

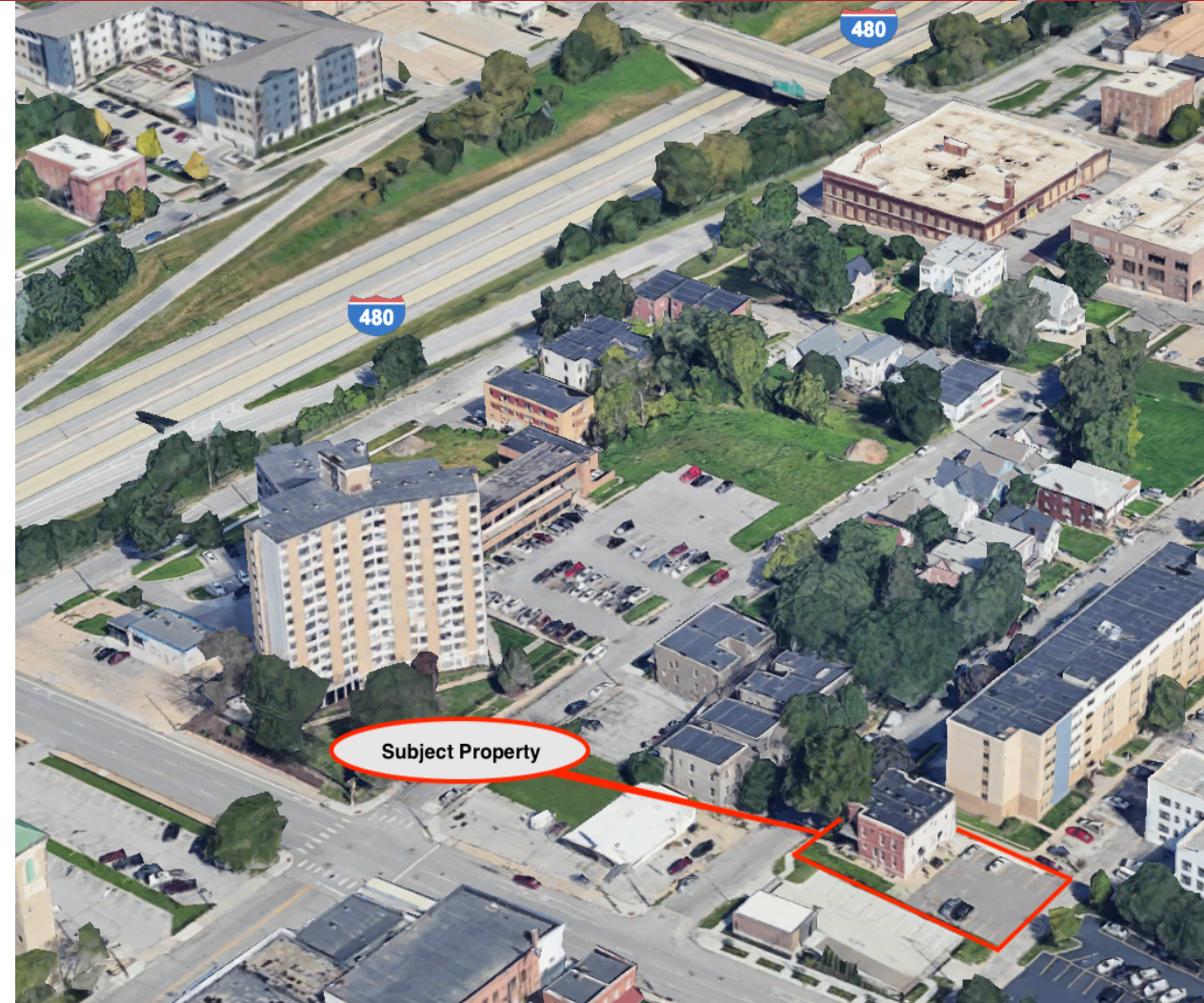
563 S. 26th Avenue

Omaha, Nebraska 68105

Multi-Family Apartment Building

11 Units | 14 Parking Spaces | ~.20 ACRES

PRICE: \$875,000



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Listing Offered by Nebraska Realty – Commercial Division | 17117 Burt Street, Omaha, NE 68118

DISCLAIMER: NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, ARE MADE TO THE ACCURACY OF THE INFORMATION HEREIN.

