

# OFFERING MEMORANDUM

9706 - 9718 Southby Plaza  
Omaha, NE 68124



**Broc Gregory**  
C: 402-968-9200  
Broc@AccessCommercial.com



ACCESS Commercial, LLC

# 1. PROPERTY INFORMATION

9706 - 9718 Southby Plaza  
Omaha, NE 68124

## PROPERTY DESCRIPTION

Welcome to Southby Plaza Townhomes, a meticulously maintained 5-unit portfolio in the prime District 66 location, offering an exceptional value-add investment opportunity.

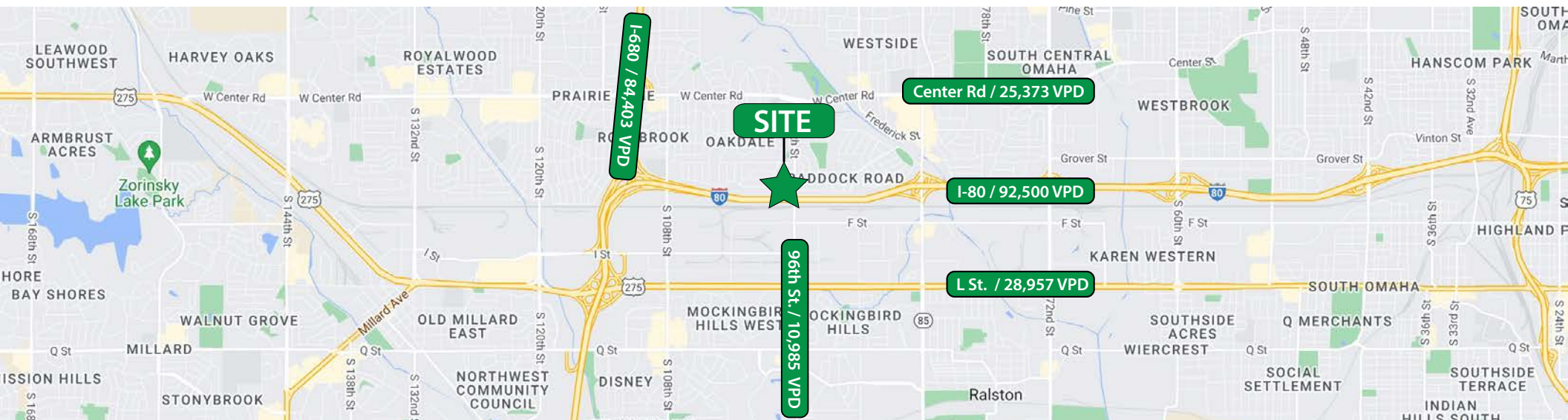
These high-end townhomes feature 3 bedrooms, 3 bath and 2-car attached garages. Enjoy maintenance-free living with the HOA covering lawn care and snow removal. Investors seeking to expand their portfolio will find Southby Townhomes a must-see.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,890,000
<b>Price Per Unit:</b>	\$378,000
<b>Number of Units:</b>	5
<b>SF Per Unit:</b>	Average 1,980 SF
<b>Total Combined SF:</b>	9,913 SF

## DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
<b>Total Households:</b>	2,583	37,280	108,339
<b>Total Population:</b>	6,289	82,660	247,139
<b>Average HH Income:</b>	\$140,943	\$120,199	\$117,760



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# 2. PROPERTY INFORMATION

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## PROPERTY HIGHLIGHTS

- High-end townhomes
- Open concept floorplan
- Gas fireplace with a stone surround and plenty of natural light
- 2-car attached garages
- Front and back patio
- Fenced in backyard
- Onsite laundry
- Maintenance free-living with HOA covering lawn care and snow-removal
- Easy access to major routes such as I-80, I-680 and 96th Street
- Surrounded by schools including:
  - Oakdale Elementary: 289 students
  - Westside High School: 969 students
  - Westside Middle School: 1,190 students



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# 3. PROPERTY INFORMATION

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## PROPERTY

<b>Units:</b>	5
<b>Price Per Square Footage:</b>	\$196.67
<b>Year Built:</b>	2020

