

# INVESTMENT SALE - JIMMY JOHN'S & DOMINO'S

132 SOUTH 5TH STREET, SEWARD, NE 68434

RETAIL | \$1,850,000



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**  
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## PROPERTY OVERVIEW

Investing in this property means tapping into multiple income streams. From the stable rental income generated by two national franchise tenants with long term leases to the potential growth in 8 apartment units providing residential rental revenue, this mixed-use asset offers a diversified building that can weather market fluctuations. Constructed over a century ago, this 11,187 square foot mixed-use edifice underwent extensive refurbishment commencing in 2020, following severe fire damage rendering it inoperable. The comprehensive renovation encompassed the electrical, plumbing, HVAC systems, roofing, and entirety of the interior, all now less than five years old. Subsequently, upkeep demands on the property have been notably minimal.

## LOCATION OVERVIEW

Located on Seward's iconic town square, renowned for its large 4th of July festivities, the IH Feary Building stands as a cherished component of local heritage. Adjacent to this historic site lies Concordia University, boasting an enrollment of nearly 2,700 students. Seward, serving as the county seat, hosts the Seward County courthouse, conveniently located directly across the street from the IH Feary Building. Moreover, the vicinity hosts several large employers such as Allo Communications, Petsource, WCR Inc, Tenneco Automotive, and BNSF, fostering employment opportunities and enriching the community with diverse talent and resources. The property's prime location ensures a steady flow of tenants, from the local university or local manufacturing companies expansion, seeking both commercial and residential spaces for years to come.

## CONTACT

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## PROPERTY HIGHLIGHTS

- Anchored by Jimmy John's and Domino's, both of which have 7+ years left of lease term
- Located near Concordia University, a university with 2,700 students
- Seward is home to many manufacturing and distribution companies, in addition to college students, giving building owner a large pool of tenants
- Completely renovated building leaving owner with minimal maintenance costs
- Located in the Lincoln, NE MSA (population 345,000+)

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,850,000
<b>Building Size:</b>	11,187 SF
<b>Lot Size:</b>	0.17 Acres
<b>Year Built:</b>	1895

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## RESIDENTIAL

Unit	Current Rent
201	\$1,150.00
203	\$1,200.00
205	\$850.00
204	\$900.00
206	\$900.00
208	\$950.00
207	\$1,000.00
209	\$1,200.00
<b>Totals/Averages</b>	<b>\$8,000.00</b>

## COMMERCIAL

Tenant Name	Square Feet	% of MBA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	Lease Type	Options/Notes
Jimmy John's	1,770	15.82 %	08/28/21	08/28/23	CURRENT	\$2,400	\$1.36	\$28,800	\$16.27	Gross	-Tenant has (2) 5 year options -Tenant pays for portion of trash
Domino's	1,823	16.36 %	03/18/22	03/18/25	CURRENT	\$3,848	\$2.00	\$46,176	\$25.86	Gross	-Tenant pays for portion of trash
					OPTIONAL	\$4,510	\$2.35	\$54,120	\$29.65		
					OPTIONAL	\$4,411	\$2.42	\$52,932	\$29.04		
<b>Totals</b>	<b>3,593</b>					<b>\$6,848</b>		<b>\$81,932</b>			

## Expenses

Utilities	\$ 740.07
Property Taxes	\$ 11,462.36
Insurance	\$ 7,814.00
Trash-paid by JJ, Domino's	\$ -
Snow Removal	\$ 600.00
Link Property Taxes	\$475.04
Self Managed	\$ -
<b>Total</b>	<b>\$ 21,091.47</b>

