

# 12-UNIT MULTI-FAMILY

2416 S 16th | Omaha, NE  
OFFERING MEMORANDUM



12-UNIT MULTI-FAMILY FOR SALE \$925,000

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# 12-Unit Multi-Family

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*Exclusively Marketed by:*



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20150747



Brokerage License No.: 100836

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## OFFERING SUMMARY

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ADDRESS	2416 S 16th Omaha NE 68108
COUNTY	Douglas
BUILDING SF	13,400 SF
LAND SF	20,666 SF
LAND ACRES	0.47
NUMBER OF UNITS	12
YEAR BUILT	1890

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## FINANCIAL SUMMARY

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PRICE	\$925,000
PRICE PSF	\$69.03
PRICE PER UNIT	\$77,083

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	17,195	109,359	245,276
2025 Median HH Income	\$57,469	\$58,802	\$62,637
2025 Average HH Income	\$78,877	\$77,920	\$84,052

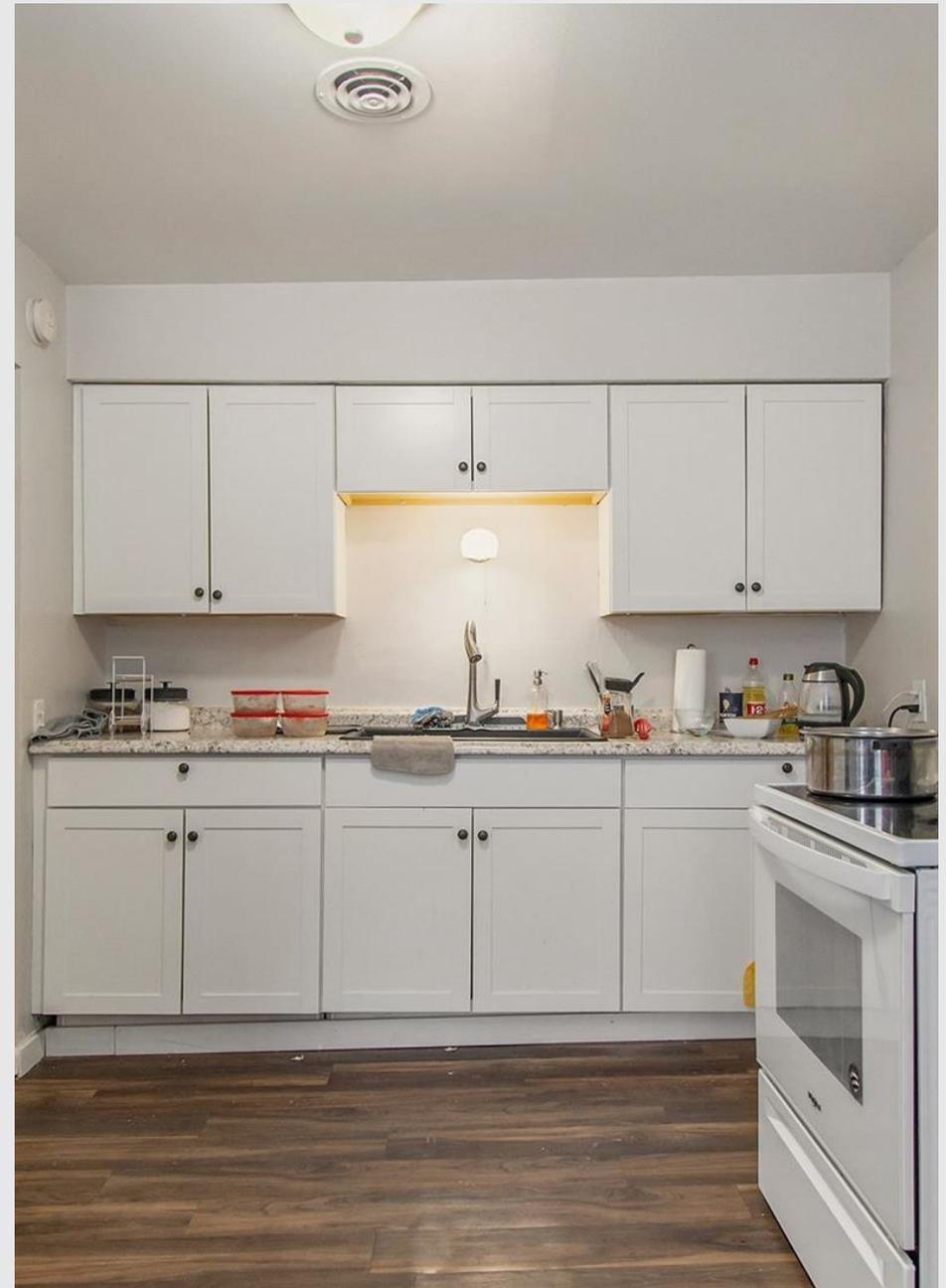
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## Taxes 2025

