



ACCESS Commercial, LLC

Allura Gardens

1612 E. D Street, North Platte, NE 69101

OFFERING MEMORANDUM

\$7,200,000 | \$100,000 Per Unit



Broc Gregory

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Property Description

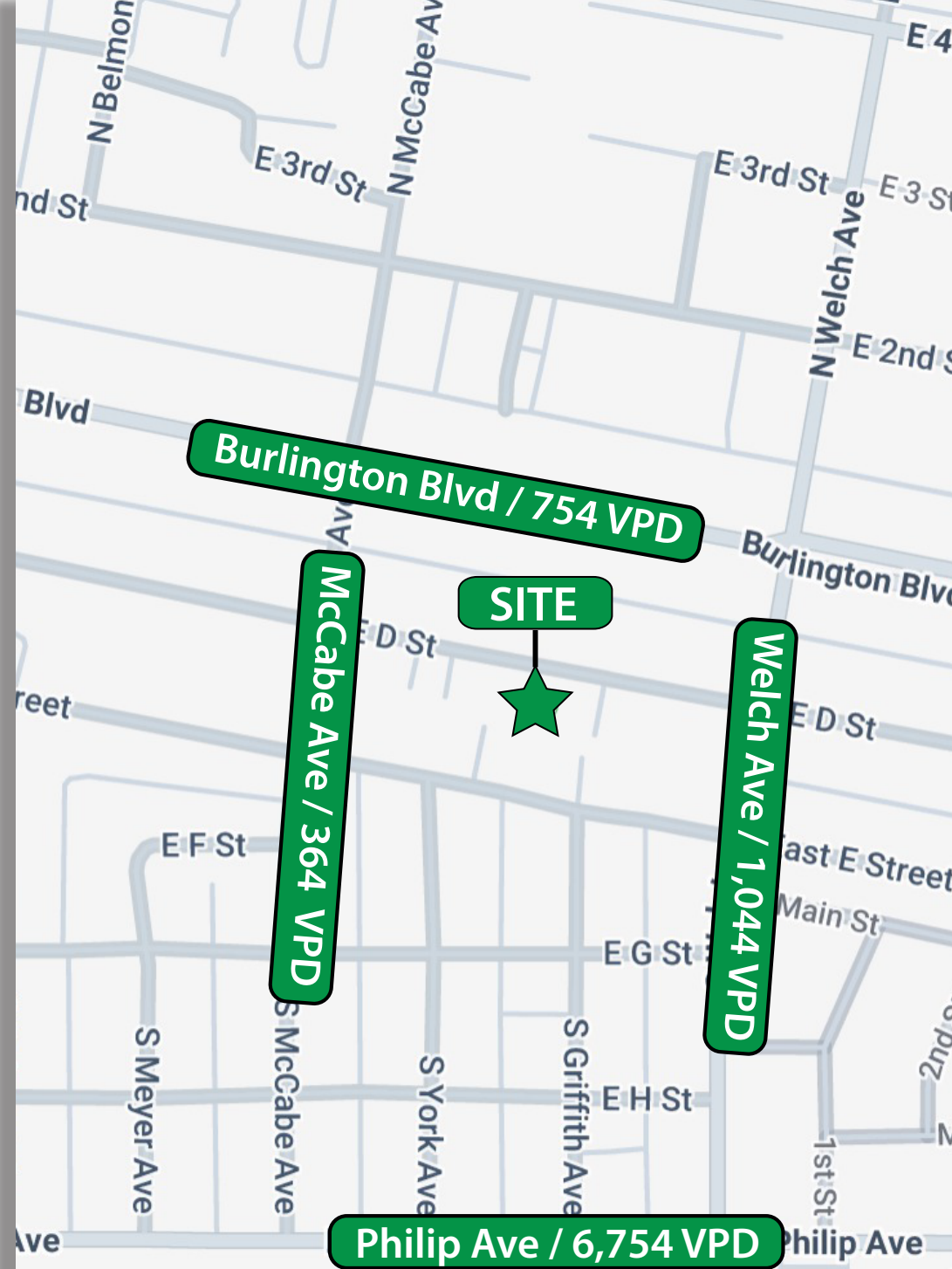
Nestled in the heart of North Platte, Nebraska, Allura Gardens is a 72-unit apartment community. The majority of the property has been thoughtfully updated, featuring brand-new flooring, fixtures, wiring, windows, doors, drywall, plumbing, and a water heater — offering a seamless blend of style and efficiency. 95% occupied and highly sought after, this property is a rare investment gem with proven returns. Don't miss your chance to own and secure an exceptional asset in a thriving community.

