

OFFERING MEMORANDUM

Lepuy Apartments

7810 Blondo St, Omaha, NE 68134



35 units • built 1972



Mo Barry

Lee & Associates Nebraska

Vice President

(404) 740-9458

mbarry@lee-associates.com

NE 20210068

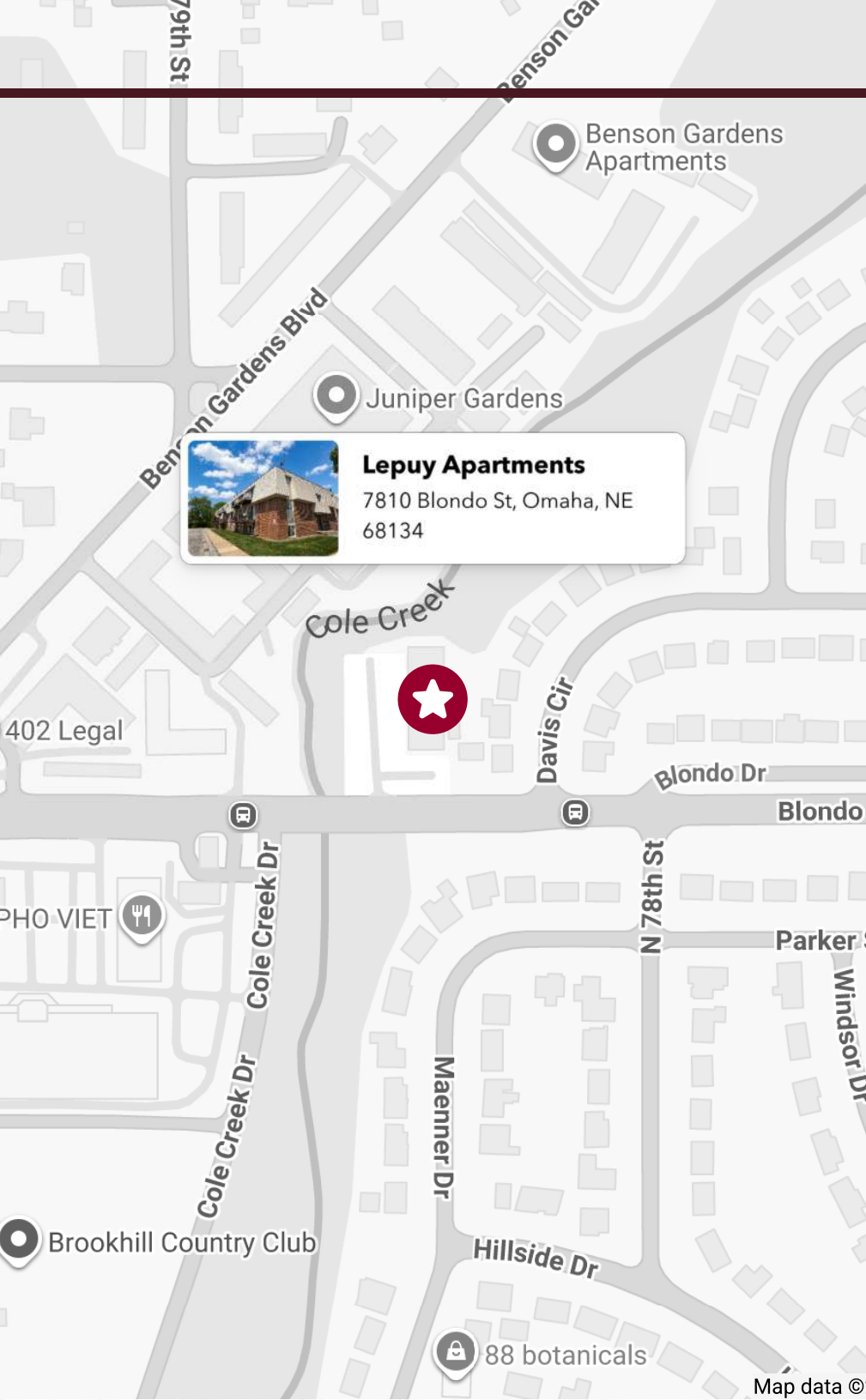
OFFERING SUMMARY

Lee & Associates is pleased to present Lepuy Apartments, a 35-unit, all one-bedroom workforce community in the heart of Omaha's established Benson Gardens corridor, offered at \$2,200,000, or just \$62,857 per unit and \$88.70 per square foot. That is a meaningful discount to the recent Omaha multifamily comp set, which averaged roughly \$83,500 per unit. Set on nearly an acre and built in 1972, the single masonry building offers 35 identical 700-square-foot units that rent larger than most competing one-bedrooms in the submarket, an off-street parking field, community laundry, and a RUBS structure that already recovers the bulk of utility cost from residents.

What makes Lepuy compelling is the gap between what the property earns today and what it is plainly capable of earning. In-place rents average roughly \$666 per month against a market-supported pro forma of \$800, and five of the 35 units sit vacant. That vacancy is not for lack of demand; it is because the asset has been run without professional marketing, signage, or institutional expense discipline. That under-management is the opportunity. The income to close the gap is effectively already in the market: comparable one-bedrooms lease for an average of \$812, and an experienced operator can lease up the vacant units, mark rents to market as units turn, and compress an inflated 58% expense ratio toward the mid-40s. Doing so lifts net operating income from approximately \$137,700 in place to roughly \$209,500 stabilized, moving the going-in 6.26% cap rate to a stabilized yield-on-cost near 9.7%.

Just as important is what the new owner won't have to spend. Recent ownership investment includes a fresh flat-roof coating completed in 2025, newer water heaters and HVAC throughout, and updated windows across the majority of units, so the major building systems are already addressed and the value creation here is operational rather than capital-intensive. Positioned three minute from Maple Street and Dodge Street, walkable to grocery, dining, schools, and transit, and within five miles of Omaha's largest employers, Lepuy offers a rare combination for a long-term investor: a below-market basis, a clean physical plant, durable workforce-housing demand, and a value-add thesis driven by management rather than renovation risk.