- \$14,681

## Insurance

- \$8494

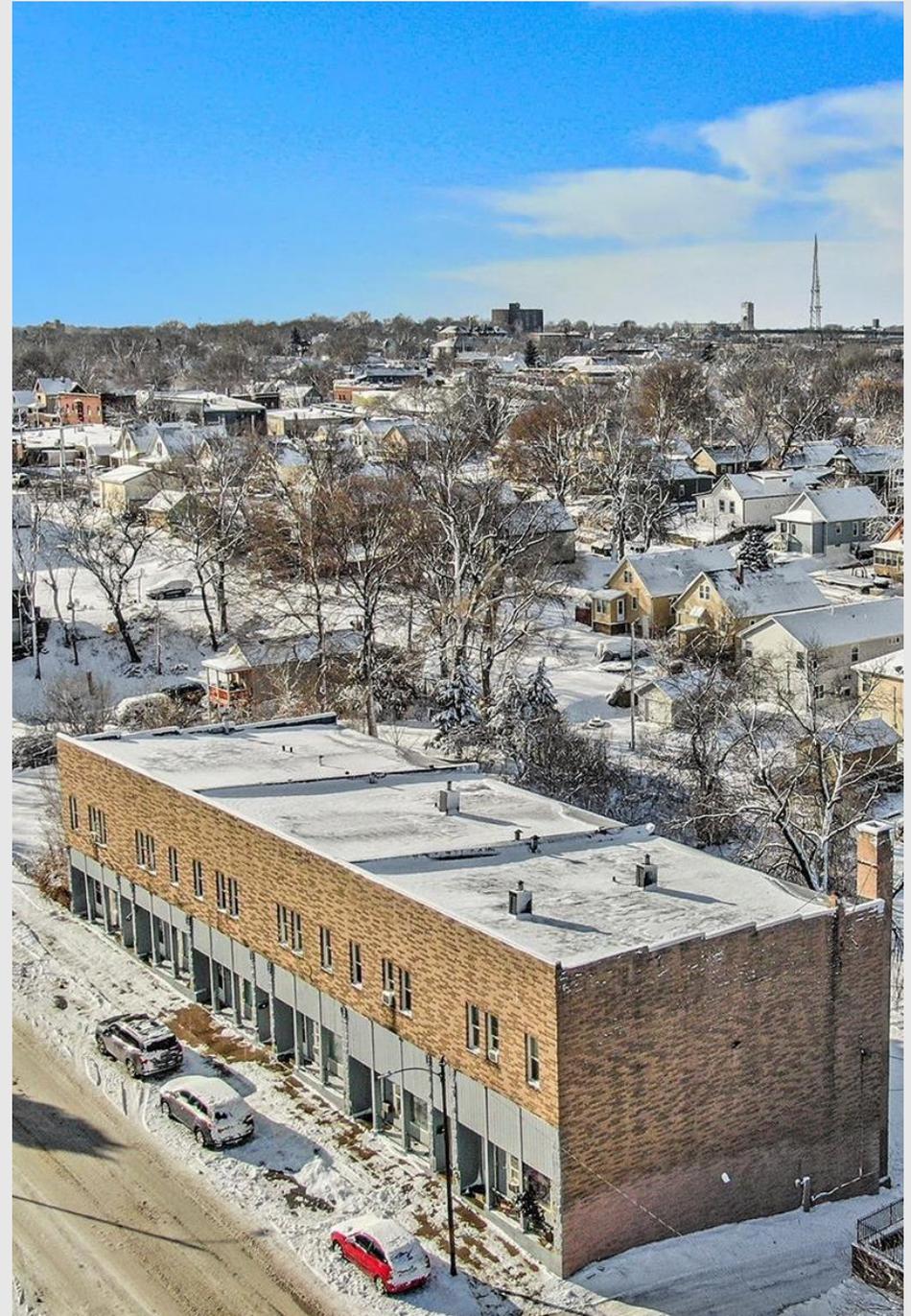


## Multifamily Opportunity

- Multifamily investment in the heart of the sought-after South Omaha Vinton Street corridor, 0.47-acre plot.
- Generously-sized units with potential to convert into two-bedroom units. 6 full unfinished ground level basements with independent entrances, potential for secure tenant storage, laundry facilities, or other revenue-generating purposes, pending feasibility studies and municipal blessings.

## Potential Value Additions

- Fencing the lot
- Unit updates and the potential to convert to 2-bedroom units



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## PROPERTY FEATURES

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NUMBER OF UNITS	12
BUILDING SF	13,400
LAND SF	20,666
LAND ACRES	0.47
YEAR BUILT	1890
# OF PARCELS	1
ZONING TYPE	R-7
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	133.33 x 155
NUMBER OF PARKING SPACES	12
WASHER/DRYER	Hook Ups on Site

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## MECHANICAL

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COOLING	Window A/C Units
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## UTILITIES

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WATER	Bill Back
TRASH	Bill Back
GAS	Tenant
ELECTRIC	Tenant
RUBS	Water, Sewer

