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INVESTMENT

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EXECUTIVE SUMMARY





PROPERTY DESCRIPTION

Rare opportunity to acquire a single-tenant, mission-critical data center in Omaha, Nebraska, leased to Foundever (~\$4B revenue). The 36,121 SF facility serves as the company's U.S. data center headquarters and has occupied the building for 28+ years since 1998.

INVESTMENT HIGHLIGHTS

- **Single-tenant Asset:** Leased to Foundever, a globally scaled operator with ~\$4B in revenue, occupying the property as a critical U.S. data center
- **Long-Term Lease Stability:** 10 years of remaining term providing predictable, durable cash flow. Potential term of 20 years including (2) 5-year extensions
- **Convenient Location:** Positioned directly off I-680 with seamless connectivity to Greater Omaha's primary employment, retail, and residential corridors

OFFERING SUMMARY

Sale Price:	\$6,850,000
Going in Cap Rate Forward Cap Rate (1/1/27)	7.06% 7.27%
Lease Structure:	NNN (LL responsible for roof & paving)
Lot Size:	2.34 Acres
Building Size:	36,121 SF

BUILDING HIGHLIGHTS

- **Mission-Critical Data Center Infrastructure:** Purpose-built 36,121 SF facility with approximately 600 kW of on-site power supporting core IT operations
- **Capital Improvements:** The roof received an impermeable coating in 2019, and the parking lot is scheduled to be resurfaced in the coming weeks

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PROPERTY INFORMATION



BUILDING INFORMATION

Address	5601 N 103rd St, Omaha, NE 68134
Year Built	1977
Zoning District	Community Commercial (CC)
Building Size	36,121 SF
Site Area	2.34 Acres
Data Room #1	1,224 SF (with 9" raised floor)
Data Room #2	1,224 SF

ROOF & PARKING LOT

Roof Type	Poly foam system
Impermeable Coating	Installed in July 2019
Parking Type	Surface lot
Parking Stalls	145

ELECTRICAL SYSTEMS

UPS Sizing	(2) 300kVA Toshiba G9000 UPSs
Generator Sizing	(1) 200kW Onan Generator (1) 350kW Kohler Generator (1) 500kW Cummins Generator
Utility Feeds	(2) 1,000 Amp Services from same substation
Substations	(1) Substation feeding facility

MECHANICAL SYSTEMS

Data Room #1 Cooling	30 Ton CRAC unit (primary), 20 Ton CRAC unit (redundant)
Data Room #2 Cooling	40 Ton up flow units cross-connected and ducted for complete redundancy
Age of Equipment	2016
Fire Suppression System	FM200
Fiber Carriers to Facility	AT&T and Verizon
Security System	Badge readers on all doors; CCTV throughout

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TENANT INFORMATION





TENANT: FOUNDEVER

Foundever is a leading global customer experience (CX) outsourcing provider, formerly known as Sitel Group, which rebranded in 2023 following its acquisition of SYKES Enterprises. The company provides customer support, technical services, and back-office solutions to over 750 enterprise clients worldwide.

Foundever employs approximately 170,000 people across more than 45 countries and generates roughly \$4.0 billion in annual revenue. Backed by Groupe Acticall, the company has scaled through strategic acquisitions and long-term client relationships with major multinational brands.

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LOCATION OVERVIEW

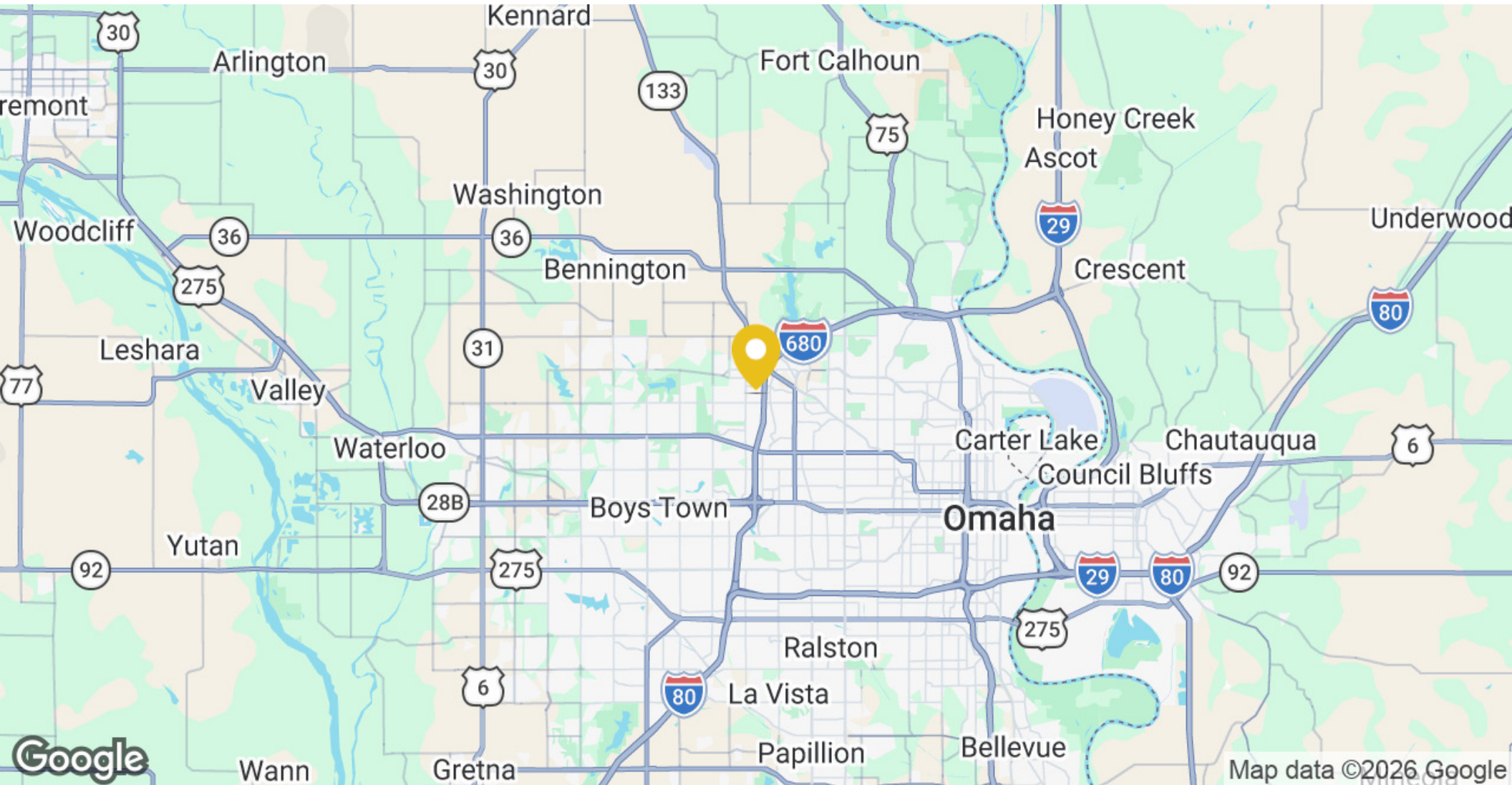




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