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Property Overview

Executive Summary

Photos

Lepuy Apartments

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EXECUTIVE SUMMARY

Price	Price/unit	Price/SF	Units	Year Built
\$2,200,000	\$62,857	\$89.80	35	1972

Property Info

Property type	Multifamily
Building size	24,500 SF
Unit mix	35x 1+1
Bedrooms	35
Stories	2
Number of buildings	1

Price Estimate

Price	\$2,180,040 - \$2,409,518
Price per unit	\$62,287 - \$68,843
Price per SF	\$88.98 - \$98.35

Return Metrics

	current	proforma
CAP	6.26%	8.45%
Stabilized CAP		9.77%
GRM	6.43	5.43
Cash-on-Cash	1.29%	15%
YoC		9.7%
		avg.
IRR		38.45%
Equity X		4.02x
ROE	6.41%	39.25%
ROI		39.25%



STANDARD UNITS



TURNED UNITS



UTILITY ROOM





2

Financial Overview

Investment Highlights

Rent Roll

Income and Expenses Analysis

Operating Projections

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Assumptions

Lepuy Apartments

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INVESTMENT HIGHLIGHTS

PATH-OF-GROWTH LOCATION BETWEEN TWO ARTERIALS

Sandwiched between Maple Street (5 minute) and Dodge Street (3 minutes) in the Benson Gardens corridor, walkable to grocery, dining, and schools and within five miles of Omaha's largest employers. A defensive, low-vacancy workforce sub-market (about 4% unemployment) in the path of continued growth, positioned for above-average long-term appreciation.

SUBSTANTIAL EMBEDDED LOSS-TO-LEASE, ACHIEVABLE WITHOUT HEAVY RENOVATION

In-place rents average roughly \$666 against an \$800 pro forma, representing approximately \$56,280 per year of upside on the same 700 SF units. Comparable properties average \$812 for smaller (658 SF) one-bedroom units, making the \$800 target conservative and achievable without a gut renovation.

VALUE-ADD IS OPERATIONAL

The clearest upside is management, not construction. No marketing on Zillow, Apartments.com, no signage, low-standard unit turns, and an inflated expense base have driven avoidable vacancy and a 58% expense ratio that an experienced operator can compress toward the mid-40s.

EXISTING RECOVERABLE INCOME PROVIDES A BASE TO PUSH RENTS ORGANICALLY

RUBS, CAM, pet, and laundry income already generate approximately \$149 per unit per month in addition to base rent, providing a new owner with a strong foundation to increase rents on a lease-by-lease basis as units turn over, rather than relying on a one-time repositioning.

CAPITAL STRUCTURE LARGELY DE-RISKED

A fresh 2025 roof coating, newer water heaters and HVAC systems, and updated windows mean the major building systems have already been addressed. Near-term capital needs are largely limited to unit turns and lease-up, allowing more cash flow to convert into investor returns.



RENT ROLL

unit type	SF	current	per SF	annually	proforma	per SF	annually	note
1BR/1BA	700	\$650	\$0.93	\$7,800	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$650	\$0.93	\$7,800	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$620	\$0.89	\$7,440	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$660	\$0.94	\$7,920	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$700	\$1.00	\$8,400	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$650	\$0.93	\$7,800	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$700	\$1.00	\$8,400	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$620	\$0.89	\$7,440	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$620	\$0.89	\$7,440	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$610	\$0.87	\$7,320	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$650	\$0.93	\$7,800	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$620	\$0.89	\$7,440	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$660	\$0.94	\$7,920	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$725	\$1.04	\$8,700	\$800	\$1.14	\$9,600	
1BR/1BA	700	* \$725	\$1.04	\$8,700	\$800	\$1.14	\$9,600	Currently Vacant
1BR/1BA	700	\$700	\$1.00	\$8,400	\$800	\$1.14	\$9,600	
1BR/1BA	700	* \$725	\$1.04	\$8,700	\$800	\$1.14	\$9,600	Currently Vacant
1BR/1BA	700	\$620	\$0.89	\$7,440	\$800	\$1.14	\$9,600	
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1BR/1BA	700	* \$725	\$1.04	\$8,700	\$800	\$1.14	\$9,600	Currently vacant
1BR/1BA	700	\$635	\$0.91	\$7,620	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$750	\$1.07	\$9,000	\$800	\$1.14	\$9,600	
1BR/1BA	700	* \$725	\$1.04	\$8,700	\$800	\$1.14	\$9,600	Currently vacant
1BR/1BA	700	\$675	\$0.96	\$8,100	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$635	\$0.91	\$7,620	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$620	\$0.89	\$7,440	\$800	\$1.14	\$9,600	
1BR/1BA	700	\$666	\$0.95	\$7,992	\$800	\$1.14	\$9,600	
	24,500	\$23,310	\$0.95	\$279,720	\$28,000	\$1.14	\$336,000	

Note: Currently vacant units are marked with * in the current rent column.

INCOME AND EXPENSES ANALYSIS

🏠 Multifamily									
Income	Current	Per unit	PSF	% GOI	Proforma	Per unit	PSF	% GOI	Note
Multifamily Rental Revenue	\$279,720	\$7,992	\$11.42		\$336,000	\$9,600	\$13.71		
Vacancy - 5.00%	\$13,986	\$400	\$0.57		\$16,800	\$480	\$0.69		
Effective Multifamily Rental Revenue	\$265,734	\$7,592	\$10.85	80.95%	\$319,200	\$9,120	\$13.03	82.21%	
Other Income									
Utility Reimbursement (RUBS)	\$53,568	\$1,531	\$2.19		\$54,000	\$1,543	\$2.20		Held at T12 actual; rises with occupancy. Note: T12 recovery exceeds billback – confirm RUBS method.
Cam Fee	\$7,573	\$216	\$0.31		\$7,573	\$216	\$0.31		Held at T12 actual.
Pet Rent	\$920	\$26	\$0.04		\$1,500	\$43	\$0.06		T12 \$920; modest program upside to \$1,500.
Laundry	\$390	\$11	\$0.02		\$3,000	\$86	\$0.12		T12 shows income only in the final month; underwritten conservatively at \$3,000/yr.
Other fees (late/app/admin)	\$90	\$3	\$0.00		\$3,000	\$86	\$0.12		Near zero today; conservative ancillary capture.
Total other income	\$62,541	\$1,787	\$2.55	19.05%	\$69,073	\$1,974	\$2.82	17.79%	
Gross Operating Income	\$328,275	\$9,379	\$13.40		\$388,273	\$11,094	\$15.85		
Expenses									