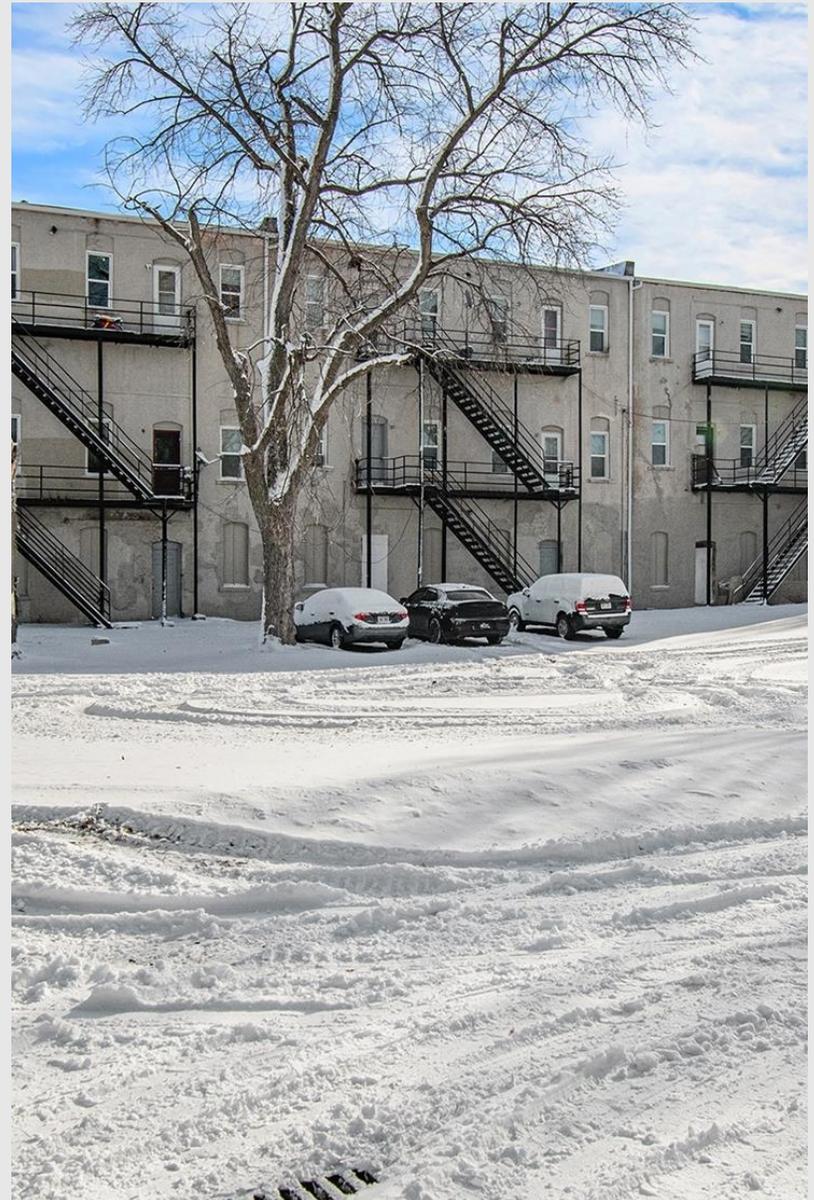
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