Offering Summary

Sale Price:	\$7,200,000.00
Price Per Unit:	\$100,000.00
Number of Units:	72
Total Combined SF:	50,400

Demographics

	1 MILE	3 MILES	5 MILES
Total Households:	2,308	9,178	10,817
Total Population:	5,030	20,681	24,505
Average HH Income:	\$58,248	\$73,586	\$77,207



Property Highlights

- 6 Two-Story Multi-Family Apartment Building
- 72 individual units
- Washers and Dryers in every building
- Fiber Internet installed in every unit
- New windows and doors installed
- Furnished kitchen
- New balconies and decks
- 48 Garages in 6 banks

Investment Highlights

- Conveniently located near prominent schools, including:
 - Eisenhower Elementary: 212 students
 - Washington Elementary: 240 students
 - Lincoln Elementary: 284 students
 - Osgood Elementary 56 students
 - Mc Donald Elementary: 234 students
 - Jefferson Elementary: 375 students
 - North Platte High School: 1,212 students
- Nearby Established Industries, including:
 - Union Pacific Railroad
 - Great Plains Regional Medical Center
 - Gerald Gentleman Power Plant



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PROPERTY

Units:	72
Price Per Square Footage:	\$166.00
Year Built:	1971

SITE DETAILS

Zoning:	Residential
Lot Size:	3.94 AC

MECHANICAL

Heating:	Gas
HVAC:	In Unit
Laundry:	In Building

STRUCTURE

Stories:	2
Foundation:	Wood
Framing:	Masonry and Wood
Exterior:	Brick and Siding
Roof & Gutters:	Architectural Shingles and Flat Roof

UTILITES

Electricity:	City of North Platte
Gas:	Northwestern
Water/Sewer:	City of North Platte

Operating Proforma

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Income													
Rent Income Residential	\$73,900.00	\$73,900.00	\$73,900.00	\$73,900.00	\$73,900.00	\$73,900.00	\$73,900.00	\$73,900.00	\$73,900.00	\$73,900.00	\$73,900.00	\$73,900.00	\$886,800.00
Pet Rent	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$175.00	\$2,100.00
Garage Rent	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$2,250.00	\$27,000.00
Vacancy	-\$3,695.00	-\$3,695.00	-\$3,695.00	-\$3,695.00	-\$3,695.00	-\$3,695.00	-\$3,695.00	-\$3,695.00	-\$3,695.00	-\$3,695.00	-\$3,695.00	-\$3,695.00	-\$44,340.00
Month to Month Fees	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$250.00	\$3,000.00
Pet Fee	\$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
Late Fee	\$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
Utility Reimbursement Fee	\$3,580.00	\$3,580.00	\$3,580.00	\$3,580.00	\$3,580.00	\$3,580.00	\$3,580.00	\$3,580.00	\$3,580.00	\$3,580.00	\$3,580.00	\$3,580.00	\$42,960.00
Total Operating Income	\$76,735.00	\$76,735.00	\$76,735.00	\$76,735.00	\$76,735.00	\$76,735.00	\$76,735.00	\$76,735.00	\$76,735.00	\$76,735.00	\$76,735.00	\$76,735.00	\$920,820.00
Expense													
Electricity	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$54,000.00
Gas	\$1,525.00	\$1,525.00	\$1,525.00	\$1,525.00	\$1,525.00	\$1,525.00	\$1,525.00	\$1,525.00	\$1,525.00	\$1,525.00	\$1,525.00	\$1,525.00	\$18,300.00
Water & Sewer	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$11,196.00
Garbage and Recycling	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$933.00	\$11,196.00
Advertising	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$4,800.00
Grounds Maintenance	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$165.00	\$1,980.00
Pest Control	\$0.00	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$750.00
Interior Cleaning	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$450.00	\$5,400.00
Lawn Care	\$0.00	\$0.00	\$0.00	\$895.00	\$895.00	\$895.00	\$895.00	\$895.00	\$895.00	\$895.00	\$0.00	\$0.00	\$6,265.00
Snow Removal	\$3,000.00	\$2,250.00	\$2,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$250.00	\$7,750.00
Property Insurance	\$4,700.00	\$4,700.00	\$4,700.00	\$4,700.00	\$4,700.00	\$4,700.00	\$4,700.00	\$4,700.00	\$4,700.00	\$4,700.00	\$4,700.00	\$4,700.00	\$56,400.00
Property Tax	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$22,800.00
Commissions & Leasing Fees	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$14,400.00
Management Fees	\$3,069.40	\$3,069.40	\$3,069.40	\$3,069.40	\$3,069.40	\$3,069.40	\$3,069.40	\$3,069.40	\$3,069.40	\$3,069.40	\$3,069.40	\$3,069.40	\$36,832.80
Maintenance	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$1,800.00	\$21,600.00
Apartment Make Ready	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00
Manager/Maintenance Wages	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$90,000.00
Total Operating Expense	\$33,075.40	\$32,325.40	\$32,575.40	\$30,970.40	\$30,970.40	\$30,970.40	\$31,220.40	\$30,970.40	\$30,970.40	\$30,970.40	\$30,325.40	\$30,325.40	\$375,669.80
NOI	\$43,659.60	\$44,409.60	\$44,159.60	\$45,764.60	\$45,764.60	\$45,764.60	\$45,514.60	\$45,764.60	\$45,764.60	\$45,764.60	\$46,409.60	\$46,409.60	\$545,150.20

