

PROPERTY SPECIFICATIONS

- Fifth Avenue Apartments
- 121 S 25th Street Omaha, NE 68131
- Mid-rise apartment building
- Class C/★★★★☆
- (31) apartments & (43) parking stalls on 0.56 acres
- Unit mix: (4) studios, (16) 1-beds, (10) 2-beds & (1) 3-beds
- Rentable area: 16,130 SF | Gross area: 22,746 SF
- Built 1916; former hospital (1916-1922), hotel (1928-1984), converted to apartments in 1987
- Creative financing options available
- Includes 2 parcels: 2504 Douglas St & 2424 Douglas St

PHYSICAL CONDITION

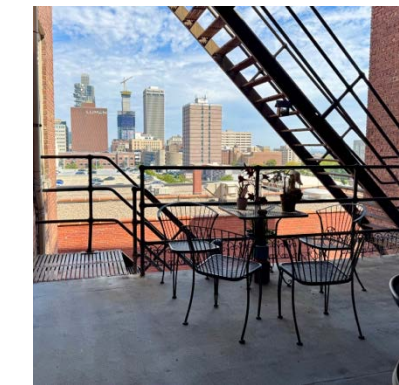
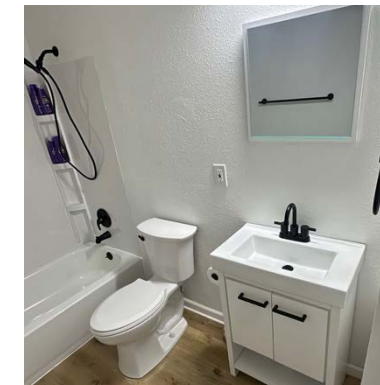
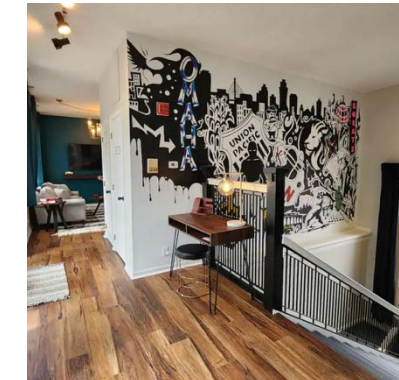
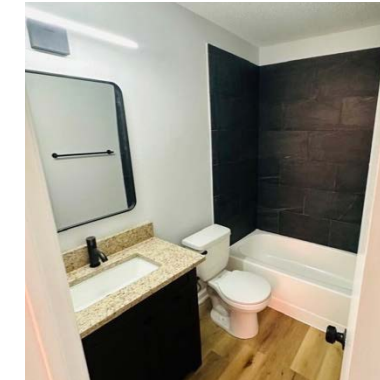
- Roof & gutters replaced in 2022
- Major renovation in 1987: building gutted, plumbing, electrical, and fire systems updated to late-1980s code; all units with electric HVAC and water heaters
- Safety features: exit signage, exterior fire escape, local fire alarm with pull stations, hardwired smokes in common areas & units
- 14 units renovated in past 4 years with upgraded LVP flooring, lighting, hardware, and modern kitchen/bath finishes
- Mechanical upgrades: elevator pump motor & solid-state starter replaced (2022 & 2025); 19+ HVAC systems replaced in past 3 years
- Additional updates: centrally monitored ADA phone (2022), some upgraded hallways

GENERAL OFFERING

- The Omaha-Council Bluffs-MSA boasts one of the nation's lowest unemployment rates at 3.4% as of July 2025, supported by a long track record of consistent economic expansion and population growth.
- Occupancy rate: ~ 97%
- Capitalization rate: 6.48%
- Purchase Price: \$2,695,000

**For a complimentary real estate consultation,
call (402) 213-1936**

MULTI-FAMILY OPTION | Midtown/Omaha, Nebraska



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