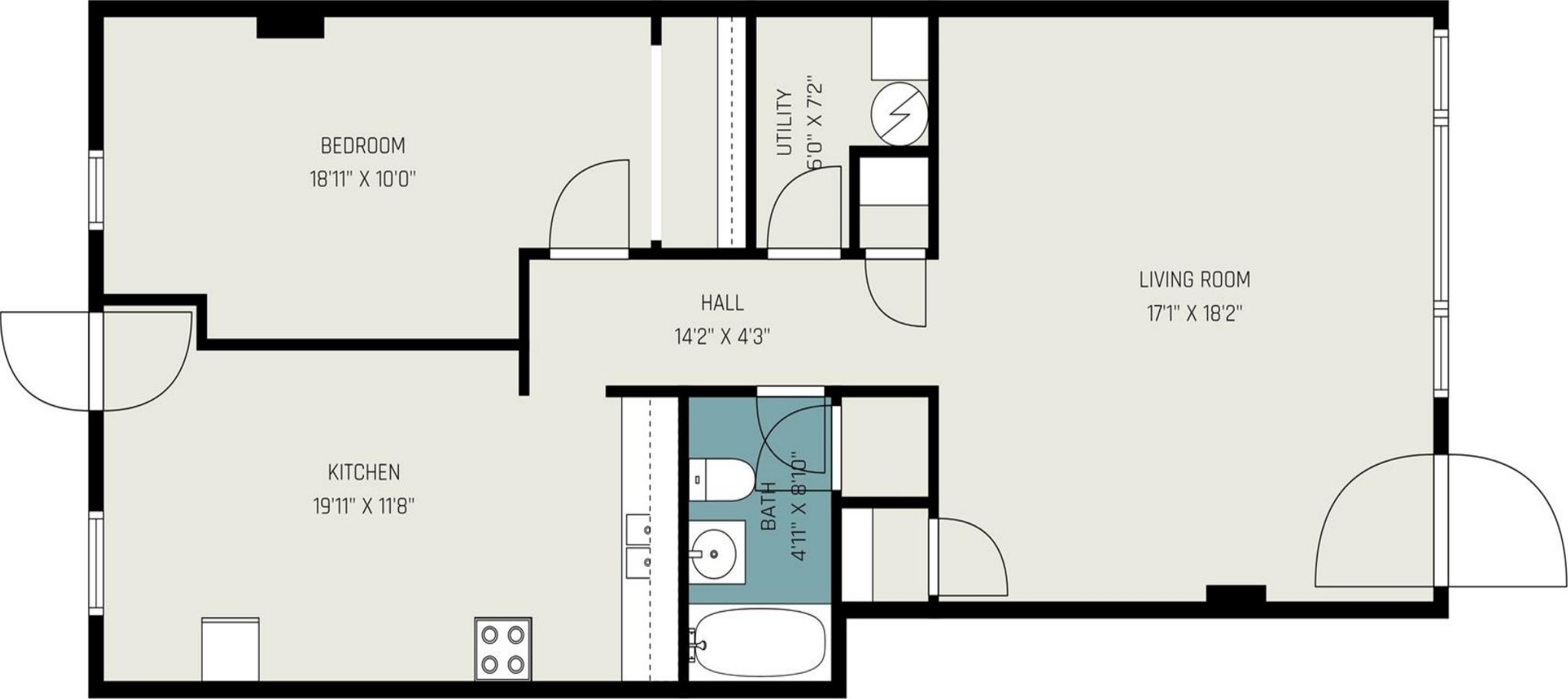
## CONSTRUCTION

