



OFFERING MEMORANDUM

507 S 36th St

Omaha, Nebraska 68105



ACCESS Commercial, LLC

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1. PROPERTY INFORMATION

PROPERTY DESCRIPTION

Welcome to 507 S. 36th Street, an all brick, updated and meticulously maintained 5-plex in prime Blackstone location, proving to be a value-add investment opportunity.

This charming community features a fully furnished apartment, on-site laundry, garage availability, and well-maintained grounds. The lower-level units include a relaxing patio in the back, making them perfect for unwinding. Investors looking to expand their portfolio will find this property a must-see.

OFFERING SUMMARY

Sale Price:	\$795,000
Price Per Unit:	\$159,000
Number of Units:	5
Building Size:	4,004 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households:	12,058	61,514	118,476
Total Population:	25,040	144,675	289,841
Average HH Income:	\$71,351	\$90,218	\$89,772



2. --- PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- Refurnished units have original refinished wood flooring, new paint, countertops and appliances
- Freshly painted hallways
- 4 detached garages
- Patios on lower level units
- Prime Blackstone location
- 100% occupancy
- Onsite laundry
- Well maintained grounds
- Easy access to major routes such as I-480, Dodge Street and Leavenworth
- Surrounded by college campuses including:
 - Creighton University: 8,700 students
 - University of Nebraska-Omaha: 16,000 students
 - Clarkson College: 1,190 students
 - College of Saint Mary: 2,022 students



3. --- PROPERTY INFORMATION

PROPERTY

Units:	5
Gross Square Footage:	4,004 SF
Rented Square Footage:	4,004 SF
Year Built:	1949

SITE DETAILS

Zoning:	R7
Lot Size:	7,920/ .18 AC
Designated Surface Parking:	4

MECHANICAL

Heating:	Forced Air/ Natural Gas
Electrical:	Copper
Plumbing:	Copper Supply / Cast Waste
HVAC:	Central Air to Air
Laundry:	Four Washers and Dryers on Site

STRUCTURE

Stories:	3
Foundation:	Concrete
Framing:	Wood
Exterior:	Masonry Common Brick
Roof & Gutters:	Composition Shingle/Hip

UTILITIES

Electricity:	Tenant Pays - Individual Meter
Gas:	Landlord Pays
Water/Sewer:	Landlord Pays
Trash:	Landlord Pays (8yd Dumpster)
Internet:	Tenant Pays

