

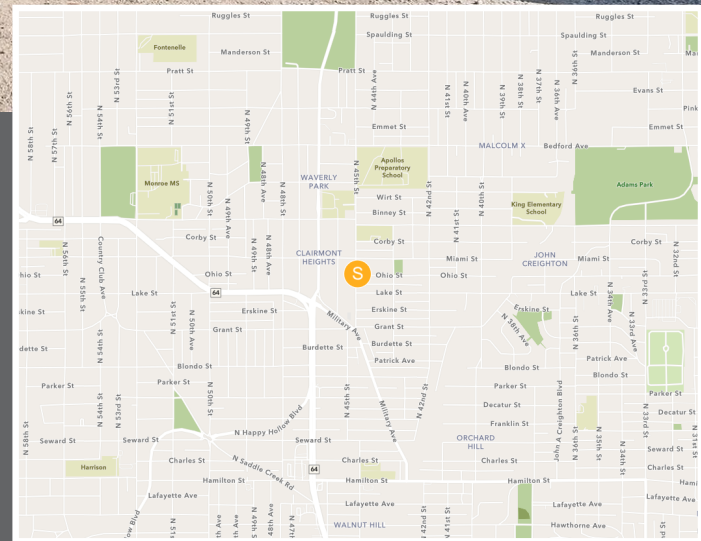
45th Street Lofts & Commercial Shop

2601/2603 N. 45th St
Omaha NE 68104



HIGHLIGHTS:

- » GI Zoning Heated Shop 1260 SF w/ 975 SF Office
- » 3 Residential Units w/ Loft Style Finishes & 14' Ceilings
- » Property Fully Renovated in 2021
- » Photocell Exterior Lighting
- » Office has a Walk-out basement with W/D hookups
- » Fenced Side Yards



Exclusively Marketed by:

Lisa Marie Pringle

BHGRE Commercial

Realtor

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20150747



BHGRE
COMMERCIAL

RESIDENTIAL

| Unit | Unit Mix | Square Feet | Rent PSF | Current Rent | Market Rent | Move-In Date | Lease End |
|-------------------|----------------|-------------|----------|--------------|-------------|--------------|------------|
| 2603 | 2 bd + 1.75 ba | 1,289 | \$1.31 | \$1,690.00 | \$1,690.00 | 02/01/2026 | 01/31/2027 |
| 2603 1/2 | 2 bd + 1.75 ba | 1,302 | \$1.22 | \$1,590.00 | \$1,590.00 | 03/01/2026 | 02/28/2027 |
| 2601 1/2 | 2 bd + 1.5 ba | 1,011 | \$1.47 | \$1,490.00 | \$1,490.00 | 07/01/2026 | 06/30/2027 |
| Totals / Averages | | 3,602 | \$1.34 | \$4,770.00 | \$4,770.00 | | |

COMMERCIAL

| Suite | Tenant Name | Square Feet | % of NRA | Lease Start | Lease End | Monthly | PSF | Annual | PSF |
|--------------------------------|-------------|-------------|----------|-------------|-----------|---------|--------|----------|---------|
| 2601 | | 2,235 | 48.18% | 08/01/26 | | \$2,049 | \$0.92 | \$24,585 | \$11.00 |
| Totals: | | 2,235 | | | | \$0 | | \$10,243 | |
| Totals (Includes Vacant Space) | | | | | | \$2,049 | | \$34,828 | |

PROPERTY SUMMARY

| | |
|-----------------|-----------------------|
| Number of Units | 4 |
| Building SF | 4,639 |
| Outbuilding SF | 1,260 |
| Land Acres | .22 |
| # of parcels | 1 |
| Year Built | 1918 |
| Year Renovated | 2021 |
| Zoning Type | GC-General Commercial |
| Land SF | 9760 |

INVESTMENT SUMMARY

| | |
|----------------------|-----------|
| Price | \$725,000 |
| Price PSF | \$156.28 |
| Occupancy | 100% |
| NOI (CURRENT) | \$45,313 |
| NOI (Pro Forma) | \$61,964 |
| CAP RATE (CURRENT) | 6.25% |
| CAP RATE (Pro Forma) | 8.55% |

INCOME

| | CURRENT | PRO FORMA |
|-------------------------------|-----------------|-----------------|
| Gross Scheduled Rent | \$57,240 84.8% | \$57,240 70.0% |
| Commercial Rent | \$10,243 15.2% | \$24,585 30.0% |
| Effective Gross Income | \$67,483 | \$81,825 |
| Less Expenses | \$22,170 32.85% | \$19,861 24.27% |
| Net Operating Income | \$45,313 | \$61,964 |

EXPENSES

| | CURRENT | PRO FORMA |
|--------------------------------|-----------------|-----------------|
| Real Estate Taxes | \$3,839 | \$5,000 |
| Insurance | \$5,770 | \$6,500 |
| Common Area Maintenance (CAM) | \$761 | \$761 |
| Repairs & Maintenance | \$3,000 | \$4,000 |
| Water / Sewer | \$600 | \$600 |
| Cleaning | \$1,000 | |
| Unit Turns | \$3,600 | \$3,000 |
| Driveway | \$2,000 | |
| Fence Repair | \$1,600 | |
| Total Operating Expense | \$22,170 | \$19,861 |
| Expense / SF | \$4.78 | \$4.28 |
| % of EGI | 32.85% | 24.27% |



UNIQUE INVESTMENT OPPORTUNITY – 2601 N 45TH ST

Mixed-Use Investment Opportunity with Commercial Flex Space & Residential Income

45th Street Lofts & Shops presents a unique opportunity to acquire a fully renovated mixed-use asset featuring commercial office/shop space and three loft-style residential apartments. Renovated in 2021, the property offers diversified income streams, flexible occupancy options, and CG zoning that supports a wide variety of commercial uses.