Expenses									
Management fee	\$18,900	\$540	\$0.77	5.76%	\$19,470	\$556	\$0.79	5.01%	
Utilities (owner-borne, gross)	\$61,598	\$1,760	\$2.51	18.76%	\$56,000	\$1,600	\$2.29	14.42%	Falls from T12 as vacant-unit utility load drops at stabilization.
Contract svcs (lawn/snow/clean/pest/fire/insp)	\$21,642	\$618	\$0.88	6.59%	\$17,000	\$486	\$0.69	4.38%	Lawn/snow/cleaning/pest/fire/insp normalized below T12
Repairs & maintenance (recurring)	\$30,101	\$860	\$1.23	9.17%	\$28,000	\$800	\$1.14	7.21%	\$800/unit recurring for a 1972 Class C; excludes capitalized items.
Turnover / make-ready (recurring)	\$11,078	\$317	\$0.45	3.37%	\$11,000	\$314	\$0.45	2.83%	17 turns/yr x ~\$650. One-time 5-unit lease-up turns are below-line capital.
G&A / legal / professional	\$3,462	\$99	\$0.14	1.05%	\$2,000	\$57	\$0.08	0.52%	keeps eviction/legal/fire-prevention.
Insurance	\$29,000	\$829	\$1.18	8.83%	\$20,000	\$571	\$0.82	5.15%	Institutional held at re-shopped \$20,000. T12 actual was ~\$29,000.
Replacement reserves	\$0	\$0	\$0.00	0%	\$10,500	\$300	\$0.43	2.7%	Institutional standard \$300/unit. T12 carries none – the single biggest add-back.
Property Taxes	\$14,808	\$423	\$0.60	4.51%	\$14,808	\$423	\$0.60	3.81%	
Total expenses	\$190,588	\$5,445	\$7.78	58.06%	\$178,778	\$5,108	\$7.30	46.04%	
NET OPERATING INCOME	\$137,687	\$3,934	\$5.62	41.94%	\$209,495	\$5,986	\$8.55	53.96%	



PROPERTY FEATURES

NO OF UNITS	35
BUILDING SF	24,804 SF
LAND SF	46,400 SF
YEAR BUILT	1972
ZONING TYPE	R8
CLASS	C
NUMBER OF STORIES	2
WASHER/DRYER	Community

UTILITIES

WATER	RUBS
TRASH	RUBS
GAS	RUBS
ELECTRIC	RUBS

CONSTRUCTION

FRAMING	Masonry Common Brick
EXTERIOR	Masonry Common Brick
PARKING	Off-Street (Asphalt)
ROOF	Flat
HVAC	Central Air
METERING	Single

OPERATING PROJECTIONS

	Current	Proforma Y1	Y2	Y3	Y4	Y5
Gross Rental Revenue	\$279,720	\$313,131	\$345,850	\$352,767	\$359,823	\$367,019
Total Rental Loss	\$13,986	\$15,657	\$17,293	\$17,638	\$17,991	\$18,351
Effective Rental Revenue	\$265,734	\$297,475	\$328,558	\$335,129	\$341,832	\$348,668
Utility Reimbursement (RUBS)	\$53,568	\$54,370	\$55,186	\$56,014	\$56,854	\$57,707
Cam Fee	\$7,573	\$7,625	\$7,739	\$7,855	\$7,973	\$8,093
Pet Rent	\$920	\$1,510	\$1,533	\$1,556	\$1,579	\$1,603
Laundry	\$390	\$3,021	\$3,066	\$3,112	\$3,159	\$3,206
Other fees (late/app/admin)	\$90	\$3,021	\$3,066	\$3,112	\$3,159	\$3,206
Total Other Income	\$62,541	\$69,547	\$70,590	\$71,649	\$72,723	\$73,814
Gross Operating Income	\$328,275	\$367,021	\$399,148	\$406,778	\$414,555	\$422,482
Management fee	\$18,900	\$19,736	\$20,328	\$20,938	\$21,566	\$22,213
Utilities (owner-borne, gross)	\$61,598	\$56,766	\$58,469	\$60,223	\$62,030	\$63,891
Contract svcs (lawn/snow/clean/pest/fire/insp)	\$21,642	\$17,233	\$17,749	\$18,282	\$18,830	\$19,395
Repairs & maintenance (recurring)	\$30,101	\$28,383	\$29,234	\$30,111	\$31,015	\$31,945
Turnover / make-ready (recurring)	\$11,078	\$11,150	\$11,485	\$11,830	\$12,184	\$12,550
G&A / legal / professional	\$3,462	\$2,027	\$2,088	\$2,151	\$2,215	\$2,282
Insurance	\$29,000	\$20,274	\$20,882	\$21,508	\$22,153	\$22,818
Replacement reserves	\$0	\$10,644	\$10,963	\$11,292	\$11,631	\$11,979
Taxes	\$14,808	\$14,808	\$15,104	\$15,406	\$15,714	\$16,029
Total Operating Expenses	\$190,588	\$181,020	\$186,303	\$191,741	\$197,339	\$203,102

Net Operating Income	\$137,687	\$186,001	\$212,845	\$215,037	\$217,216	\$219,380
Total Capex and Renovations	\$0	\$87,500	\$0	\$0	\$0	\$0
Cash Flow before Debt Service	\$137,687	\$186,001	\$212,845	\$215,037	\$217,216	\$219,380
Debt Service	--	\$103,125	\$130,615	\$130,615	\$130,615	\$130,615
Cash Flow after Debt Service	--	\$82,876	\$82,230	\$84,422	\$86,601	\$88,766
Principal Reduction	--	\$0	\$28,291	\$30,111	\$32,047	\$34,109

— FINANCING & VALUE-ADD

A three-lever, management-led stabilization. None of the levers depends on cap-rate compression; the underwriting even assumes a slightly higher exit cap (6.50%) than the going-in basis, so the return is driven by NOI growth the buyer controls.

Lever 1: Lease up the five vacant units. Five of 35 units sit vacant (about 14%) in a strong-demand submarket. Professional leasing (listings on Zillow and Apartments.com, signage, real marketing) plus the roughly \$87,500 Year-1 turn budget moves the property toward stabilized 95% occupancy. This is the single fastest NOI gain.

Lever 2: Capture loss-to-lease as units turn. Mark rents from roughly \$666 toward the comp-supported \$800 at turnover and renewal, about \$56,000/year captured gradually without the vacancy spike of a portfolio-wide rent shock.