## SITE DETAILS

<b>Zoning:</b>	Residential
<b>Lot Size:</b>	9,913 SF

## MECHANICAL

<b>Heating:</b>	Forced Air/ Natural Gas
<b>HVAC:</b>	Central Air to Air
<b>Laundry:</b>	Washers and Dryers on Site

## STRUCTURE

<b>Stories:</b>	2
<b>Foundation:</b>	Concrete
<b>Framing:</b>	Wood
<b>Exterior:</b>	Frame Siding
<b>Roof &amp; Gutters:</b>	Composite Shingle

## UTILITIES

<b>Electricity:</b>	Tenant Pays
<b>Gas:</b>	Tenant Pays
<b>Water/Sewer:</b>	Tenant Pays
<b>Internet:</b>	Tenant Pays

# 4. FINANCIAL ANALYSIS

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	January	February	March	April	May	June	July	August	September	October	November	December	TOTAL
<b>Income</b>													
Rent Income	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250	171,000.00
Vacancy (3%)	(214)	(214)	(214)	(214)	(214)	(214)	(214)	(214)	(214)	(214)	(214)	(214)	-2,565.00
HOA Reimbursement	625	325	325	325	325	325	325	325	325	325	325	325	4,200.00
Washer/Dryer Rental	175	175	175	175	175	175	175	175	175	175	175	175	2,100.00
Pet Rent	50	50	50	50	50	50	50	50	50	50	50	50	600.00
<b>Total Income</b>	<b>14,886</b>	<b>14,586</b>	<b>14,586</b>	<b>14,586</b>	<b>14,586</b>	<b>14,586</b>	<b>14,586</b>	<b>14,586</b>	<b>14,586</b>	<b>14,586</b>	<b>14,586</b>	<b>14,586</b>	<b>175,335.00</b>
<b>Expenses</b>													
Insurance	410	410	410	410	410	410	410	410	410	410	410	410	4,920.00
Utilities	30	30	30	30	30	30	30	30	30	30	30	30	360.00
Property Taxes	2,555.97	2,555.97	2,555.97	2,555.97	2,555.97	2,555.97	2,555.97	2,555.97	2,555.97	2,555.97	2,555.97	2,555.97	30,671.58
HOA Fees	625	625	625	625	625	625	625	625	625	625	625	625	7,500.00
Maintenance	750	750	750	750	750	750	750	750	750	750	750	750	9,000.00
<b>Total Expenses</b>	<b>4,370.97</b>	<b>4,370.97</b>	<b>4,370.97</b>	<b>4,370.97</b>	<b>4,370.97</b>	<b>4,370.97</b>	<b>4,370.97</b>	<b>4,370.97</b>	<b>4,370.97</b>	<b>4,370.97</b>	<b>4,370.97</b>	<b>4,370.97</b>	<b>52,451.58</b>
<b>NET INCOME (LOSS)</b>	<b>10,515.29</b>	<b>10,215.29</b>	<b>10,215.29</b>	<b>10,215.29</b>	<b>10,215.29</b>	<b>10,215.29</b>	<b>10,215.29</b>	<b>10,215.29</b>	<b>10,215.29</b>	<b>10,215.29</b>	<b>10,215.29</b>	<b>10,215.29</b>	<b>122,883.42</b>

Price at a 6.5% cap **1,890,514.15**

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# 5. RENT ROLL

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Unit	Status	SQFT	Rent	BD/BD	Recurring Charges	Lease From	Lease To
9706	Current	1,922	2,750.00	3/2.50	160.00	09/01/2024	08/31/2025
9708	Current	1,922	2,800.00	3/2.50	135.00	07/29/2024	07/30/2025
9712	Current	1,922	2,795.00	3/2.50	115.00	03/31/2024	03/30/2025
9714	Current	1,922	2,795.00	3/2.50	205.00	03/01/2024	03/01/2025
9718	Current	1,830	2,695.00	3/2.50	100.00	05/13/2024	05/31/2025
<b>5 Units</b>	<b>100.0%</b>	<b>9,518</b>	<b>13,835.00</b>				



