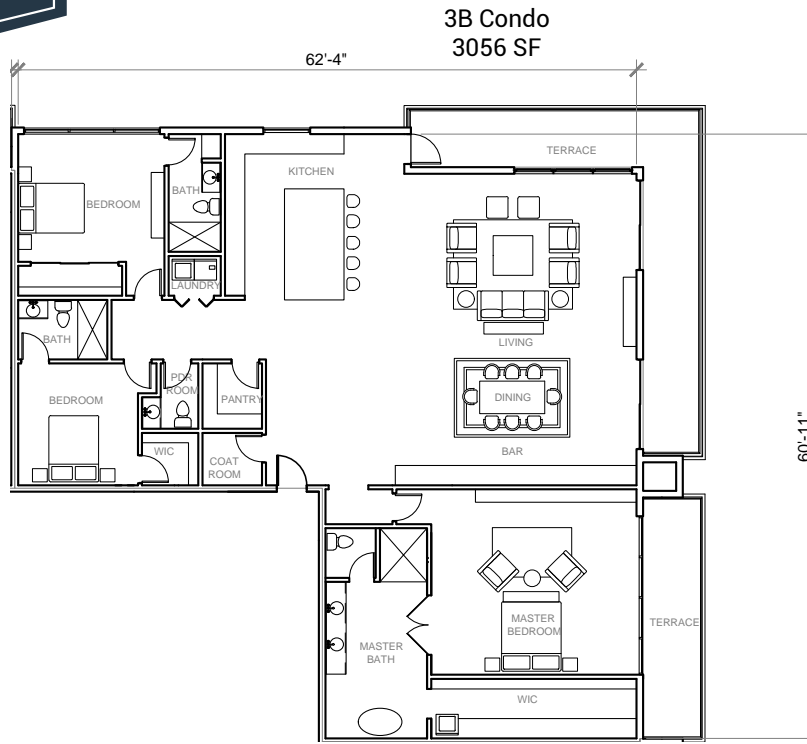
SAMPLE CONDO UNIT LAYOUT

2B Condo
2366 SF



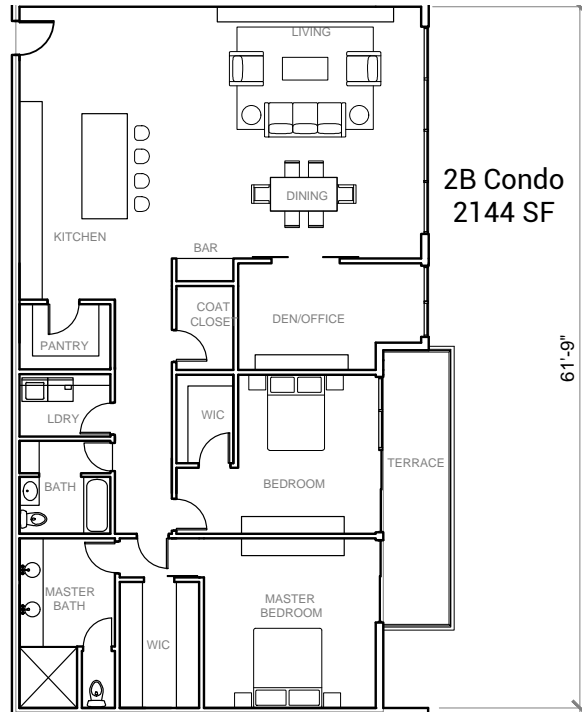


SAMPLE CONDO UNIT LAYOUT





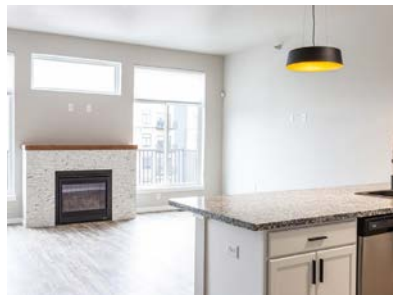
SAMPLE CONDO UNIT LAYOUT





SAMPLE CONDO UNIT LAYOUT

2Bed/2Bath 1,146 SQFT





THE SALES PROCESS

ROUND 1

1. On August 23rd, the corner condo units will open for bids. Offerors may submit their desired corner, size (in square feet), and price per square foot. Bids will be due by 5:00 pm central time that day. Lloyd Companies will review the bids and work with offerors throughout the week for final negotiations.