Lever 3: Normalize the expense base to institutional standards. Re-shop insurance (about \$29,000 to \$20,000), tighten the single-metered RUBS recovery (currently about 87% of owner utility cost), and normalize lumpy contract-services and R&M spend. Together, expenses fall from roughly \$190,600 to about \$178,800 even after adding a \$10,500 replacement reserve the current owner does not carry, improving the expense ratio from 58% to about 46%.

Stabilized outcome. The three levers lift NOI from roughly \$137,700 to about \$209,500 (about a 52% increase), driving the yield-on-cost to about 9.7% and the stabilized cap to about 9.5%, before modest organic growth over a five-year hold.

ASSUMPTIONS

Income Assumptions	Occupancy	Rent growth	OI growth
Year 1	95%	2%	1.5%
Year 2	95%	2%	1.5%
Year 3	95%	2%	1.5%
Year 4	95%	2%	1.5%
Year 5	95%	2%	1.5%

Expense assumptions

Management fee	4.87% of GOI
Proforma OE offset	no

Loan Assumptions

Loan Term	5 years
LTV	75%
Interest rate	6.25%
Amortization	25 years
I/O	yes

Property Tax Assumptions

Effective tax rate	1.36%
Reassess on sale	no
Property tax growth rate	2%

Acquisition & Sale

Hold term	5 years
Exit cap rate	6.50%
Closing costs - sale	\$0
Total cash to close	\$566,500
Acquisition date	May 4, 2026