Ideal for investors seeking stable cash flow or owner-users looking to offset occupancy costs with rental income, the property combines functional commercial space with modern residential units in one turnkey investment.

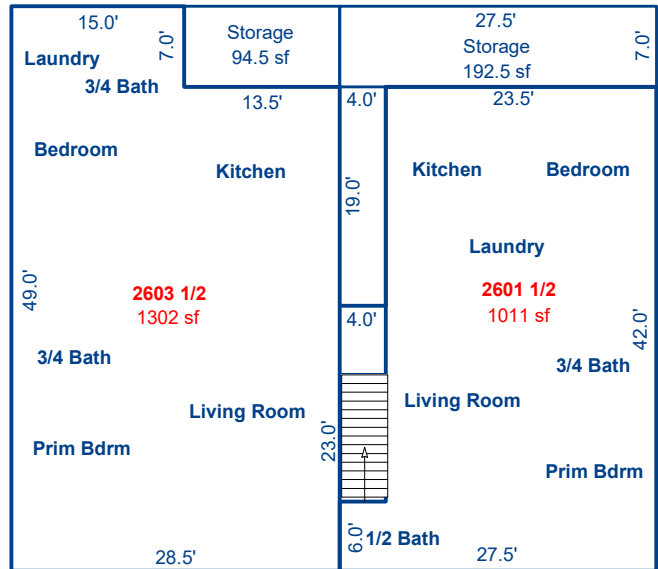
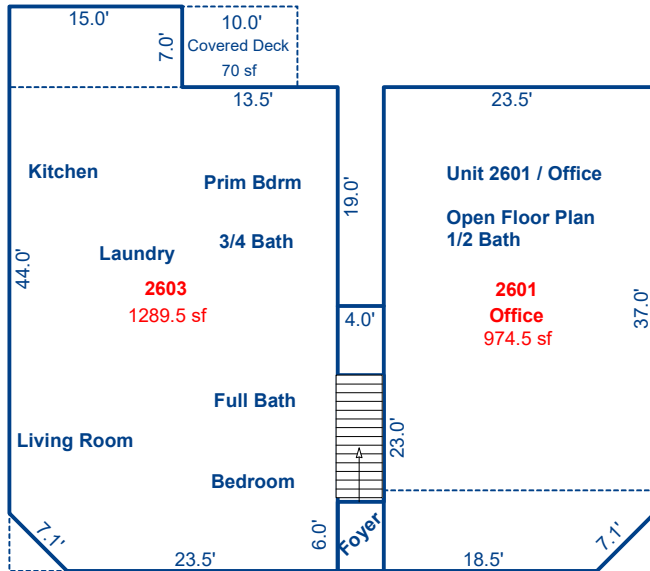
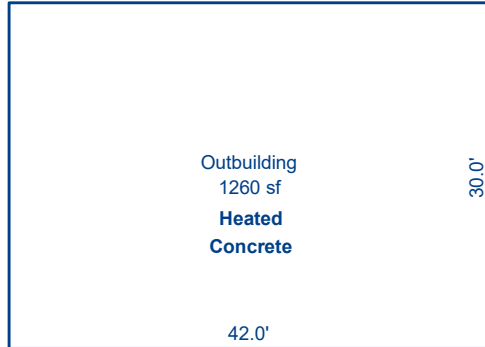
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

| | | | |
|-------------------|---|------------------|-----------------|
| File No: | Agent ID: 0252 | | |
| Property Address: | 2603 N 45th St | | |
| City: Omaha | County: Douglas | State: NE | ZipCode: 68104 |
| Prepared For: | Lisa Zimmerman | | |
| Real Estate Co: | Better Homes and Gardens | Owner of Record: | Kenneth Pringle |
| Measurer Name: | Mark Anding, NE R.E. Broker / Candid Creations dba 1st Realty, Inc. | Measure Date: | 09/05/2025 |

SKETCH

2 Story
2603 N 45th St
 Bsmnt Conc Block
 2111.5 sf



Unit 2603

Living Room: 20.00 x 13.04 (16.17.33)
 Kitchen: 26.03 x 13.02 (11.16.19.33)
 Gas Range, Ref, Micro, Disp, DW, Wash/Dryer
 Prim Bdrm: 13.02 x 12.01 (16.17.33)
 3/4 Bath
 Bedroom 2: 13.04 x 10.00 (1.16.17)
 Full Bath

Unit 2603 1/2

Living Room: 22.06 x 13.04 (2.11.16)
 Dining Area: 10.04 x 8.05 (2.11)
 Kitchen: 13.03 x 10.03 (3.19)
 Elec Range, Ref, Micro, Disp, DW, Wash/Dryer
 Prim Bdrm: 20.07 x 13.02 (2.11.16)
 3/4 Bath
 Bedroom 2: 13.05 x 13.01 (2.11)
 3/4 Bath
 Laundry: 7.00 x 5.01 (3)

Unit 2601 1/2

Living Room: 30.05 x 11.05 (1.16)
 Kitchen: 11.05 x 10.03 (3)
 Elec Range, Ref, Micro, Disp, DW, Wash/Dryer
 Prim Bdrm: 18.02 x 11.02 (1)
 3/4 Bath
 Bedroom 2: 12.10 x 11.06 (1)

DISCLAIMER

METHOD USED FOR CALCULATING FINISHED SQUARE FOOT: ANSIZ765-2020 GUIDELINES.

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