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OFFERING MEMORANDUM

2416 S 16th
Omaha, NE 68108

12-Unit Multi-Family

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

 **BHGRE**
COMMERCIAL™

12-Unit Multi-Family

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Exclusively Marketed by:



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Brokerage License No.: 100836

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OFFERING SUMMARY

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

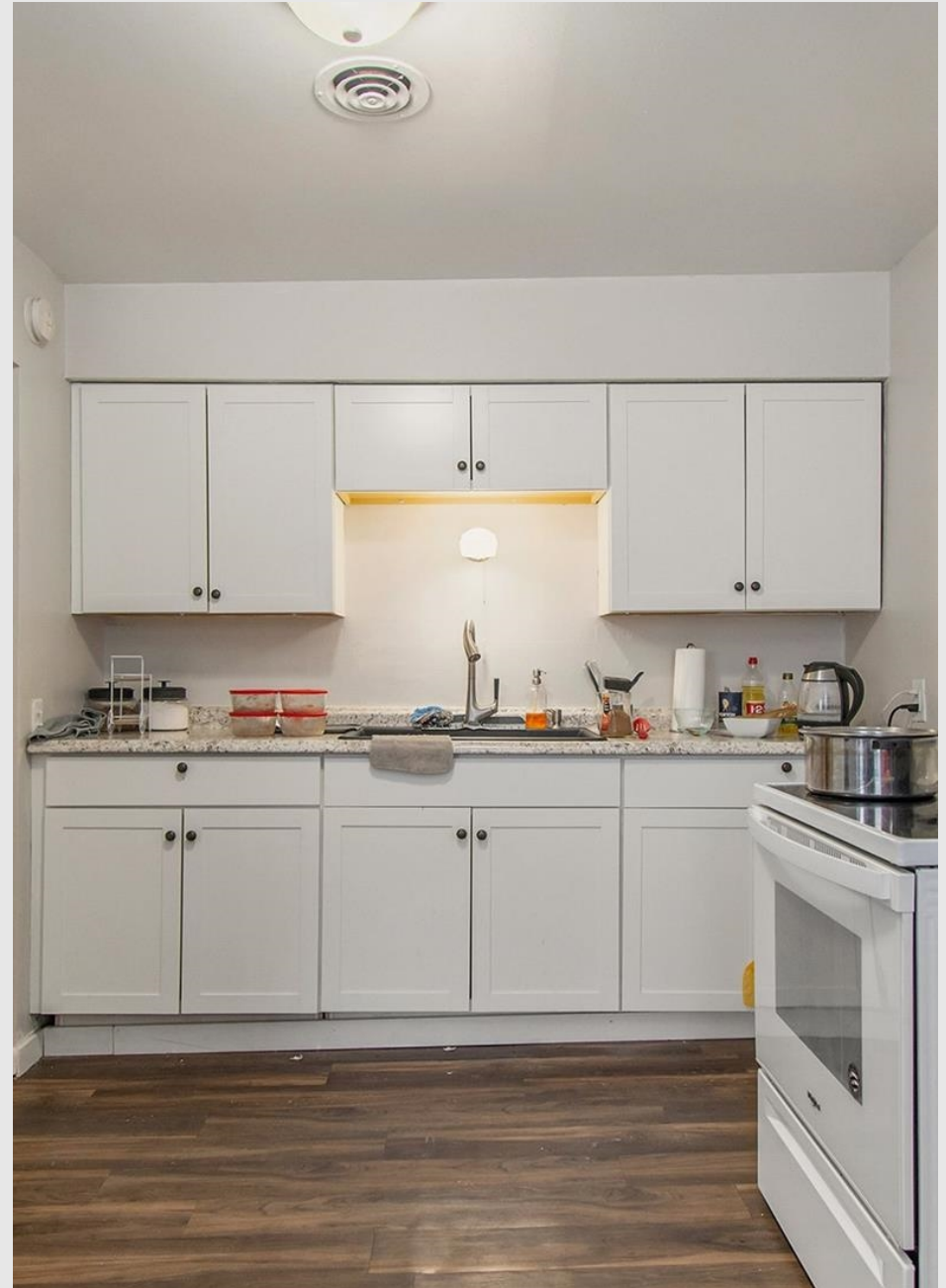
FINANCIAL SUMMARY

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

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

Taxes 2025

- \$14,681



Insurance

- \$8494

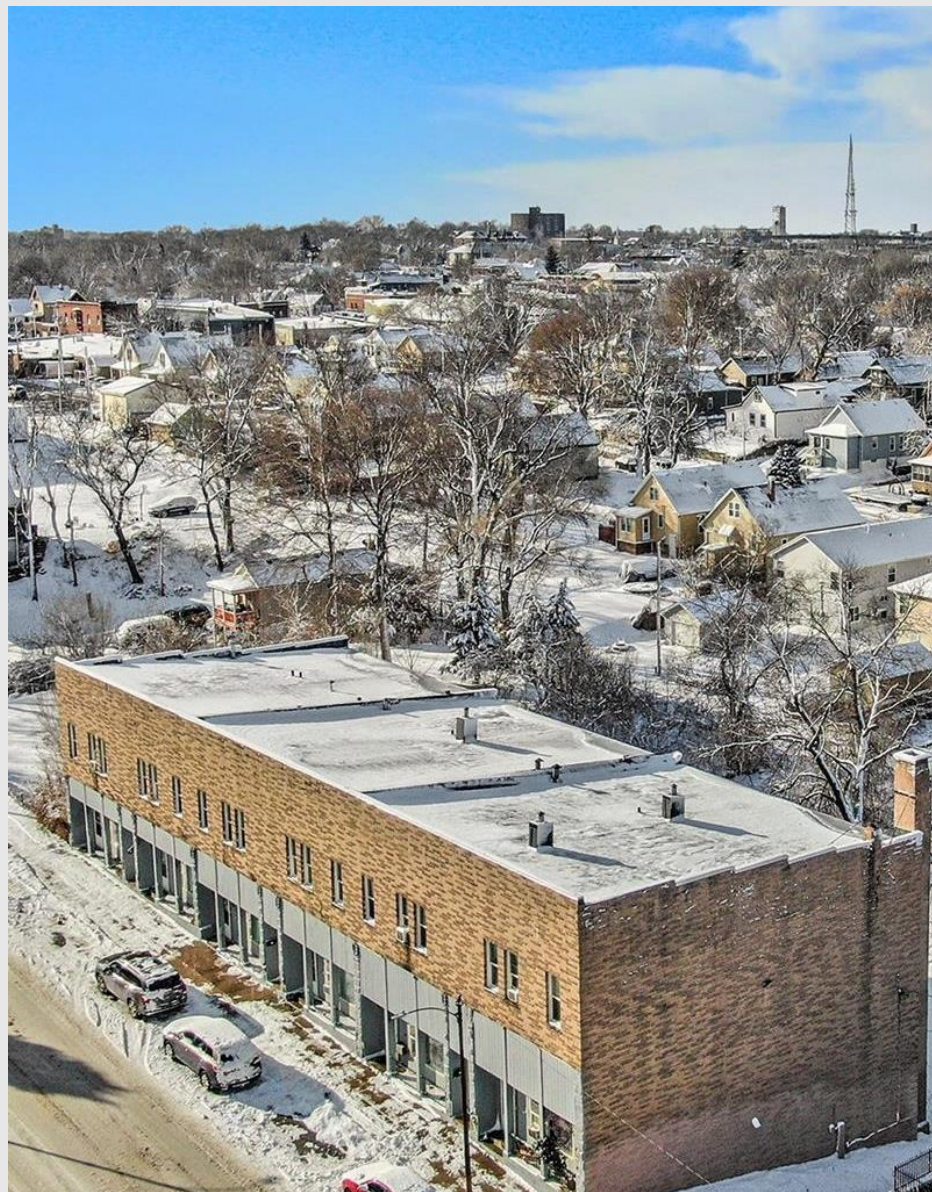
Multifamily Opportunity

- Discover a prime multifamily investment gem nestled in the heart of the sought-after South Omaha Vinton Street corridor, perched on an expansive 0.47-acre plot. Boasting a collection of approximately 12 spacious one-bedroom, one-bath units, this property presents a myriad of avenues for amplifying value while upholding its current cash flow.
- Each unit showcases generously-sized layouts, setting the stage for potential reconfiguration into two-bedroom designs pending the green light from zoning regulations and the City of Omaha. The building further encompasses 6 full unfinished ground level basements with independent entrances, offering the chance to transform these areas into secure tenant storage, garage spaces, 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 offer a lucrative opportunity for maximizing ROI.

- Elevate the property's appeal with exterior cosmetic updates, garage additions, and additional storage options.