3

Comparables

Sale Comps Map

Sale Comps Summary

Sale Comps Chart

Rent Comps Map

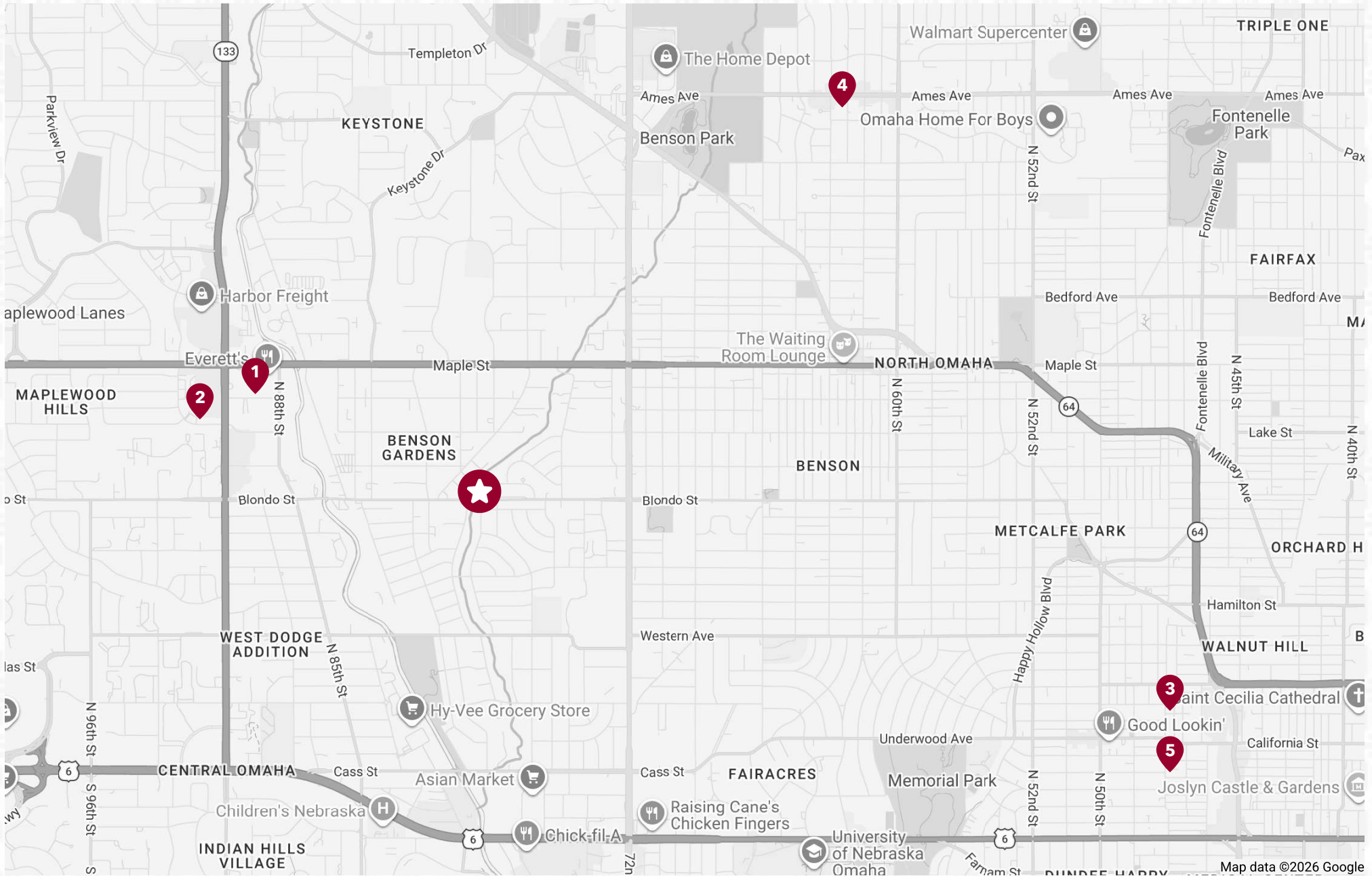
Rent Comps Summary

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SALE COMPS MAP

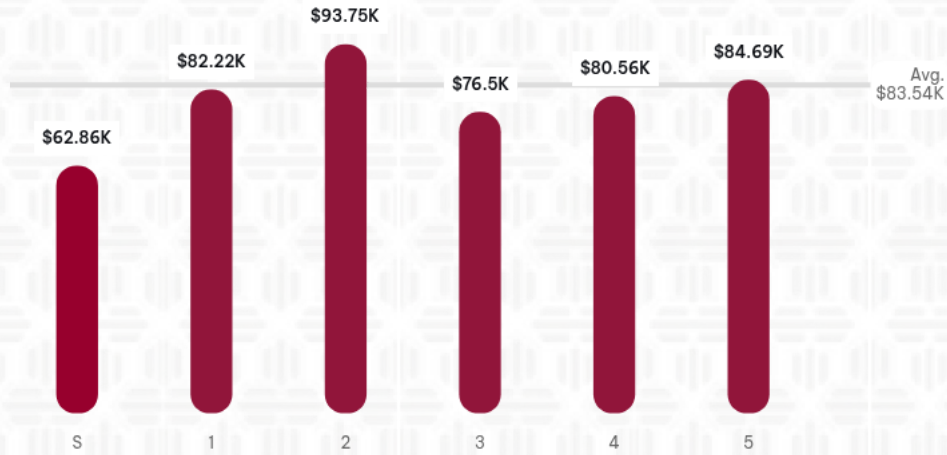


SALE COMPS SUMMARY

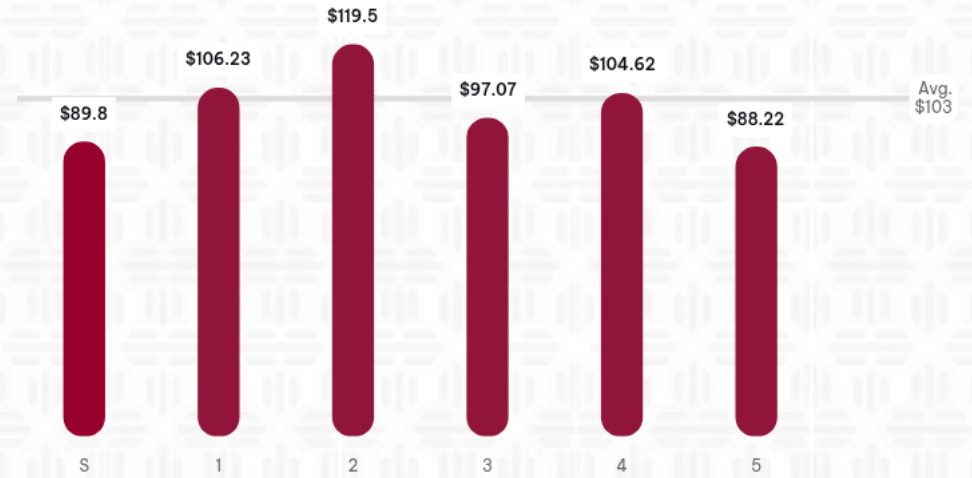
property	built /renovated	units	sale price /date	\$/unit	RSF	\$/SF	avg SF
 <p>8826 Miami St, Omaha, NE 68134, USA</p> <p>1</p>	1984	18	\$1.48M 06/26/2025	\$82,222	13,932	\$106.23	774
 <p>9208 Ohio St, Omaha, NE 68134, USA</p> <p>2</p>	1965	8	\$750,000 09/03/2024	\$93,750	6,276	\$119.50	785
 <p>801 N 48th St, Omaha, NE 68132, USA</p> <p>3</p>	1952	10	\$765,000 12/15/2025	\$76,500	7,881	\$97.07	788
 <p>4416 N 62nd St, Omaha, NE 68104, USA</p> <p>4</p>	1965	9	\$725,000 08/18/2025	\$80,556	6,930	\$104.62	770
 <p>4728 Chicago St, Omaha, NE 68132, USA</p> <p>5</p>		16	\$1.36M 07/14/2025	\$84,688	15,360	\$88.22	960
Averages	1967	12.2	\$1.02M	\$83,543	10,076	\$103.13	815
Subject	1972	35	\$2.2M	\$62,857	24,500	\$89.80	700