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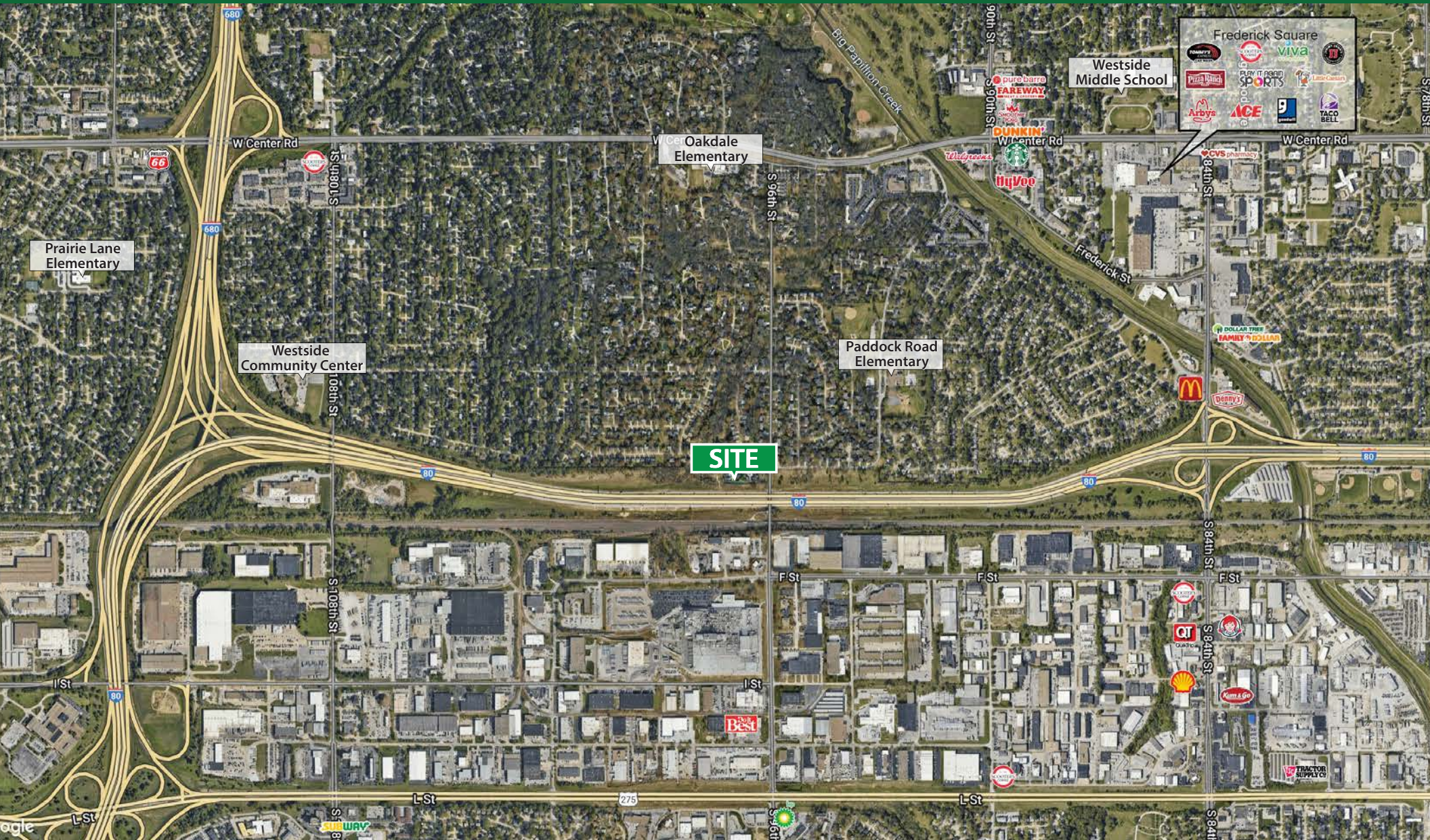