PROPERTY FEATURES

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

MECHANICAL

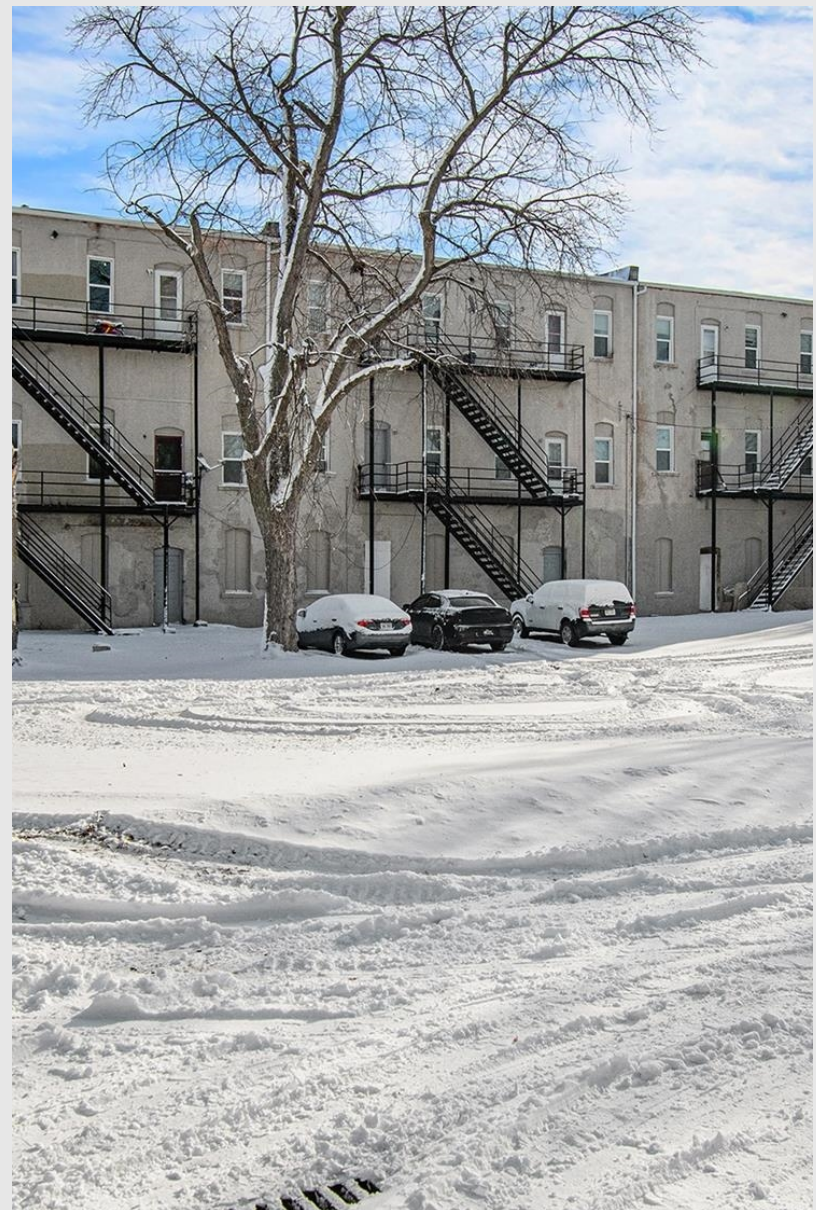
COOLING	Window A/C Units
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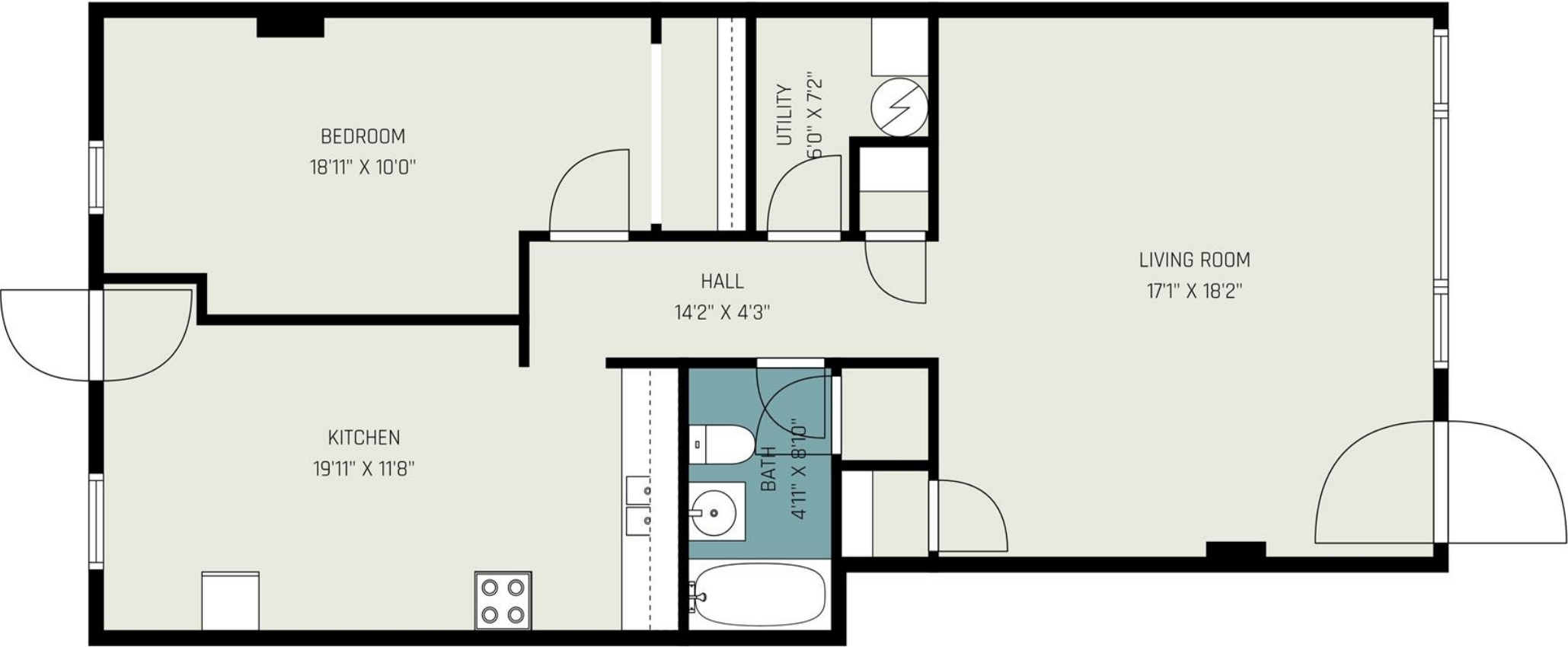
UTILITIES

