

# RONI LEE

4422 S 25th St | Omaha, NE  
OFFERING MEMORANDUM



RONI LEE APARTMENTS | \$1,056,000

Lisa Marie Pringle  
BHGRE Commercial  
Realtor  
(402) 660-9078  
lisa.pringle@betteromaha.com  
20150747





## OFFERING SUMMARY

ADDRESS	4422 S 25th St Omaha NE 68107
COUNTY	Douglas
RENTABLE SF	8,563 SF
LAND SF	12,000 SF
LAND ACRES	0.27
NUMBER OF UNITS	12
YEAR BUILT	1965
YEAR RENOVATED	2022

## FINANCIAL SUMMARY

PRICE	\$1,056,000
PRICE PSF	\$123.32
PRICE PER UNIT	\$88,000
OCCUPANCY	100.00%
NOI (CURRENT)	\$40,424
NOI (Pro Forma)	\$81,431
CAP RATE (CURRENT)	3.83%
CAP RATE (Pro Forma)	7.71%
GRM (CURRENT)	9.62
GRM (Pro Forma)	7.10

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	13,659	103,003	230,950
2025 Median HH Income	\$58,428	\$64,003	\$66,490
2025 Average HH Income	\$70,904	\$82,633	\$89,169

## Investment Summary

- Roni Lee Apartments Offers low-maintenance 12-unit multifamily opportunity in a high-demand rental corridor of South Omaha. This all one-bedroom, one-bathroom building has undergone key capital improvements, including a new roof and HVAC system upgrade in 2022, replacing the original boiler system—reducing operating costs and increasing tenant comfort. This asset offers strong in-place cash flow with upside with rent increases.

## Excellent access / commute + transportation connections

- Proximity to major highways: The Roni Lee has easy access to the Kennedy Freeway, I-80

## PROPERTY FEATURES

NUMBER OF UNITS	12
RENTABLE SF	8,563
LAND SF	12,000
LAND ACRES	0.27
YEAR BUILT	1965
YEAR RENOVATED	2022
ZONING TYPE	R-7
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	14
WASHER/DRYER	Coin-op, On site

## FEES & DEPOSITS

APPLICATION FEE	45
PET FEE	35

## MECHANICAL

HVAC	Forced Air Updated
------	--------------------

## UTILITIES

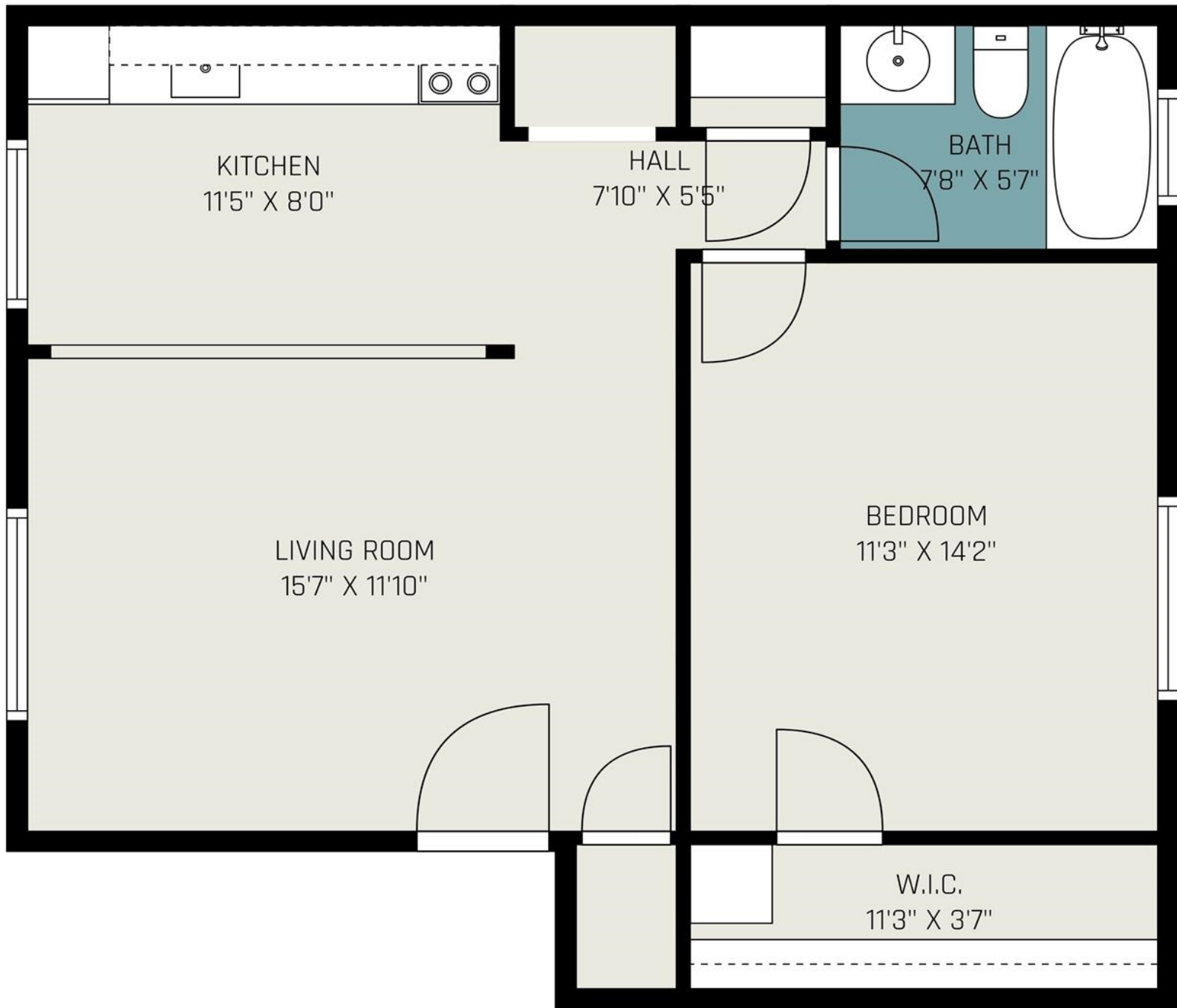
ELECTRIC	Tenant responsible
RUBS	Gas, Water, Sewer

## CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Frame Brick Veneer
PARKING SURFACE	Concrete
ROOF	Gable











Roni Lee



4420-22 S 25th St





Unit 4 interior entrance



living room



living room



kitchen



## Common Amenities

- Coin-Op Laundry in lower level of 4420

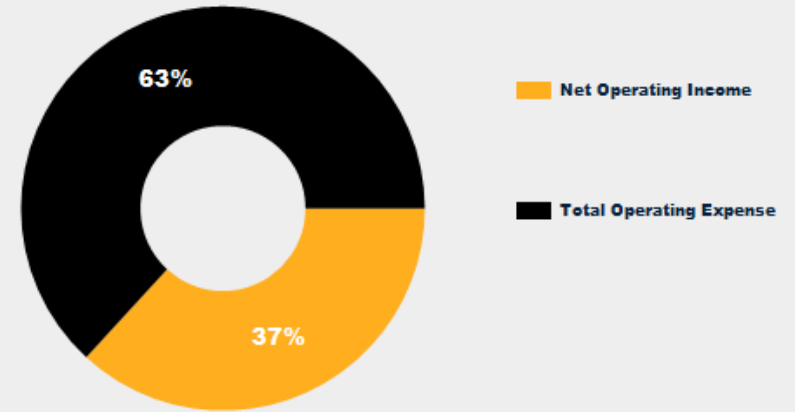
- Parking spot for each unit, 14 spots total



Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Lease End	Notes
4420 #1	1 bd + 1 ba	400	\$2.25	\$900.00	\$975.00	10/19/2024	10/31/2026	
4420 #2	1 bd + 1 ba	665	\$1.59	\$1,060.00	\$1,060.00	07/11/2022	10/31/2026	
4420 #3	1 bd + 1 ba	665	\$1.53	\$1,020.00	\$1,020.00	06/07/2025	06/30/2026	
4420 #4	1 bd + 1 ba	665			\$975.00			VACANT
4420 #5	1 bd + 1 ba	665	\$1.48	\$985.00	\$985.00	06/20/2025	05/31/2026	
4420 #6	1 bd + 1 ba	665			\$975.00			Vacant
4422 #7	1 bd + 1 ba	665	\$1.06	\$705.00	\$975.00	12/11/2023	11/30/2025	
4422 #9	1 bd + 1 ba	665			\$975.00			VACANT
4422 #12	1 bd + 1 ba	665	\$1.37	\$910.00	\$975.00	12/11/2024	12/31/2025	
4422 #11	1 bd + 1 ba	665	\$1.36	\$905.00	\$975.00	06/29/2024	07/31/2026	
4422 #10	1 bd + 1 ba	665	\$1.41	\$935.00	\$975.00	12/11/2023	12/31/2025	
4422 #8	1 bd + 1 ba	665	\$1.40	\$930.00	\$975.00	03/18/2025	03/31/2027	
<b>Totals / Averages</b>		<b>7,715</b>	<b>\$1.49</b>	<b>\$8,350.00</b>	<b>\$11,840.00</b>			