4. PROPERTY INFORMATION

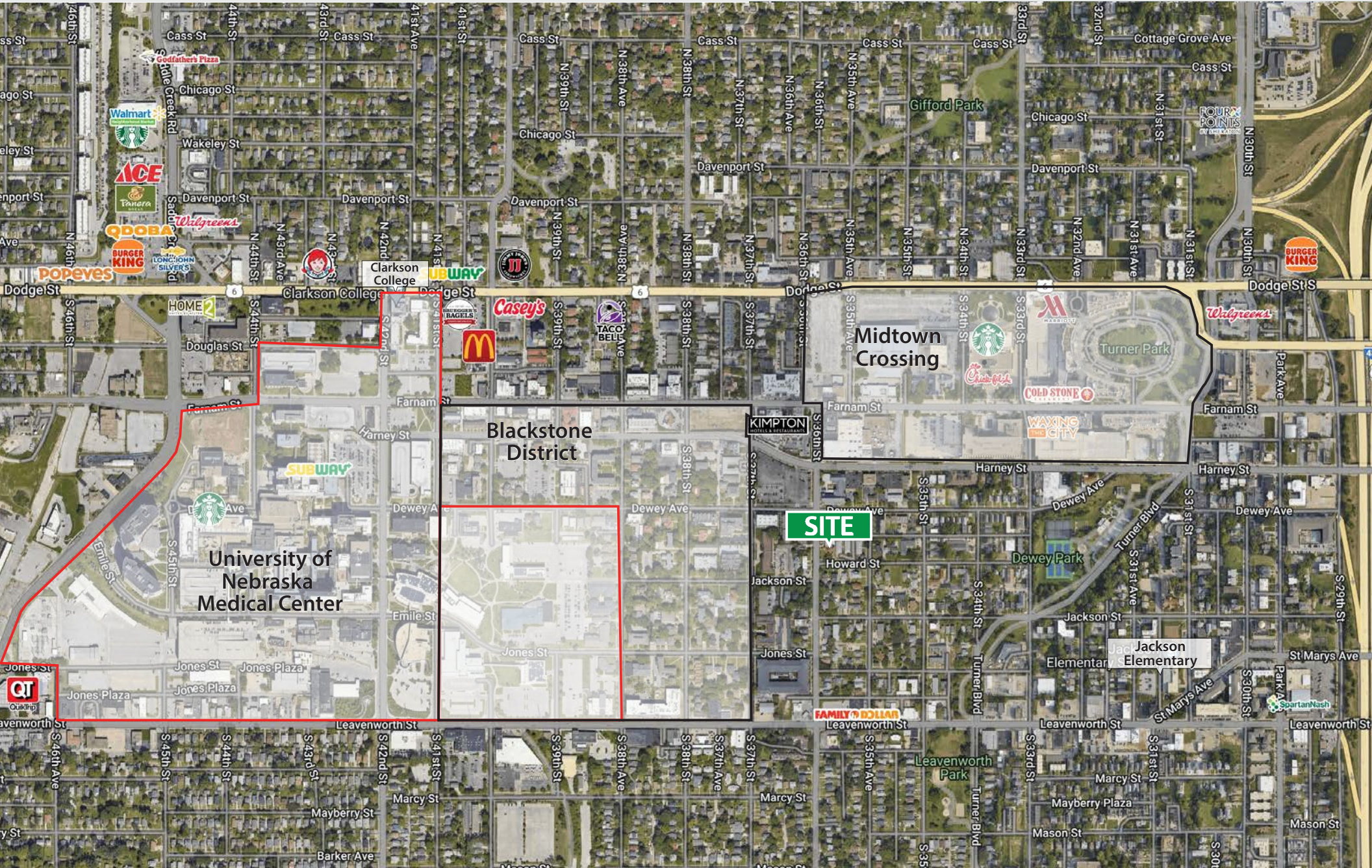
RENT ROLL

Unit	BD/BA	Sqft	Rent	Monthly Rent / SF	Market Rent	Monthly Market Rent / SF	Lease From	Lease To
507-1	2/1.00	950	1,050.00		1,400.00		09/08/2022	08/31/2024
507-2	2/1.00	950	1,210.00		1,400.00		04/05/2023	
507-3	2/1.00	950	1,650.00		1,650.00		05/27/2024	08/30/2024
507-4	2/1.00	950	1,075.00		1,075.00		04/05/2023	
507-5	2/1.00	950	1,400.00		1,400.00		02/07/2024	08/10/2024

Totals: 4,900 6,385.00 7,500.00



5. LOCATION INFORMATION



6. _____
PROPERTY PHOTO



7. --- PROPERTY PHOTOS



BUILDING EXTERIOR



BUILDING EXTERIOR



BUILDING EXTERIOR



LIVING ROOM



KITCHEN



DINING ROOM

8.

FINANCIAL ANALYSIS

PRO FORMA

	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
Operating Income & Expense													
Income													
Rent Income													
Rent Income Residential	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	7,650.00	91,800.00
Utility Bill Back	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
Garage Rent	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00
Laundry Income	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Total *Rent Income*	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	98,400.00
Total Operating Income	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	8,200.00	98,400.00
Expense													
Utilities													
Electricity	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Gas	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Water & Sewer	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	425.00	5,100.00
Total *Utilities*	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	675.00	8,100.00
Management Fee	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00
Grounds Maintenance	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Lawn Care & Snow Removal	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Interior Cleaning	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Total	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	575.00	6,900.00
Insurance													
Property Insurance	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00
Total	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00
Repairs													
Plumbing RM	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
HVAC RM	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
General Repairs & Maintenance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Total	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Property Tax													
Property Tax			7,437.50					7,437.50					14,875.00
Total			7,437.50					7,437.50					14,875.00
Total Operating Expense	2,400.00	2,400.00	9,837.50	2,400.00	2,400.00	2,400.00	2,400.00	9,837.50	2,400.00	2,400.00	2,400.00	2,400.00	43,675.00
NOI - Net Operating Income	5,800.00	5,800.00	(1,637.50)	5,800.00	5,800.00	5,800.00	5,800.00	(1,637.50)	5,800.00	5,800.00	5,800.00	5,800.00	54,725.00

Cap 6.5% \$841,923.08



OUR MISSION

To form strategic partnerships and maximize value for every stakeholder involved in a project.

Our Brokerage Team forms strategic partnerships by aligning with forward-thinking clients who are ready to experience a refreshing approach to their real estate objectives. Our experienced brokerage team creates value across all real estate sectors. Whether a single transaction or a large portfolio, we work relentlessly to execute your strategy. Although Omaha, Nebraska is our home, we have a strong transactional footprint in the Midwest and substantial National experience.



ACCESS Commercial, LLC

Broc Gregory

LISTING BROKER

Broc leads ACCESS Commercial's property management team and is responsible for portfolio management, investor/owner reporting, and strategic planning for ACCESS' commercial and residential portfolio. He has over 12 years of residential and commercial real estate experience which allows him to build long lasting relationships with tenants, owners, co-workers and vendors. Broc holds a degree in Business Administration from Nebraska Wesleyan University and an M.B.A. from the University of Nebraska at Omaha. Prior to joining ACCESS, Broc worked at Concrete Industries where he specialized in project and business development.



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www.ACCESSCOMMERCIAL.com