

**FOR SALE**

6917 MILITARY AVE, OMAHA, NE 68104

MULTIFAMILY | 12 UNITS | \$700,000



COMMERCIAL REAL ESTATE SERVICES

**Empowered Brokers. Exceptional Results.**

**PRESENTED BY:**

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**PROPERTY DESCRIPTION**

6917 Military Avenue is a well-maintained **12-unit multifamily** community located in an established Omaha submarket with consistent rental demand. The property consists of **ten (10) one-bedroom, one-bath units and two (2) two-bedroom, one-bath units**, offering an efficient and highly leasable unit mix that appeals to a broad renter demographic. With meaningful capital improvements completed under current and prior ownership. The **roof and gutters were replaced in approximately 2021, and the parking lot was newly paved in 2025**, enhancing curb appeal and reducing near-term capital exposure. Updated windows throughout the property improve energy efficiency and tenant comfort.

Electrical systems are individually metered, and panels are up to code. The property includes a central water heater (approximately 15 years old) and a furnace that is 20+ years old, with significant mechanical upgrades completed as part of prior capital expenditures. On-site community laundry includes two washers and two dryers, providing an additional amenity and revenue component.

**OFFERING SUMMARY**

<b>Sale Price:</b>	\$700,000
<b>Number of Units:</b>	12
<b>Price/Unit:</b>	\$58,333
<b>Unit Mix:</b>	Ten (10) one-bedroom, one-bath Two (2) two-bedroom, one bath
<b>Year Built:</b>	1970

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# Property Description & Physical Specifications

## Property Specifications

Address	6917 Military Avenue, Omaha, NE
Unit Count	12 Units
Unit Mix	(10) 1BR/1BA   (2) 2BR/1BA
Parking	14 Surface Spaces (Newly Paved 2025)
Laundry	On-site community facility



## Mechanical & Systems

Roof: Replaced approx. 2021

Windows: Updated throughout

HVAC: Furnaces maintained; Central water heater - 15 yrs

- Electrical: Panels up to code; individually metered

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# EXPENSE OVERVIEW

6917 MILITARY AVE, OMAHA, NE 68104

Expense Category	T-12 Actual	% of T-12 Actual	Pro Forma	% of Pro Forma	Commentary
Property Taxes	\$10,091		\$10,091	16.34%	Normalizing Property Taxes Post Close
Utilities	\$21,420	28.87%	\$15,000	24.28%	Improved utility reimbursement and cost recovery
Maintenance & Repairs	\$16,748	22.58%	\$10,500	17.00%	Normalization post-renovation and deferred work
Grounds / Cleaning	\$12,718	17.14%	\$5,000	8.09%	Vendor consolidation and scope control
Insurance	\$5,425	7.31%	\$5,800	9.39%	Conservative post-sale underwriting
Management	\$6,480	8.73%	\$7,000	11.33%	Normalized to market rate
Legal / Admin / Other	\$1,306	1.76%	\$4,000	6.48%	Institutional normalization
Replacement Reserves	\$0	0.00%	\$4,384	7.10%	Added for long-term capital planning
<b>Total Operating Expenses</b>	<b>\$74,188</b>	<b>67.67%</b>	<b>\$61,775</b>	<b>44.92%</b>	Expense compression through normalization

**Observation: In-place income reflects below-market rents and operational inefficiencies. Pro forma rents are supported by nearby comparables and do not rely on aggressive repositioning**

	T-12 Actual	Pro Forma	Variance	Commentary
Gross Income	\$109,633	\$137,520	\$27,887	
Less Operating Expenses	\$(74,188)	\$(61,775)	\$12,413	
Vacancy and Credit Loss		\$(11,002)		8% Underwriting Standard
NOI	\$35,445	\$64,743	\$29,298	
Impied Value @ 7% Cap		<b>\$924,906</b>		

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# RENT ROLL

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6917 Military Ave	Bed/Bath	SQ FT	Monthly Rent	Utility Fee	CAM Fee	Other Charges	Total
Unit 1	1B/1B	700	\$750	\$0	\$35	\$261	\$1,046
Unit 2	1B/1B	700	\$650	\$75	\$25	\$15	\$765
Unit 3	1B/1B	700	\$650	\$75	\$25	\$15	\$765
Unit 4	1B/1B	700	\$750	\$65	\$35	\$15	\$865
Unit 5	1B/1B	700	\$700	\$60	\$20	\$0	\$780
Unit 6	1B/1B	700	\$670	\$0	\$20	\$0	\$690
Unit 7	1B/1B	700	\$650	\$75	\$25	\$15	\$765
Unit 8	1B/1B	700	\$755	\$75	\$25	\$15	\$870
Unit 9	1B/1B	700	\$750	\$75	\$25	\$26	\$876
Unit 10	1B/1B	700	\$675	\$75	\$25	\$15	\$790
Unit 11	1B/1B	700	\$700	\$75	\$25	\$15	\$815
Unit 12	1B/1B	700	\$750	\$75	\$25	\$15	\$865
		<b>8400</b>	<b>\$8,450</b>	<b>\$725</b>	<b>\$310</b>	<b>\$406</b>	<b>\$9,891</b>