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FOUNDATION	Brick
PARKING SURFACE	Gravel
ROOF	Flat- New 2025

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BEDROOM  
18'11" X 10'0"

HALL  
14'2" X 4'3"

KITCHEN  
19'11" X 11'8"

UTILITY  
6'0" X 7'2"

LIVING ROOM  
17'1" X 18'2"

BATH  
4'11" X 8'10"



155

1414320000

155

1414260000

133.33

133.33

30

30

29

44.33

20

10

IMPROVEMENT  
ASSOCIATION REP 6

S 1st St

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No:	Agent ID: 0252		
Property Address:	2416 S 16th St		
City: Omaha	County: Douglas	State: NE	ZipCode: 68108
Prepared For:	Lisa Zimmerman		
Real Estate Co: Better Homes and Gardens	Owner of Record: Levante Property Holdings LLC		
Inspected By: Mark Anding, NE R.E. Broker / Candid Creations dba 1st Realty, Inc.	Inspection Date: 01/04/2024		

## SKETCH

### 2 Story 2416 S 16th St

Second Floor  
6700sf

First Floor/Main Level  
6298sf

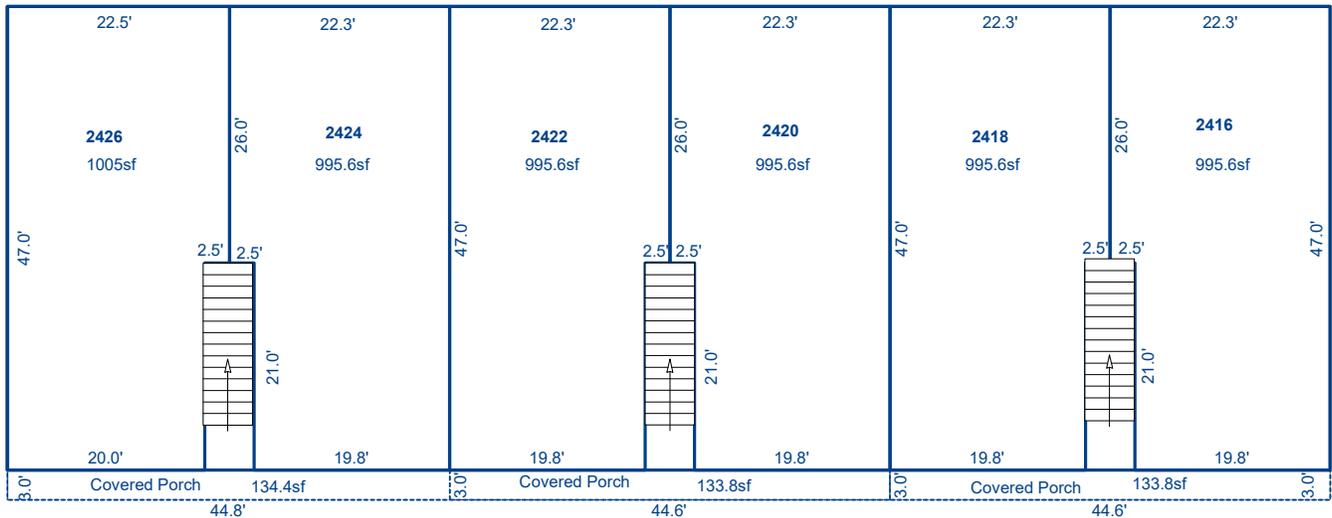
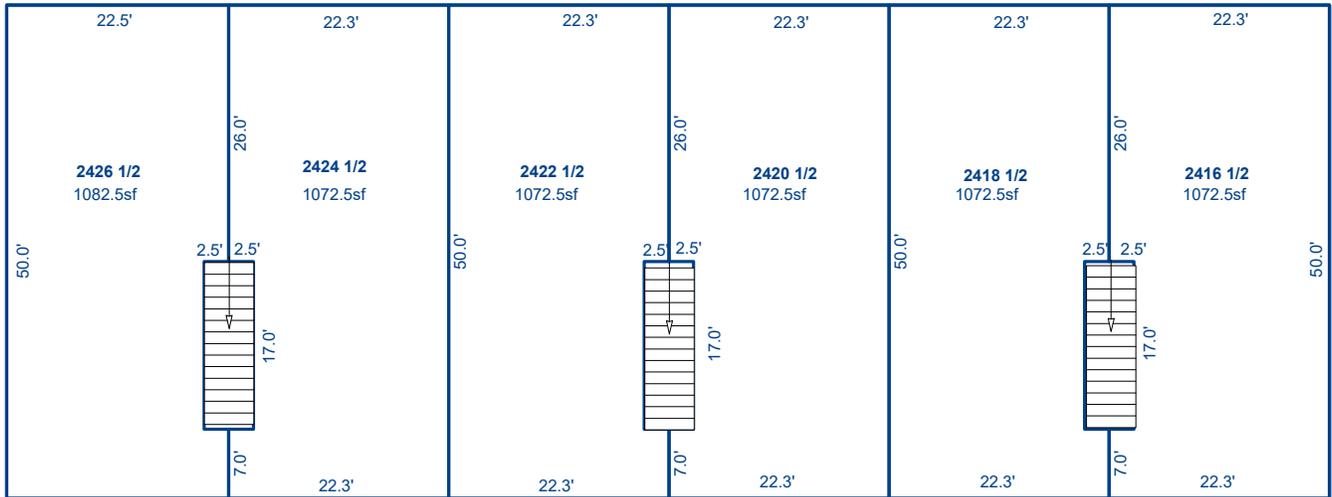
Walkout Basement  
Unfinished Basement  
Bsmnt Brick/Mortar  
6700sf

#### First Floor 6 Units 2416-2418-2420-2422-2424-2426

Living Room: 18.05 x 17.00  
Kitchen: 19.09 x 10.06  
Bedroom: 19.00 x 10.00  
Full Bath