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Unit	Size	Rent
1	2	1,100.00
2	1	900.00
3	1	900.00
4	2	1,100.00
5	2	1,100.00
6	2	1,100.00
7	1	900.00
8	2	1,100.00
9	2	1,100.00
10	1	900.00
11	2	1,100.00
12	2	1,100.00

Building 1

Unit	Size	Rent
14	2	1,100.00
15	1	900.00
16	1	900.00
17	2	1,100.00
18	2	1,100.00
19	2	1,100.00
20	1	900.00
21	2	1,100.00
22	2	1,100.00
23	1	900.00
24	2	1,100.00
25	2	1,100.00

Building 2

Unit	Size	Rent
27	2	1,100.00
28	1	900.00
29	1	900.00
30	2	1,100.00
31	2	1,100.00
32	2	1,100.00
33	2	1,100.00
34	1	900.00
35	2	1,100.00
36	2	1,100.00
37	2	1,100.00
38	1	

Building 3

Unit	Size	Rent
40	2	1,100.00
41	2	1,100.00
42	2	1,100.00
43	1	900.00
44	2	1,100.00
45	2	1,100.00
46	1	900.00
47	2	1,100.00
48	2	1,100.00
49	2	1,100.00
50	2	1,100.00
51	2	1,100.00

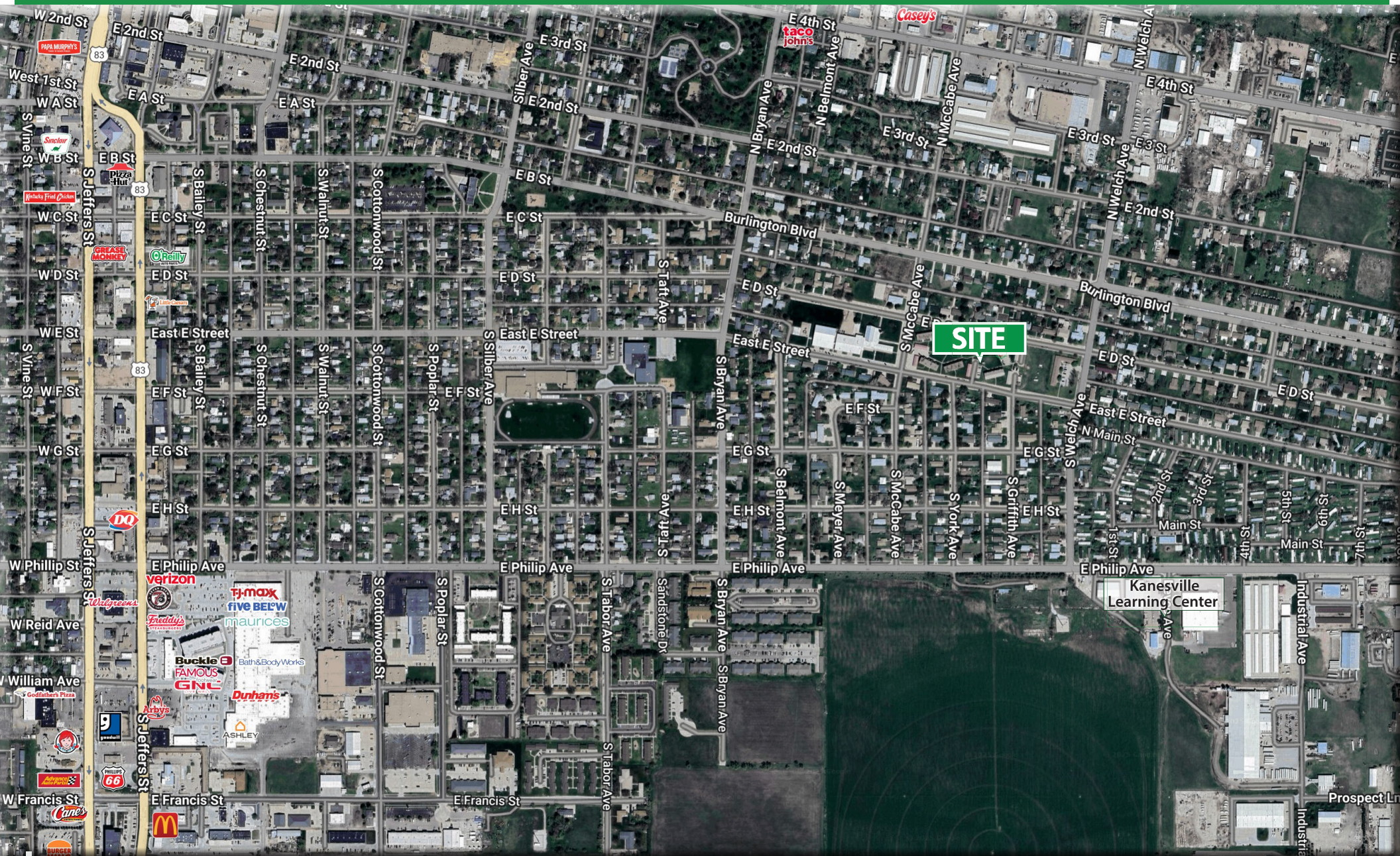
Building 4

Unit	Size	Rent
53	2	1,100.00
54	1	900.00
55	1	900.00
56	2	1,100.00
57	2	1,100.00
58	2	1,100.00
59	1	900.00
60	2	1,100.00
61	2	1,100.00
62	1	900.00
63	2	1,100.00
64	2	1,100.00

Building 5

Unit	Size	Rent
66	2	1,100.00
67	1	900.00
68	1	900.00
69	2	1,100.00
70	2	1,100.00
71	2	1,100.00
72	1	900.00
73	2	1,100.00
74	2	1,100.00
75	1	900.00
76	2	1,100.00
77	2	1,100.00

Building 6



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**KITCHEN****LIVING ROOM****LIVING ROOM****BEDROOM****BATHROOM****BUILDING EXTERIOR**

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.



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LISTING BROKER

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Broc Gregory serves as Executive Vice President of ACCESS Commercial, where he oversees the firm's property management division and provides strategic leadership across a diverse portfolio of commercial and multifamily assets. In this role, he is responsible for portfolio performance, investor and ownership reporting, operational oversight, and long-term strategic planning designed to maximize asset value and investor returns.

With more than 12 years of experience in both residential and commercial real estate, Broc has successfully managed large-scale portfolios and facilitated complex multifamily brokerage transactions. His background enables him to deliver a unique perspective that blends hands-on operational expertise with investment-level strategy. He is committed to building enduring relationships with owners, investors, tenants, and industry partners while driving operational efficiency and portfolio growth.

Broc earned his bachelor's degree in business administration from Nebraska Wesleyan University and an M.B.A. from the University of Nebraska at Omaha. Before joining ACCESS, he worked in project and business development at Concrete Industries, where he gained valuable experience in operations and client relations that continue to inform his approach to real estate leadership today.



ACCESS Commercial, LLC
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