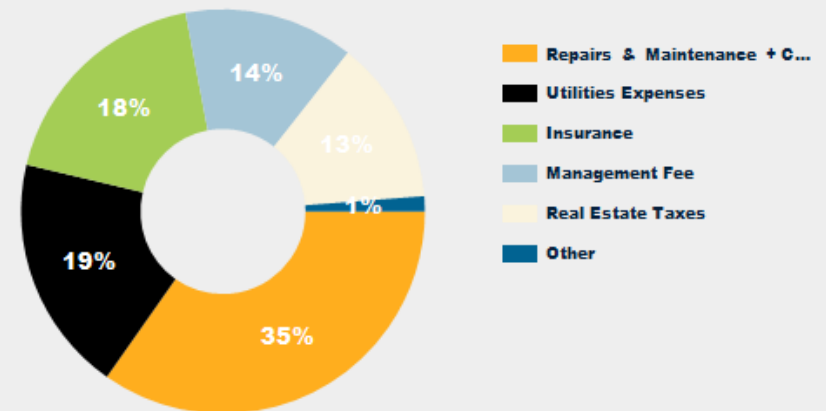
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$95,982	87.5%	\$128,880	86.7%
CAM	\$3,446	3.1%	\$7,920	5.3%
RUBS	\$9,686	8.8%	\$10,800	7.3%
Maintenance Income	\$629	0.6%	\$1,100	0.7%
<b>Effective Gross Income</b>	<b>\$109,743</b>		<b>\$148,700</b>	
Less Expenses	\$69,319	63.16%	\$67,269	45.23%
<b>Net Operating Income</b>	<b>\$40,424</b>		<b>\$81,431</b>	



## DISTRIBUTION OF EXPENSES CURRENT

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$9,126	\$761	\$9,126	\$761
Insurance	\$12,694	\$1,058	\$12,694	\$1,058
Management Fee	\$9,423	\$785	\$9,500	\$792
Marketing	\$238	\$20	\$500	\$42
Repairs & Maintenance + CAM	\$24,089	\$2,007	\$22,000	\$1,833
Utilities Expenses	\$13,149	\$1,096	\$13,149	\$1,096
Legal fees	\$600	\$50	\$300	\$25
<b>Total Operating Expense</b>	<b>\$69,319</b>	<b>\$5,777</b>	<b>\$67,269</b>	<b>\$5,606</b>
Expense / SF	\$8.10		\$7.86	
% of EGI	63.16%		45.23%	





---

## GLOBAL

---

Price	\$1,056,000
-------	-------------

---

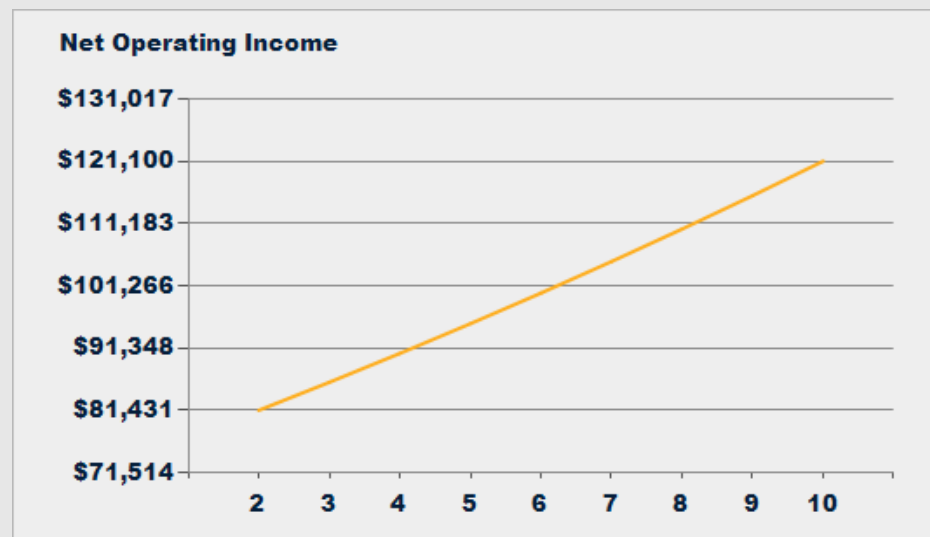
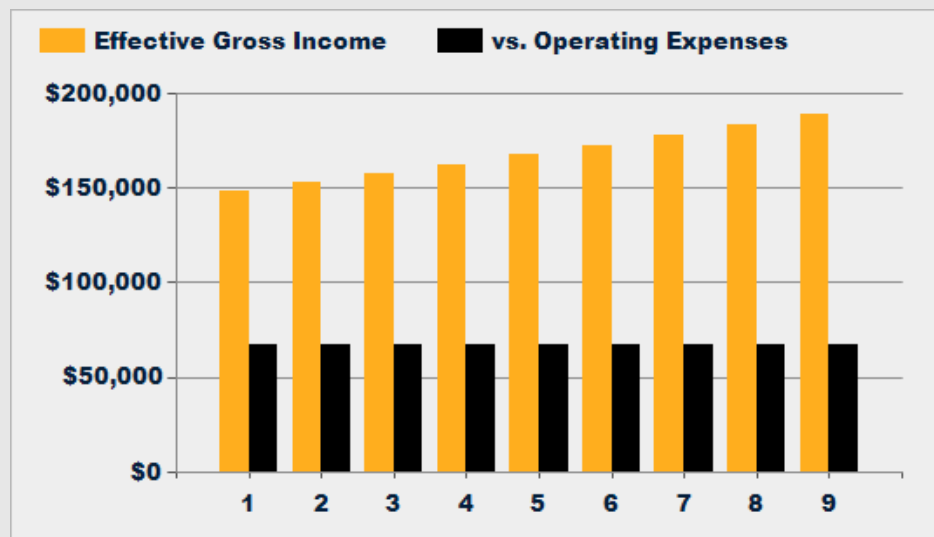
## INCOME - Growth Rates