**12 Units**

**100% Occupied**

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## 6917 MILITARY AVENUE APARTMENTS

6917 Military Ave, Omaha, NE 68104

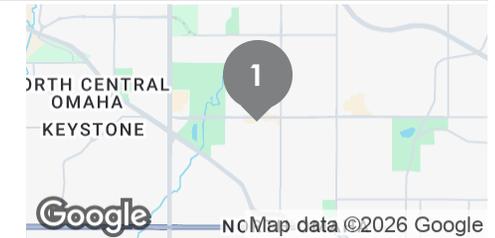
<b>Price:</b>	\$700,000	<b>Bldg Size:</b>	8,400 SF
<b>No. Units:</b>	12	<b>Year Built:</b>	1970
<b>Price/Unit:</b>	\$58,333		



## STEELCREST APARTMENTS

4416 N 62nd Street, Omaha, NE 68104

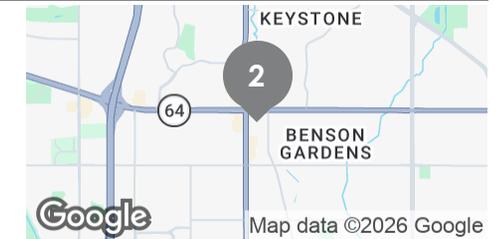
<b>Price:</b>	\$725,000	<b>Bldg Size:</b>	6,930 SF
<b>No. Units:</b>	9	<b>Year Built:</b>	1965
<b>Price/Unit:</b>	\$80,556		



## WINDSONG APARTMENTS

8826 Miami Street, Omaha, NE 68134

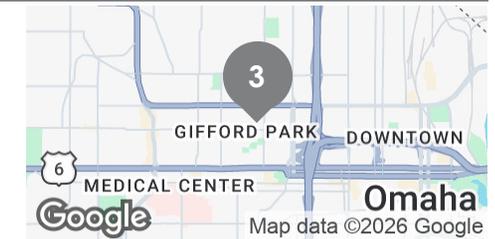
<b>Price:</b>	\$1,500,000	<b>No. Units:</b>	18
<b>Year Built:</b>	1984	<b>Price/Unit:</b>	\$83,333



## WEBSTER TERRACE APARTMENTS

3323 Webster Street, Omaha, NE 68131

<b>Price:</b>	\$840,000	<b>Bldg Size:</b>	8,505 SF
<b>No. Units:</b>	12	<b>Year Built:</b>	1967
<b>Price/Unit:</b>	\$70,000		