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Omaha, Nebraska 68105

Multi-Family Investment Property



OFFERING SUMMARY

PRICE:	\$875,000
Total Units:	11
Price Per Unit:	~\$79,500
Parking Spaces:	14
# of Studio unit(s):	3
# of 1-bedroom unit(s):	7
# of 2-bedroom unit(s):	1
Lot Size:	~.20 ACRES
Current Occupancy:	90%
~Current NOI:	\$63,000



PROPERTY DESCRIPTION

Nebraska Realty is pleased to present a strong investment opportunity in a prime location. Situated between Midtown and Downtown Omaha, this property boasts convenience and accessibility, with easy access to the interstate and minutes from Creighton, UNMC, Blackstone District, Old Market, CHI Center, and so much more that appeals to a wide-range of potential tenants and driving tenant demand (shops, parks, school, restaurants, entertainment, and employment). This brick 2-story building consists of 11 total units; 3 studios, 7 one-bedrooms, and 1 two-bedroom, onsite laundry, and a private parking lot newly overlaid in '22 with 14 spaces and retaining wall. The owner updated the whole building in 2009, including a new roof, sprinkler system, and modern amenities throughout. With Omaha recently named by Forbes as “Best City to Move to in 2024”, the demand for rental properties in this area is soaring!

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Rent Roll (Operating Expenses Available Upon Request)

<u>Unit</u>	<u># of Bdrms</u>	<u># of Bthrms</u>	<u>Monthly Rent/Income</u>		<u>Security Deposit Amt</u>
1	Studio	1	\$	700.00	\$ 500.00
2	Studio	1	\$	400.00	\$ 400.00
3	1	1	\$	-	\$ -
4	1	1	\$	700.00	\$ 500.00
5	1	1	\$	600.00	\$ 500.00
6	1	1	\$	625.00	\$ 500.00
7	Studio	1	\$	650.00	\$ 500.00
8	1	1	\$	650.00	\$ 500.00
9	1	1	\$	675.00	\$ 500.00
10	1	1	\$	625.00	\$ 500.00
11	2	1	\$	1,050.00	\$ 500.00
Laundry	X	X	\$	120.00	X
			\$	6,795.00	

Disclaimer: The above information was compiled from documents & information provided by the owner of the property and is for illustrative purposes only. Nebraska Realty and its agents make no representations or warranties, expressed or implied, as to the accuracy of the information provided herein, and said information is subject to change, without notice.

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PRO FORMA

563 S 26th Ave (11-Plex)

Income

*Rental Income	\$	108,480.00
Laundry Income	\$	1,440.00
	\$	109,920.00

Operating Expenses

Property Taxes (Three Year Avg)	\$	(11,386.79)
Property Insurance	\$	(9,500.00)
Property Management (6%)	\$	(6,508.80)
~Maintenance & Repairs	\$	(8,678.40)
~Snow Removal & Lawncare	\$	(1,200.00)
Utilities - OPPD	\$	(1,450.00)
Utilities - MUD	\$	(4,200.00)
Trash	\$	(1,450.00)
Vacancies (5%)	\$	(5,424.00)
	\$	(49,797.99)

Net Operating Income

	\$	60,122.01
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Purchase Price	\$	860,000.00
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Cap Rate		7.0%
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*100% OCCUPANCY; Studios receiving an avg. of \$625/month; 1-bedrooms receiving an avg. of \$845/month & 2-bedroom receiving an avg. of \$1,250/month

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Interior Photos



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