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

CONSTRUCTION

FOUNDATION	Brick
PARKING SURFACE	Gravel
ROOF	Flat- New 2025







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

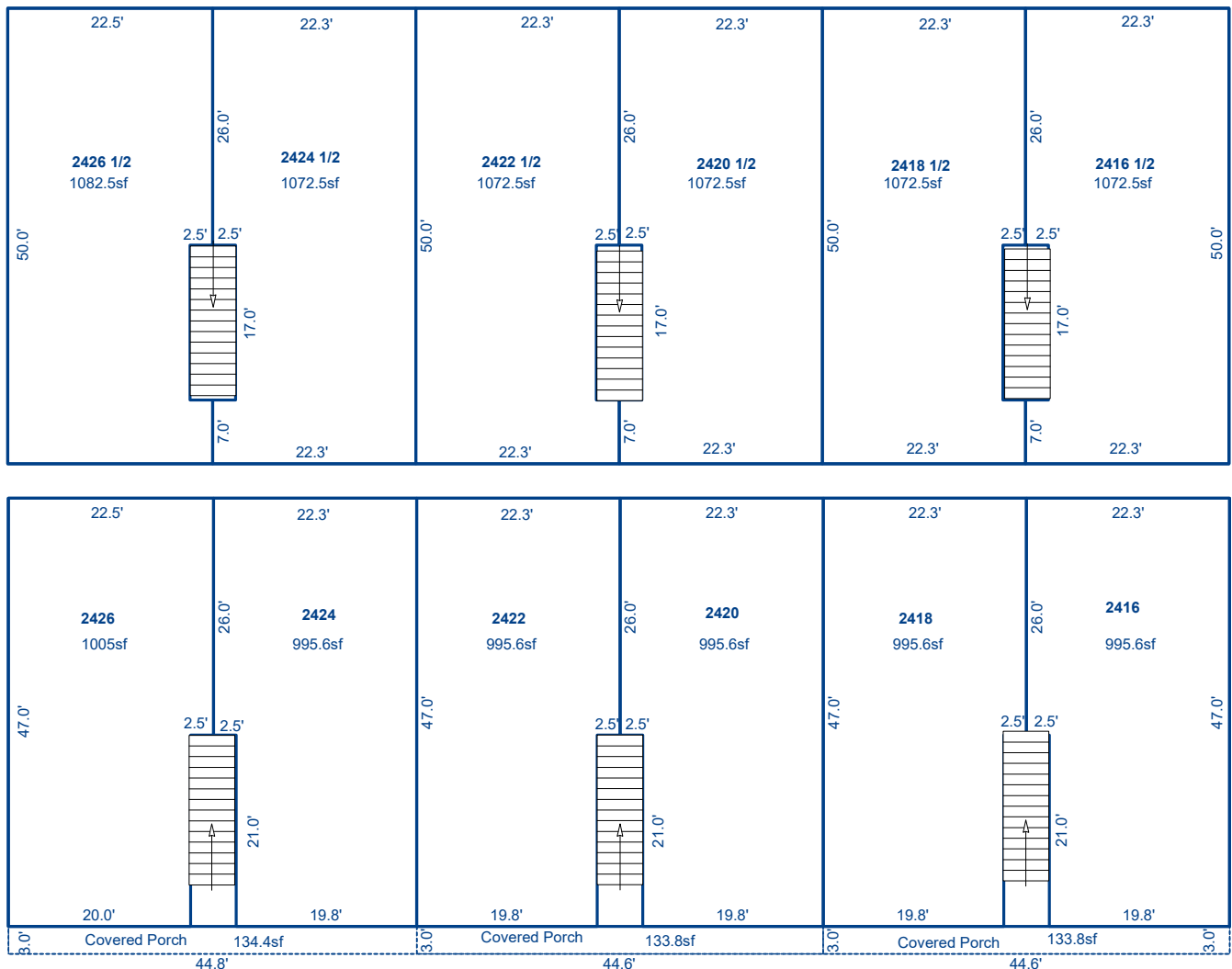
Second Floor
6700sf
 First Floor/Main Level
6298sf
 Walkout Basement
Unfinished Basement
Bsmnt Brick/Mortar
6700sf