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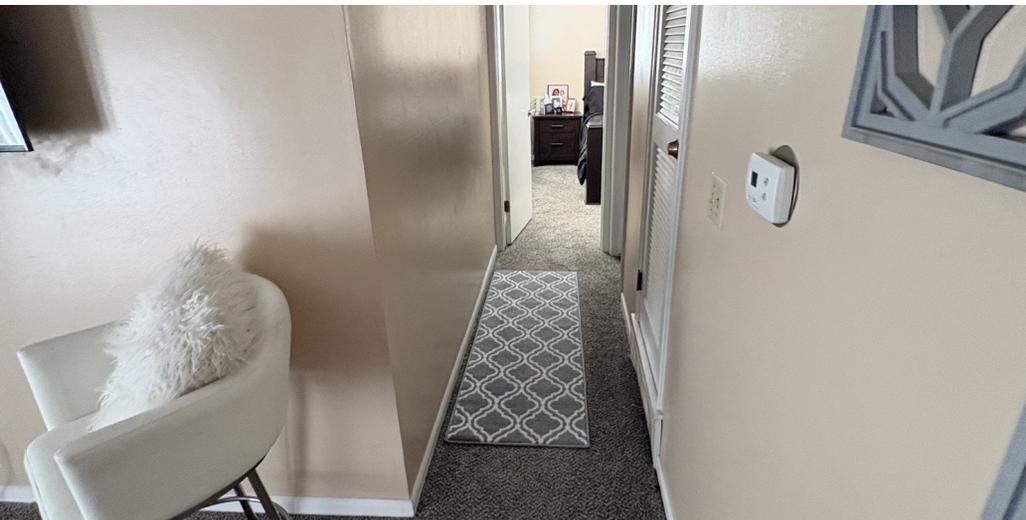
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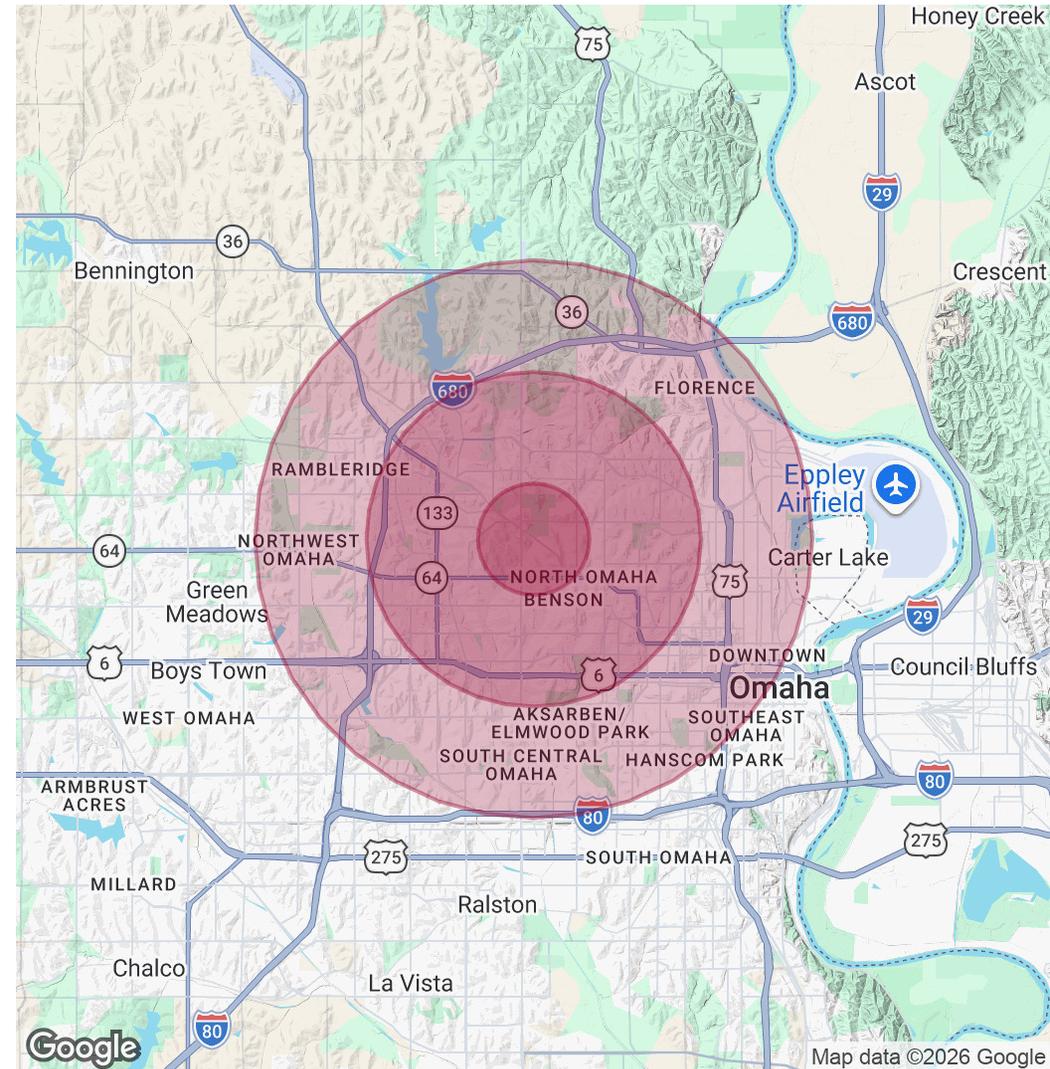
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	13,453	114,595	257,510
<b>Average Age</b>	37	37	37
<b>Average Age (Male)</b>	36	36	36
<b>Average Age (Female)</b>	38	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,344	46,375	107,539
<b># of Persons per HH</b>	2.5	2.5	2.4
<b>Average HH Income</b>	\$68,091	\$81,617	\$82,560
<b>Average House Value</b>	\$172,732	\$245,640	\$258,272

Demographics data derived from AlphaMap



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