NOI

\$ 148,060.53

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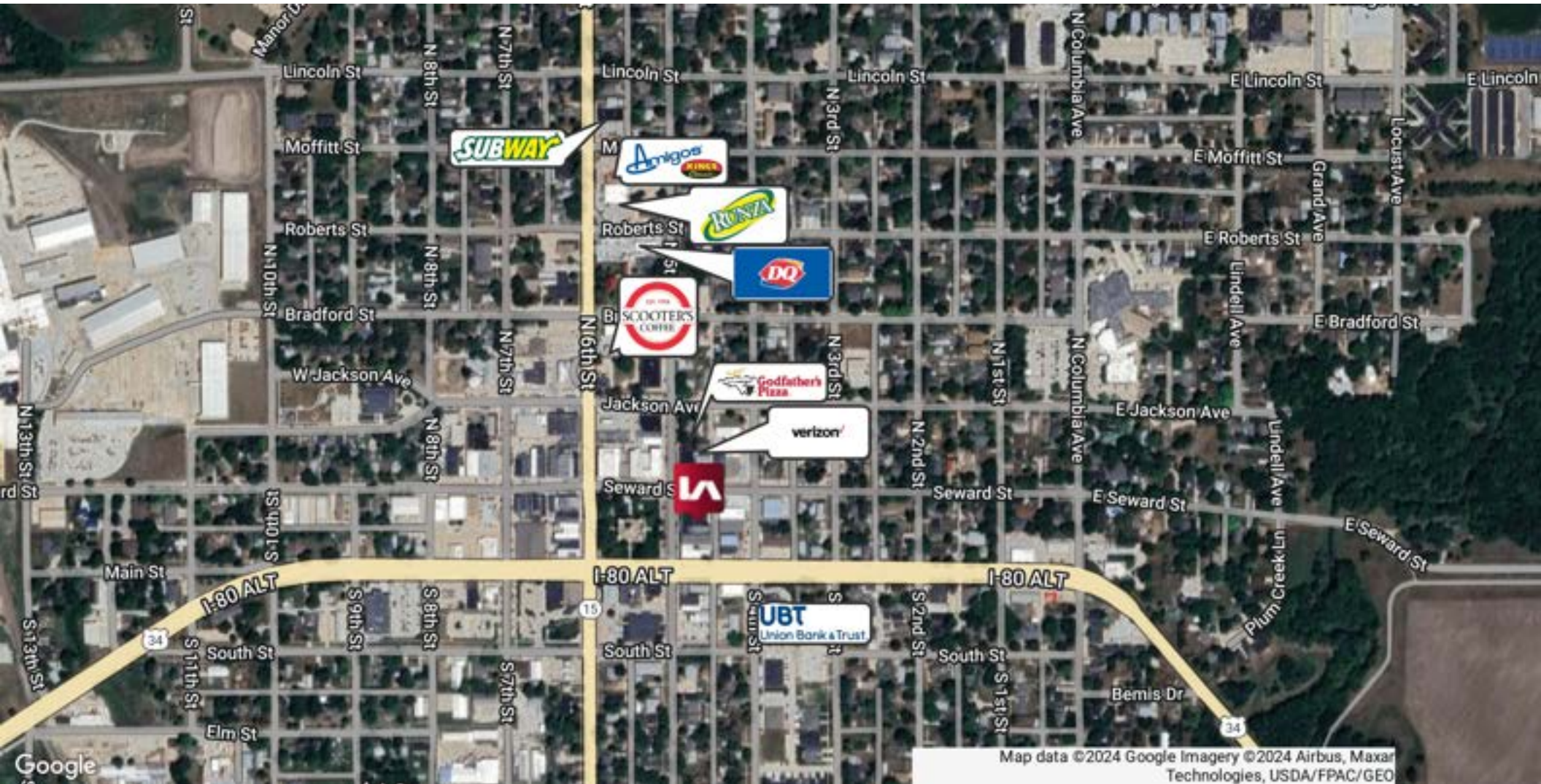
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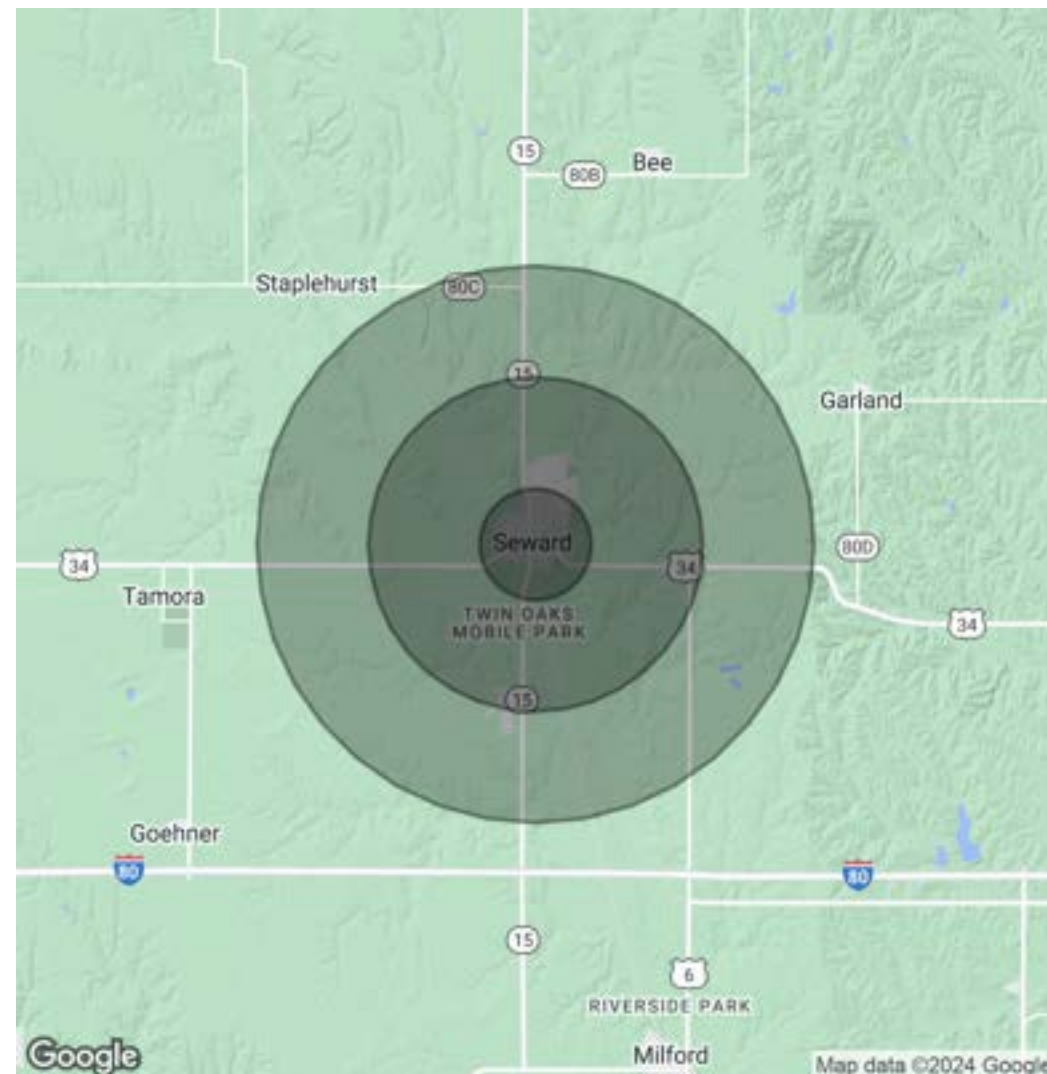
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,982	7,430	8,332
Average Age	34.1	33.4	34.0
Average Age (Male)	31.7	31.3	31.9
Average Age (Female)	36.9	37.4	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	716	2,881	3,282
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$75,077	\$75,592	\$75,809
Average House Value	\$165,152	\$164,527	\$166,906

2020 American Community Survey (ACS)



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