SALE COMPS CHART

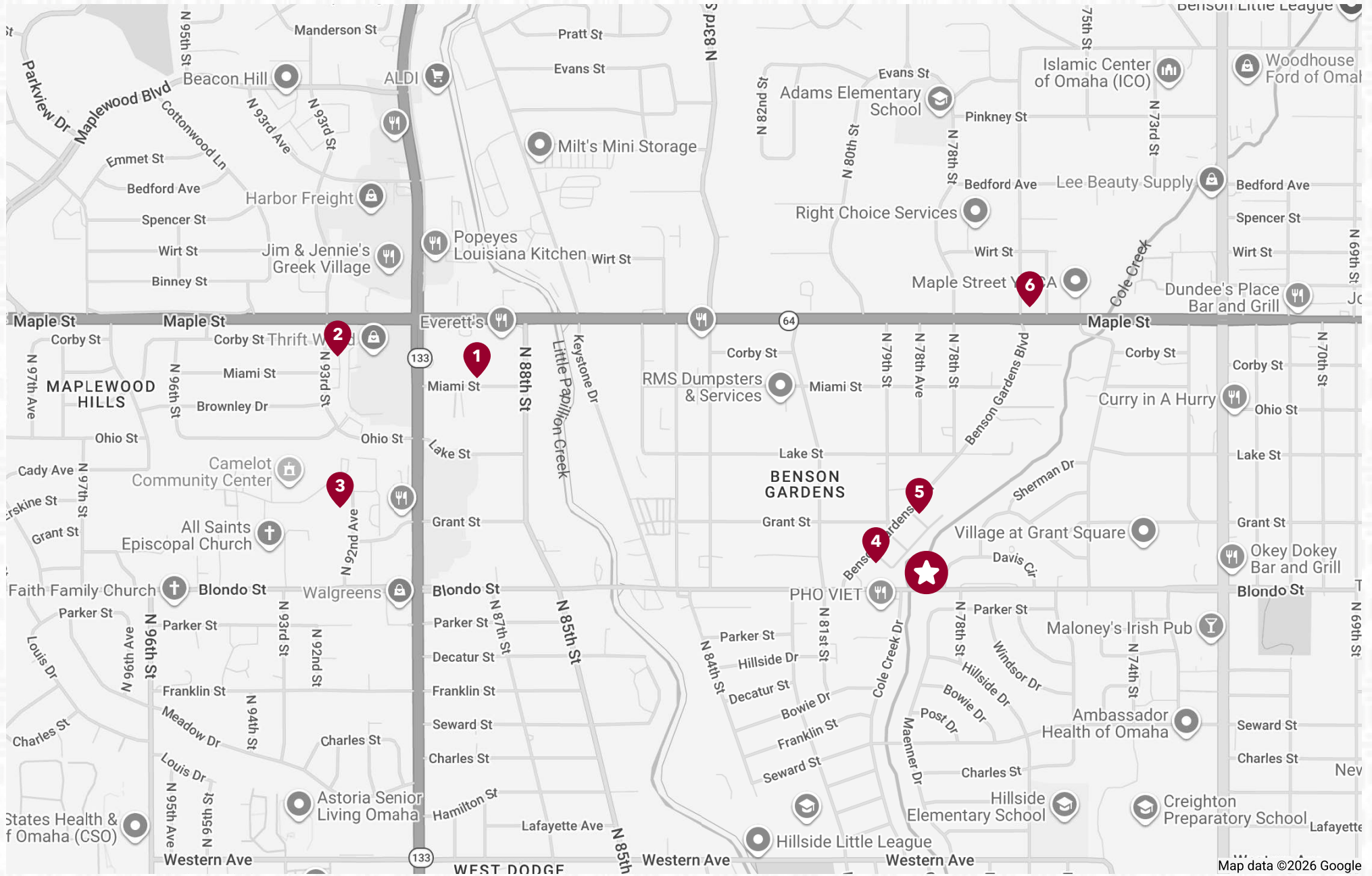
Price per Unit








Price per sq ft




RENT COMPS MAP



RENT COMPS SUMMARY

property	built /renovated	units	unit type	rent	avg SF	\$/SF
 <p>8826 Miami St, Omaha, NE 68134, USA</p> <p>1</p>	1984	2	1BR/1BA 1BR/1BA	\$700 \$775	650 675	\$1.08 \$1.15
 <p>Lamplighter 2 2715 N 93rd St, Omaha, NE 68134, USA</p> <p>2</p>		1	1BR/1BA	\$900	750	\$1.20
 <p>Camelot Village 2344 N 92nd Ave, Omaha, NE 68134, USA</p> <p>3</p>		1	1BR/1BA	\$867	700	\$1.24
 <p>Benson Garden 2019 Benson Gardens Blvd, Omaha, NE 68134, USA</p> <p>4</p>		1	1BR/1BA	\$825	600	\$1.38
 <p>Juniper gardens 2303 Benson Gardens Blvd, Omaha, NE 68134, USA</p> <p>5</p>		1	1BR/1BA	--	604	--

RENT COMPS SUMMARY

property	built /renovated	units	unit type	rent	avg SF	\$/SF
 <p>qMaple Place 2903 N 76th St, Omaha, NE 68134, USA</p>		1	1BR/1BA	\$805	630	\$1.28
Averages	1984	1.2	1BR/1BA	\$812	658	\$1.06
			All types	\$812	658	\$1.06
Subject	1972	35	1BR/1BA	\$800 -1.48%	700 +6.31%	\$1.14 +8.12%
			All types	\$800 -1.48%	700 +6.31%	\$1.14 +8.12%



4

Market Overview

Employment

City Overview

Demographics

Employers

Nearby Amenities

Area Photos

Lepuy Apartments

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Health Care and Social Assistance	15.83%
Retail Trade	10.95%
Educational Services	9.62%
Finance and Insurance	8.97%
Manufacturing	8.6%
Professional, Scientific, and Technical Services	8.49%
Construction	7.88%
Accommodation and Food Services	7.02%
Transportation and Warehousing	5.04%
Administrative and Support and Waste Management Services	4.99%
Public Administration	2.93%
Wholesale Trade	2.37%
Other	7.31%



4%

Unemployment rate

Area Description

Omaha, NE, situated along the Missouri River in the heart of the Midwest, is the largest city in Nebraska and the gateway to the Great Plains. Known for its rich history as a transportation hub and vibrant cultural scene, Omaha boasts attractions such as the Henry Doorly Zoo and the iconic Old Market district. Renowned for its unique culinary landscape, particularly the Reuben sandwich and hearty steakhouses, Omaha has a thriving economy supported by numerous Fortune 500 companies. With a diverse population and a wide range of recreational opportunities, this dynamic city perfectly blends urban sophistication with Midwestern charm.

Recreational Delights

Omaha offers an abundance of recreational activities and green spaces for residents and visitors alike. The city is home to a variety of parks, including the sprawling Elmwood Park, which offers trails, sports fields, and picnic areas. The beautiful Lauritzen Gardens provides a serene escape with its diverse flora and themed garden sections. Outdoor enthusiasts can enjoy the scenic views along the Missouri River on the Riverwalk Trail, perfect for walking, running, or biking. Additionally, the Omaha Community Playhouse and the Omaha Symphony provide cultural programming throughout the year. Not to miss is the renowned Henry Doorly Zoo and Aquarium, consistently rated as one of the best in the world, featuring incredible exhibits such as the Desert Dome and the Kingdoms of the Night. The nearby Lake Manawa State Park offers beach access, fishing, and boating activities, making it an ideal destination during the summer months. With its blend of parks and recreational facilities, Omaha fosters an active lifestyle year-round.

Culinary Scene

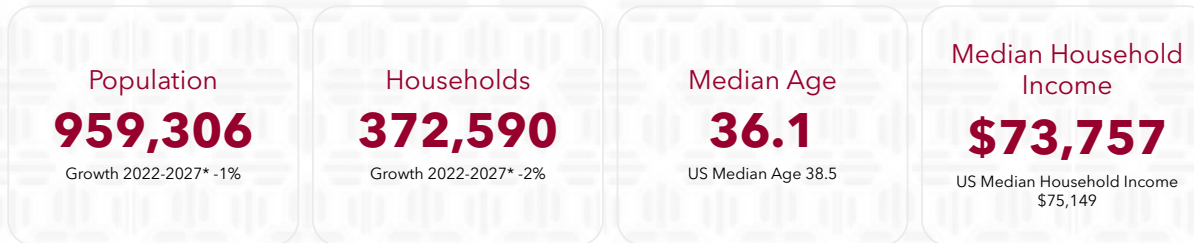
Omaha's culinary scene is a delightful tapestry of flavors and influences reflecting its diverse population. Famous for its iconic Reuben sandwich, the city is also celebrated for its rich steakhouse tradition. The Old Market district is a culinary hotspot, featuring a wide range of eateries from gourmet restaurants to casual cafes. Food trucks and local farmers' markets highlight the city's farm-to-table movement, showcasing fresh produce and artisan products. In addition to steakhouses, visitors can enjoy various ethnic cuisines, including Vietnamese, Mexican, and Italian options. The neighborhood of South Omaha is known for its vibrant Hispanic culture, offering authentic Mexican restaurants that serve enchiladas, tacos, and tamales. The city also hosts several annual food events, such as Omaha Beer Week and the Omaha Restaurant Week, celebrating its local dining scene.



DEMOGRAPHICS

Highlights

- Omaha metro area population stands at approximately 488,059.
- The median age in Omaha is 35, younger than the national median of 38.5.
- Omaha's median household income is \$65,359, lower than the U.S. median of \$75,149.