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# 6. LOCATION INFORMATION

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# 7. PROPERTY PHOTOS

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**FRONT PORCH**



**BATHROOM**



**BEDROOM**



**LIVING ROOM**



**KITCHEN**



**LAUNDRY ROOM**

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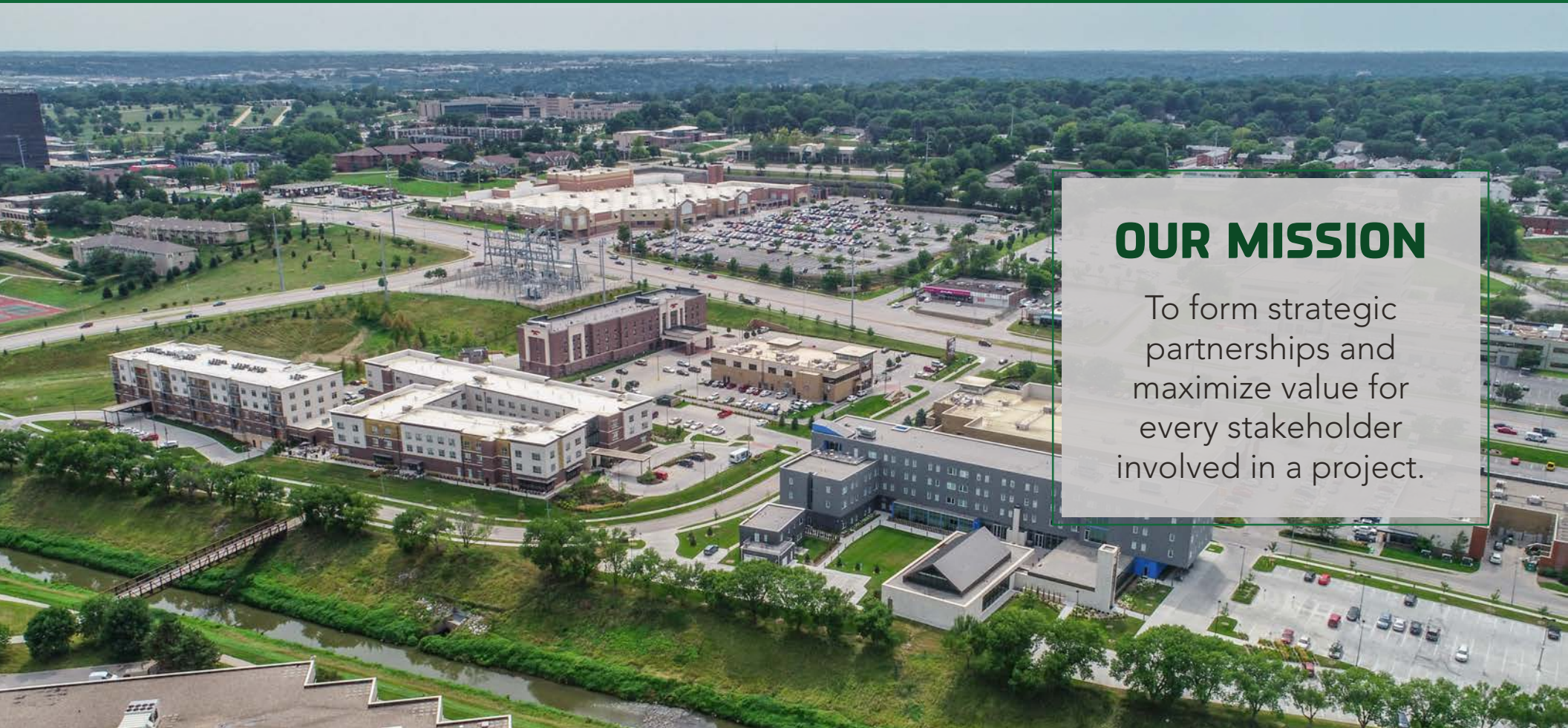


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# 8. OUR MISSION

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## 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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# Broc Gregory

## LISTING BROKER

C: 402-968-9200    [Broc@AccessCommercial.com](mailto:Broc@AccessCommercial.com)

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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