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



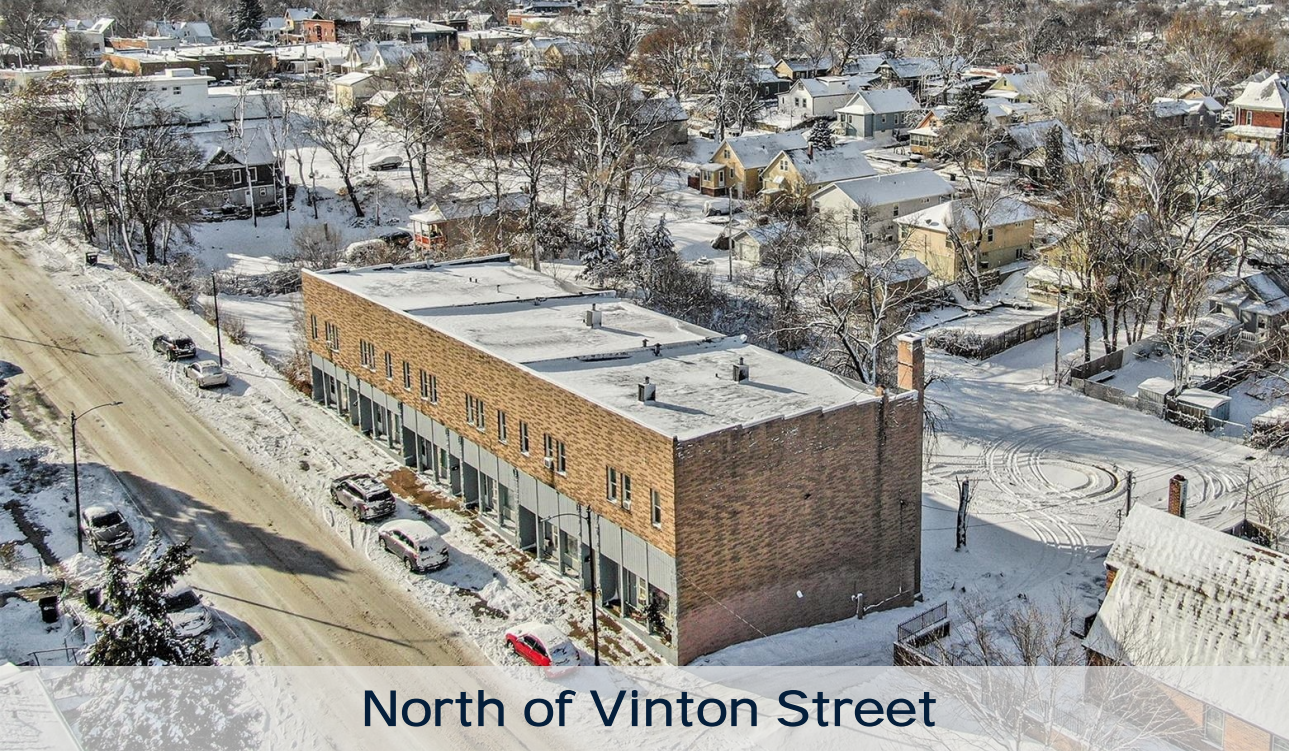
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North of Vinton Street