---

Gross Scheduled Rent	3.00%
CAM	3.00%
RUBS	3.00%
Maintenance Income	3.00%

---

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Gross Scheduled Rent	\$95,982	\$128,880	\$132,746	\$136,729	\$140,831	\$145,056	\$149,407	\$153,889	\$158,506	\$163,261
CAM	\$3,446	\$7,920	\$8,158	\$8,402	\$8,654	\$8,914	\$9,181	\$9,457	\$9,741	\$10,033
RUBS	\$9,686	\$10,800	\$11,124	\$11,458	\$11,801	\$12,155	\$12,520	\$12,896	\$13,283	\$13,681
Maintenance Income	\$629	\$1,100	\$1,133	\$1,167	\$1,202	\$1,238	\$1,275	\$1,313	\$1,353	\$1,393
<b>Effective Gross Income</b>	<b>\$109,743</b>	<b>\$148,700</b>	<b>\$153,161</b>	<b>\$157,756</b>	<b>\$162,489</b>	<b>\$167,363</b>	<b>\$172,384</b>	<b>\$177,556</b>	<b>\$182,882</b>	<b>\$188,369</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$9,126	\$9,126	\$9,126	\$9,126	\$9,126	\$9,126	\$9,126	\$9,126	\$9,126	\$9,126
Insurance	\$12,694	\$12,694	\$12,694	\$12,694	\$12,694	\$12,694	\$12,694	\$12,694	\$12,694	\$12,694
Management Fee	\$9,423	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500	\$9,500
Marketing	\$238	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500
Repairs & Maintenance + CAM	\$24,089	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000
Utilities Expenses	\$13,149	\$13,149	\$13,149	\$13,149	\$13,149	\$13,149	\$13,149	\$13,149	\$13,149	\$13,149
Legal fees	\$600	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
<b>Total Operating Expense</b>	<b>\$69,319</b>	<b>\$67,269</b>	<b>\$67,269</b>	<b>\$67,269</b>	<b>\$67,269</b>	<b>\$67,269</b>	<b>\$67,269</b>	<b>\$67,269</b>	<b>\$67,269</b>	<b>\$67,269</b>
<b>Net Operating Income</b>	<b>\$40,424</b>	<b>\$81,431</b>	<b>\$85,892</b>	<b>\$90,487</b>	<b>\$95,220</b>	<b>\$100,094</b>	<b>\$105,115</b>	<b>\$110,287</b>	<b>\$115,613</b>	<b>\$121,100</b>





Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	3.83%	7.71%	8.13%	8.57%	9.02%	9.48%	9.95%	10.44%	10.95%	11.47%
Operating Expense Ratio	63.16%	45.23%	43.92%	42.64%	41.39%	40.19%	39.02%	37.88%	36.78%	35.71%
Gross Multiplier (GRM)	9.62	7.10	6.89	6.69	6.50	6.31	6.13	5.95	5.77	5.61
Breakeven Ratio	63.16%	45.24%	43.92%	42.64%	41.40%	40.19%	39.02%	37.89%	36.78%	35.71%
Price / SF	\$123.32	\$123.32	\$123.32	\$123.32	\$123.32	\$123.32	\$123.32	\$123.32	\$123.32	\$123.32
Price / Unit	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000	\$88,000
Income / SF	\$12.81	\$17.36	\$17.88	\$18.42	\$18.97	\$19.54	\$20.13	\$20.73	\$21.35	\$21.99
Expense / SF	\$8.09	\$7.85	\$7.85	\$7.85	\$7.85	\$7.85	\$7.85	\$7.85	\$7.85	\$7.85