2022 POPULATION BY AGE



Quality of Life

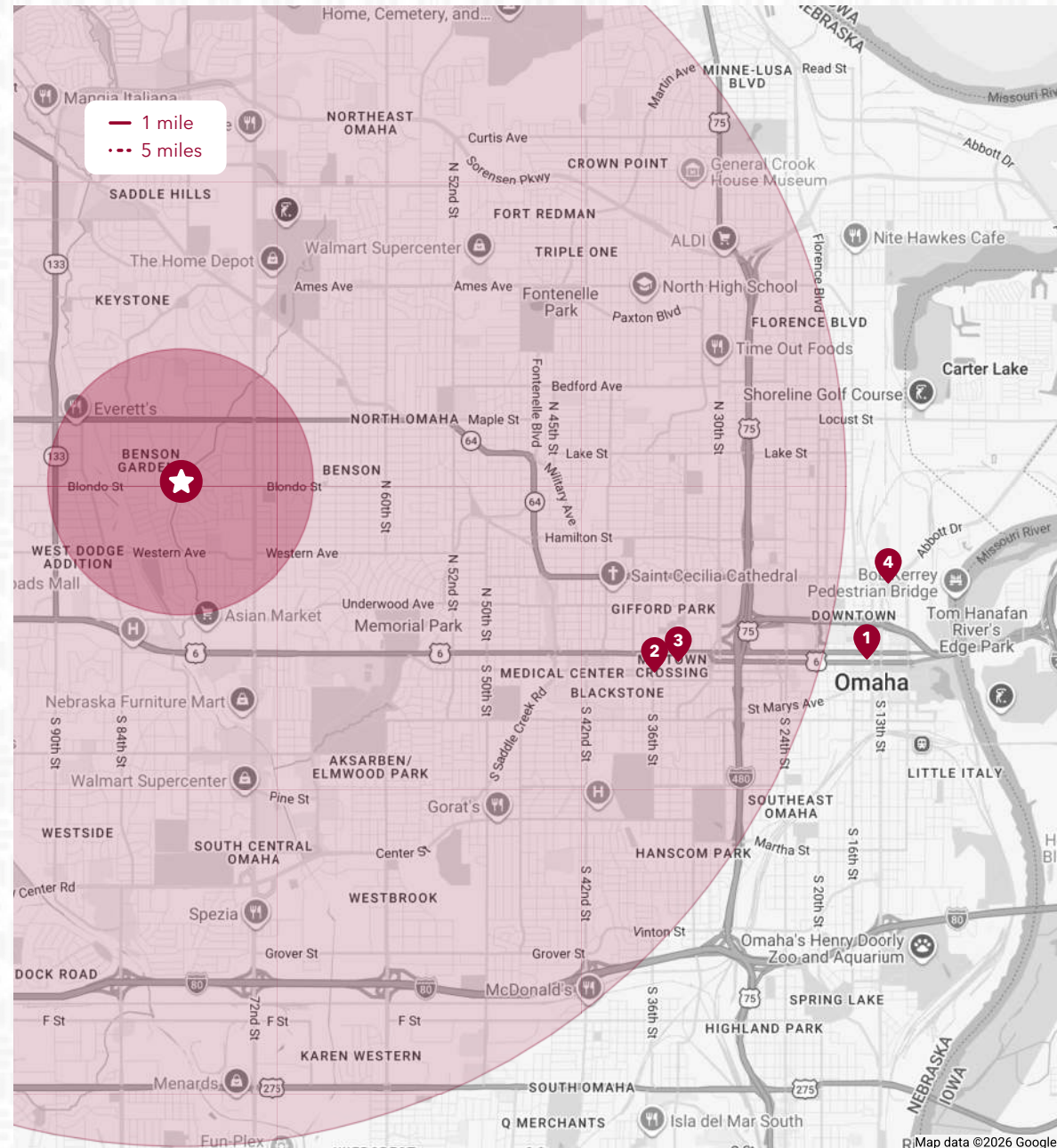
Omaha provides a commendable quality of life, characterized by affordable housing, excellent schools, and abundant recreational activities. The city's vibrant community and cultural offerings foster a strong sense of belonging among residents, making it an attractive place to live and work.

Entertainment

- Orpheum Theater
- Lincoln Financial Field
- Omaha Community Playhouse
- The Holland Performing Arts Center