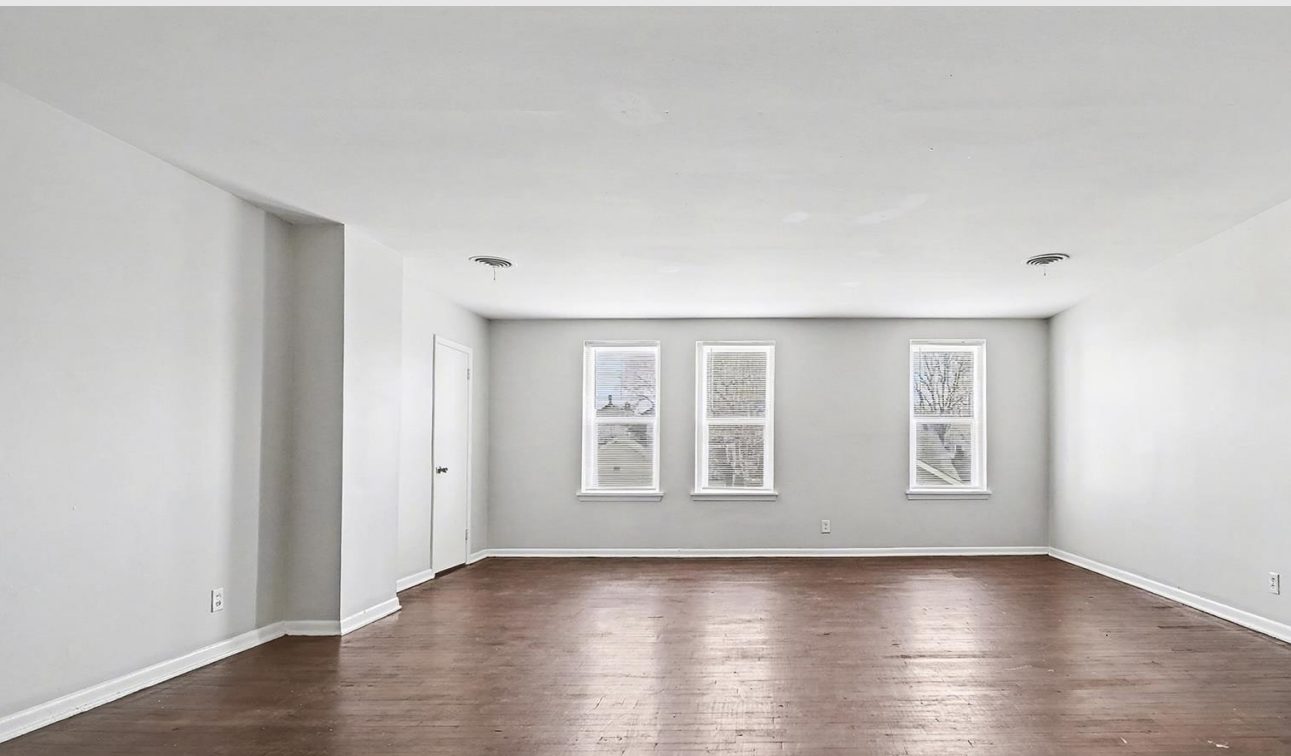


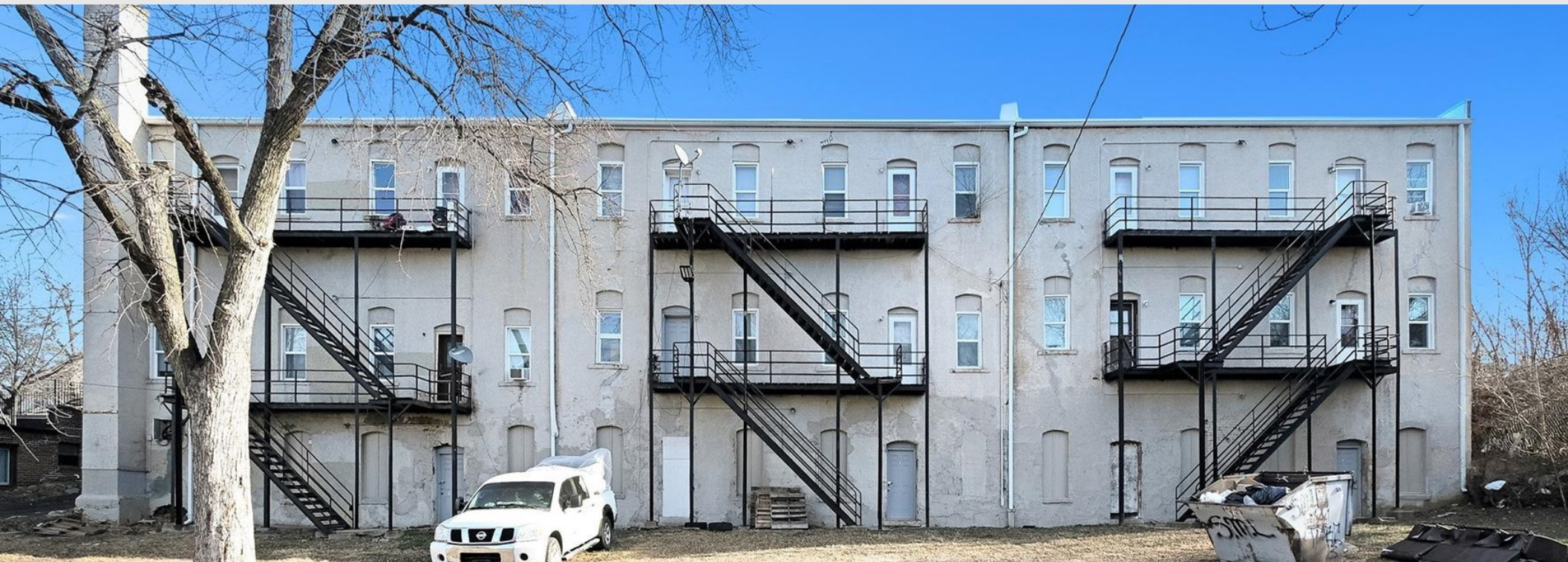
Large Living Area



Egress off kitchen in Back



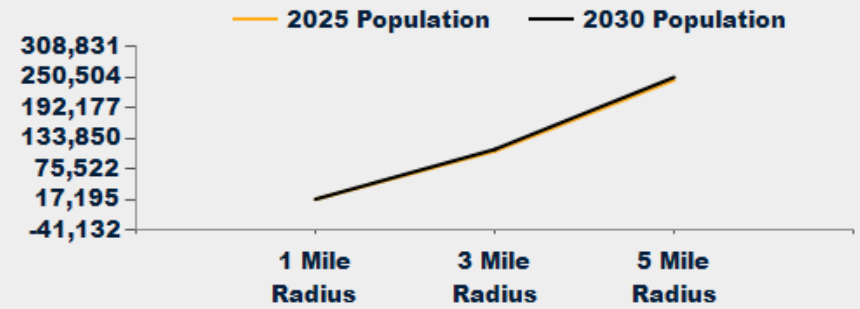




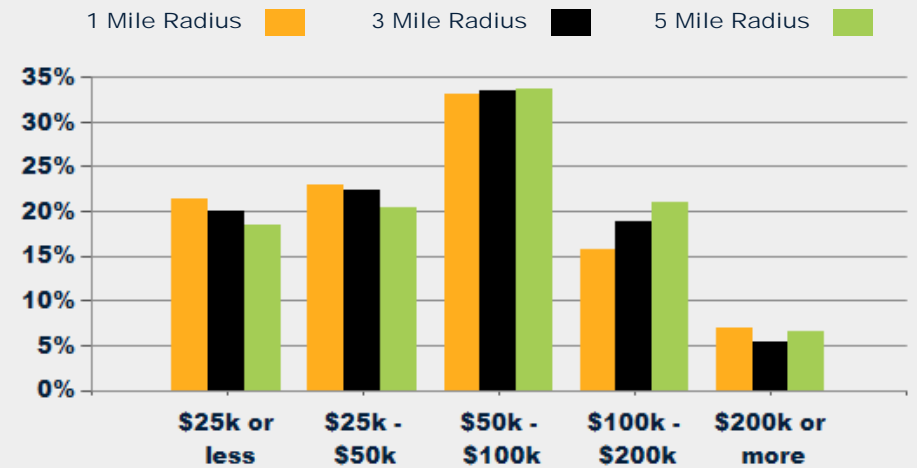
Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Lease End	Notes
1~ 2416 1/2	1 bd + 1 ba	1,072	\$0.91	\$980.00	\$0.00	11/24/2021	08/30/2025	
2~ 2416	1 bd + 1 ba	995	\$0.99	\$985.00	\$0.00	12/15/2025	12/31/2026	
3~ 2418 1/2	1 bd + 1 ba	1,072	\$0.84	\$900.00	\$0.00	11/24/2021	02/28/2026	
4~ 2418	1 bd + 1 ba	995	\$0.82	\$820.00	\$0.00	11/24/2021	03/31/2026	
5~ 2420 1/2	1 bd + 1 ba	1,072	\$0.96	\$1,025.00	\$0.00	05/30/2025	05/29/2026	
6~2420	1 bd + 1 ba	995	\$0.97	\$965.00	\$0.00	03/01/2025	02/28/2026	
7~2422 1/2	1 bd + 1 ba	1,072			\$885.00			VACANT
8~2422	1 bd + 1 ba	995	\$0.96	\$960.00	\$0.00	11/24/2021	08/31/2026	
9~2424 1/2	1 bd + 1 ba	1,072	\$0.92	\$990.00	\$0.00	06/14/2025	05/31/2026	
10~2424	1 bd + 1 ba	995	\$0.94	\$935.00	\$0.00	07/01/2023	08/31/2026	
11~2426 1/2	1 bd + 1 ba	1,082			\$885.00			VACANT
12~ 2426	1 bd + 1 ba	1,005	\$0.88	\$880.00	\$0.00	05/20/2023	06/30/2026	
Totals / Averages		12,422	\$0.92	\$9,440.00	\$1,770.00			