#### Second Floor 6 Units 2416 1/2-2418 1/2-2420 1/2-2422 1/2-2424 1/2-2426 1/2

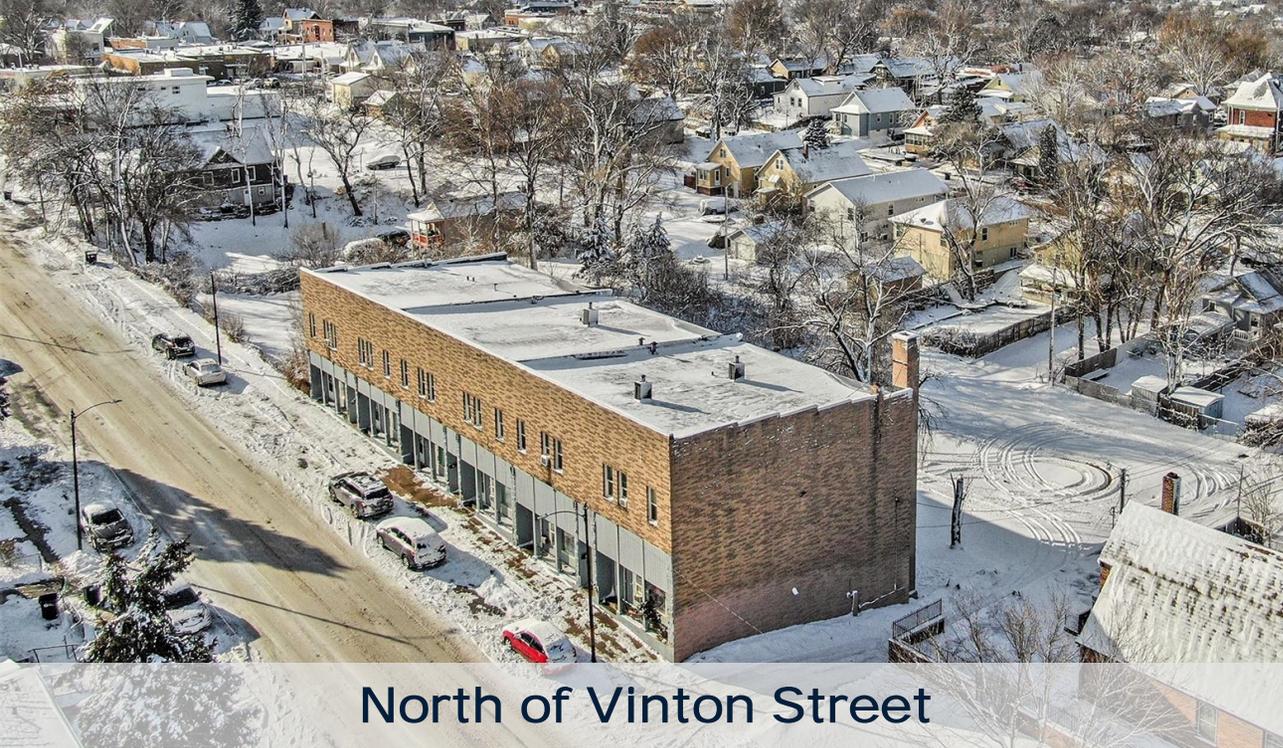
Living Room: 20.00 x 18.00  
Kitchen: 19.05 x 10.05  
Bedroom: 17.08 x 10.00  
Full Bath



#### DISCLAIMER

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North of Vinton Street





Large Living Area



Egress off kitchen in Back







Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Move-in Date	Lease End	Notes
1~ 2416 1/2	1 bd + 1 ba	1,072	\$0.91	\$980.00	11/24/2021	08/30/2025	
2~ 2416	1 bd + 1 ba	995	\$0.99	\$985.00	12/15/2025	12/31/2026	
3~ 2418 1/2	1 bd + 1 ba	1,072	\$0.91	\$980.00	11/24/2021	02/28/2026	
4~ 2418	1 bd + 1 ba	995	\$0.82	\$820.00	11/24/2021	03/31/2026	
5~ 2420 1/2	1 bd + 1 ba	1,072	\$0.96	\$1,025.00	05/30/2025	05/29/2026	
6~2420	1 bd + 1 ba	995	\$1.06	\$1,050.00	03/01/2025	02/28/2026	
7~2422 1/2	1 bd + 1 ba	1,072	\$0.83	\$885.00			Vacant
8~2422	1 bd + 1 ba	995	\$0.96	\$960.00	11/24/2021	08/31/2026	
11~2426 1/2	1 bd + 1 ba	1,082	\$0.82	\$885.00	02/02/2026	01/31/2027	
10~2424	1 bd + 1 ba	995	\$0.94	\$935.00	07/01/2023	08/31/2026	
9~2424 1/2	1 bd + 1 ba	1,072	\$0.92	\$990.00	06/14/2025	05/31/2026	
12~ 2426	1 bd + 1 ba	1,005	\$0.88	\$880.00	05/20/2023	06/30/2026	
<b>Totals / Averages</b>		<b>12,422</b>	<b>\$0.92</b>	<b>\$11,375.00</b>			