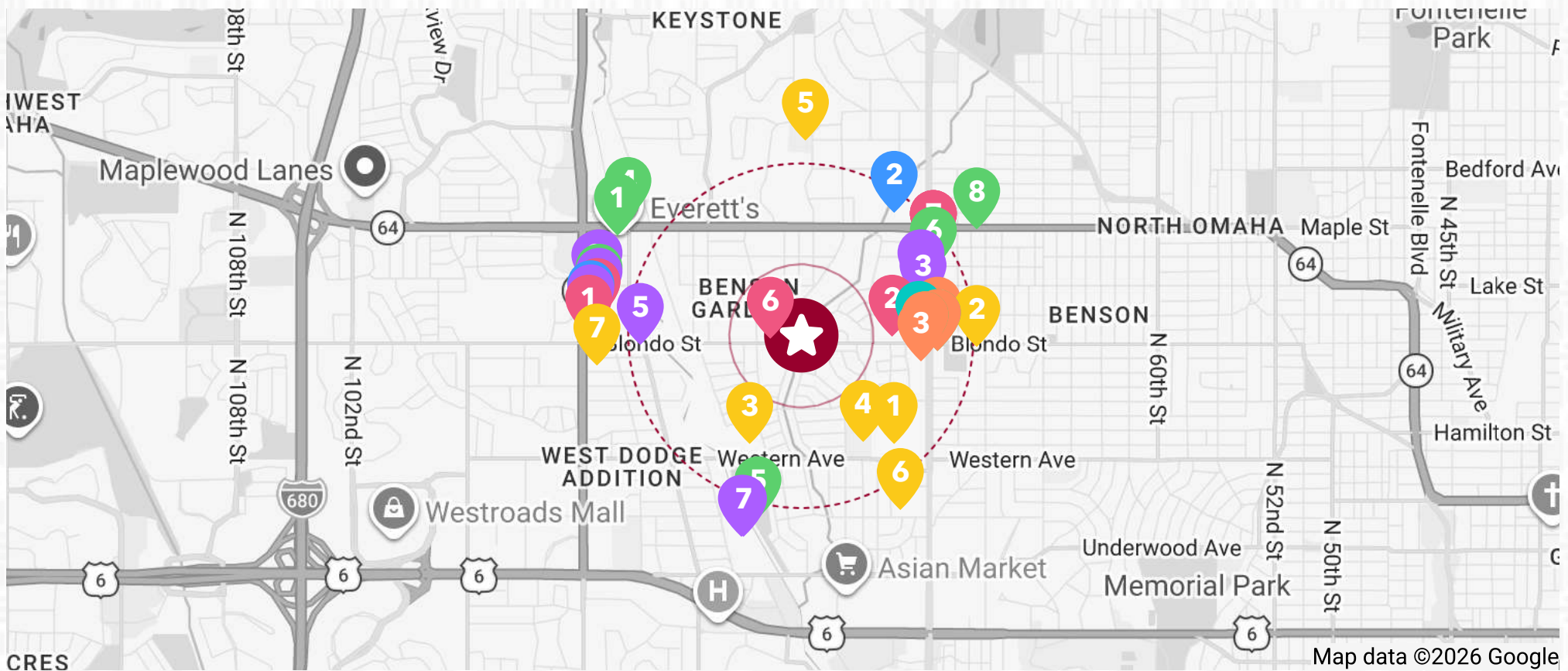
EMPLOYERS

- 1 Union Pacific Railroad Company
- 2 Berkshire Hathaway Corporate
- 3 Mutual of Omaha
- 4 Charles Schwab Field Omaha



NEARBY AMENITIES

— 5min walk - - - 10min walk



DAILY NEEDS

- 1 Hy-Vee Grocery Store
- 2 Walmart Neighborhood M...
- 3 Subzi Mundi
- 4 Omaha Tropical Market
- 5 Mediterranean Grocery
- 6 African Farms
- 7 Hy-Vee Pharmacy
- 8 Babeker Market Halal Supply
- 9 Walmart Pharmacy

HEALTHCARE

- 1 Summit Dental Health
- 2 Hoover Dental
- 3 Dr. David M. Batko, DDS
- 4 Benson Dentistry
- 5 Dr. Scott M. Stormberg, DDS
- 6 Stom Nancy
- 7 Holloway Lesley S DDS
- 8 Thomas Jordan DDS
- 9 Dr. Elizabeth A. Szeliga, DDS

WALKABLE DINING & GATHERING

- 1 Everett's
- 2 McDonald's
- 3 Dairy Queen Grill & Chill
- 4 KFC
- 5 Roberts Park
- 6 Curry in a Hurry
- 7 Romeo's Mexican Food & P...
- 8 Mantra Bar & Grille

QUICK MEALS

- 1 McDonald's
- 2 Dairy Queen Grill & Chill
- 3 Burger King
- 4 Jericho Mediterranean Grill

CULTURE & RECREATION

- 1 Drip Athletic Club
- 2 Shred Fitness

EDUCATION

- 1 Creighton Preparatory Sch...
- 2 St Pius X / St Leo Catholic S...
- 3 Westbrook Elementary Sch...
- 4 Hillside Elementary School
- 5 Adams Elementary School
- 6 Montessori Children's Room
- 7 St. Mark Lutheran Preschoo...

— AREA PHOTO



— CONFIDENTIALITY AGREEMENT

The material contained herein is confidential and is presented strictly as confidential information related to the possible sale by the owner ("Owner") of certain property located in the city of City, State, commonly known as Coventry Court Apartments at 16000 Cambridge Way, Tustin, California (the "Property").

In order to evaluate the Property, Recipient has requested certain information regarding the Property. Owner is willing to provide such information, either directly or through its agents, contractors, advisors, or consultants (collectively referred to hereafter as "Provider"), under the condition that "Recipient" (defined below) agrees to keep the information strictly confidential in accordance with this agreement. As used in this agreement, the term "Recipient" shall refer collectively and individually to the undersigned, and any other employees or agents or consultants of the undersigned who review the confidential information in connection with the evaluation of the Property by the undersigned. Recipient acknowledges and agrees that the Agreement is being executed for the benefit of Owner and the undersigned Broker.

Recipient agrees that it will maintain in the strictest confidence all information provided by Provider regarding the Property, including without limitation financial information, leases, environmental investigations, title reports, surveys, and any other information provided by Provider to Recipient that is not generally known to the public (collectively, the "Confidential Information").

Recipient also agrees not to disclose or divulge the Confidential Information to any person or entity other than the undersigned's employees who are actively and directly participating in the analysis of the Property, and in such cases only to the extent reasonably required for such analysis. Recipient also agrees to inform all such employees of the confidential nature of the Confidential Information and to provide a copy of this agreement to such employees. Recipient agrees to be fully responsible for any breach of this agreement caused by such employees.

In the event that Recipient is required or requested by subpoena or judicial or other governmental authority to disclose any Confidential Information, Recipient agrees to provide Provider with prompt notice of such requirement or request in order to give Owner time to seek an appropriate protective order or otherwise control the required disclosure. In such event, Recipient shall disclose Confidential Information only to the minimum extent necessary to comply with legally binding requirements and shall exercise its best efforts to ensure that the Confidential Information is held in confidence by the party to whom it is disclosed.

Recipient agrees that Provider shall be entitled to equitable relief, including without limitation injunction and specific performance, in the event of a violation or threatened violation of this agreement, in addition to all other remedies available at law or in equity. This agreement is governed by the laws of the State of California. No failure to exercise any right, privilege, or remedy hereunder shall be deemed to be a waiver thereof. If any provision of this agreement is adjudged to be unenforceable, the balance of the agreement shall be enforced to the maximum extent permissible under applicable law.

This agreement contains the entire agreement of the parties with respect to the subject matter hereof and can only be amended by a writing signed by both parties. If any legal action or other proceeding of any kind is brought for the enforcement of this agreement or because of any alleged breach, default, or any other dispute in connection with any provision of the agreement, the successful or prevailing party shall be entitled to recover all reasonable attorney's fees and other costs incurred in such action or proceeding, in addition to any relief to which it may be entitled.

Lepuy Apartments

7810 Blondo St, Omaha, NE 68134

CONTACT US



Mo Barry
Vice President
(404) 740-9458
mbarry@lee-associates.com
NE 20210068

12020 Shamrock Plaza, Suite 333 Omaha, NE 68154
<https://www.lee-associates.com/offices/office/omaha-ne-11132/>



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