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,676	99,303	230,653
2010 Population	16,408	102,724	233,285
2025 Population	17,195	109,359	245,276
2030 Population	17,514	112,879	250,504
2025 African American	830	10,905	30,019
2025 American Indian	535	2,597	4,441
2025 Asian	113	3,021	8,590
2025 Hispanic	10,123	40,478	69,201
2025 Other Race	5,036	20,449	34,636
2025 White	7,759	57,174	137,351
2025 Multiracial	2,914	15,099	29,952
2025-2030: Population: Growth Rate	1.85%	3.20%	2.10%

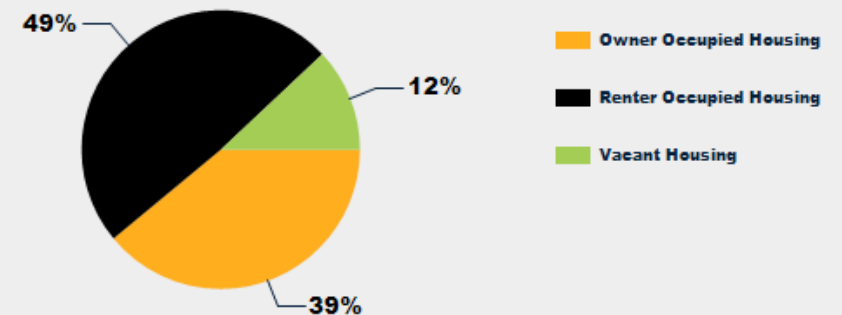
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	674	5,339	11,034
\$15,000-\$24,999	612	3,568	7,157
\$25,000-\$34,999	484	3,782	7,715
\$35,000-\$49,999	900	6,168	12,523
\$50,000-\$74,999	1,101	9,486	20,481
\$75,000-\$99,999	895	5,443	12,780
\$100,000-\$149,999	676	6,271	15,062
\$150,000-\$199,999	278	2,170	5,672
\$200,000 or greater	413	2,414	6,573
Median HH Income	\$57,469	\$58,802	\$62,637
Average HH Income	\$78,877	\$77,920	\$84,052



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,326	9,779	20,485
2025 Population Age 35-39	1,083	7,668	17,363
2025 Population Age 40-44	1,133	6,814	15,673
2025 Population Age 45-49	1,006	5,997	13,466
2025 Population Age 50-54	940	5,520	12,629
2025 Population Age 55-59	736	5,019	12,080
2025 Population Age 60-64	816	5,035	12,637
2025 Population Age 65-69	717	4,426	11,399
2025 Population Age 70-74	473	3,377	8,857
2025 Population Age 75-79	310	2,213	6,008
2025 Population Age 80-84	182	1,251	3,588
2025 Population Age 85+	192	1,045	3,067
2025 Population Age 18+	12,472	84,663	188,872
2025 Median Age	31	32	34
2030 Median Age	32	33	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,213	\$62,128	\$66,787
Average Household Income 25-34	\$85,528	\$80,413	\$86,088
Median Household Income 35-44	\$62,495	\$66,726	\$75,123
Average Household Income 35-44	\$88,501	\$91,589	\$101,000
Median Household Income 45-54	\$66,086	\$65,466	\$72,973
Average Household Income 45-54	\$91,673	\$89,020	\$96,943
Median Household Income 55-64	\$55,492	\$56,871	\$61,915
Average Household Income 55-64	\$82,164	\$80,470	\$87,132
Median Household Income 65-74	\$38,976	\$44,973	\$50,410
Average Household Income 65-74	\$57,921	\$66,686	\$71,610
Average Household Income 75+	\$53,419	\$55,922	\$59,348

Population By Age