*Minimum size on corner units is 1,200 square feet.

2. On August 23rd, all 5 brownstone units will open for bids. Offerors may submit their desired unit and offering price. First bids will be reviewed after 5:00 pm central time that day, however, offerors may submit bids until all units are sold.

ROUND 2

3. Depending on the sizes selected for the three corner units, the following options may be followed:

- a. If the sizes selected during Round 1 allow for additional flexibility, on September 7th, Round 2 offerors will have the opportunity to submit bids for their desired space (adjacent to a corner unit), size (in square feet), and price per square foot. Bids will be due by 5:00 pm central time that day.

- b. If the sizes selected during Round 1 do not allow for additional flexibility, Lloyd Companies will demise the spaces. Round 2 offerors will have the opportunity to submit bids for their desired unit and their sales price.

ROUND 3

4. Remaining units will have sales prices assigned and offers will be evaluated on a first come basis.

Offerors will submit their bids by completing the supplied bid forms and submitting them via email to:

Luke Jessen
luke@lloydcompanies.com

You will receive a confirmation that your offer was received.



FREQUENTLY ASKED QUESTIONS

Q: What are the anticipated HOA Fees?

After the initial condos are sold, an HOA board will be formed to make formal selections of services and vendors, below is our initial estimate:

Estimated Monthly HOA Fees Per Square Foot <small>(estimates made based on a 1,200 square foot average unit size)</small>		
Service	Low Estimate	High Estimate
Trash	\$0.01	\$0.01
Insurance	\$0.06	\$0.08
Cleaning/Repairs/Utilities/Operations	\$0.08	\$0.09
Fitness Access	\$0.03	\$0.03
Site Management Contribution (landscaping, etc.)	\$0.02	\$0.03
Management Fee	\$0.02	\$0.05
Manager/Maintenance Salaries	\$0.03	\$0.05
Misc.	\$0.04	\$0.08
Replacement Reserve	TBD by HOA	TBD by HOA
Total:	\$0.28/SqFt	\$0.42/SqFt
Parking (2 spaces dedicated to each unit)	\$400/mo.	\$400/mo.

Q: Where will I park?

There are separate, secured areas within the parking ramp on levels 6 and 7 available for rent exclusively by condo owners. Each conodo owner will have 2 dedicated spaces in a perpetual lease for \$400/mo.

Q: When can I start to build my new home?

Demolition and site preparation is already underway, you can expect to see vertical progress in the next couple of months. We anticipate that your builder can begin construction on your space in the fall of 2022 for a spring of 2023 move-in.

Q: Who will build out my new home?

Lloyd Companies will be constructing the shell of the building and will provide the space to you as a shell. We have partnered with Amdahl Construction and Skogen Construction to work with each condo owner to design and build-out your new home. Lloyd Companies will review additional builders on a case-by-case basis.



FREQUENTLY ASKED QUESTIONS

Q: What amenities are included?

Access to The Steel District Fitness Center is included in the HOA costs. Condo owners will also have access to a private lounge overlooking The Levitt at the Falls on the 6th floor. The space will include a large patio and about 1,200 square feet of indoor space.

Initially, we plan to allow the room to be privately reserved by condo owners, however, that policy may be changed by the HOA board.

Q: Can I rent my condo?

Long-term rentals will be allowed, however, renters will need to pass a background check conducted by the HOA board/property manager. Short-term rentals such as AirBNB or VRBO are not allowed.