

WAYNE STREET APARTMENTS

1802 WAYNE STREET, BELLEVUE, NE

3,690 SF | \$400,000 | 5 UNITS



**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM [in](#) | [f](#) | [ig](#)



JARROT SIMON

402.769.7574

jsimon@investorsomaha.com



MIKE RENSCH

402.778.7534

mrench@investorsomaha.com

CoStar
POWERBROKER
Top Firm Award



SIOR

CCIM

CRE
THE COUNSELORS
OF REAL ESTATE

* INDIVIDUAL MEMBERS

OFFERING SUMMARY | WAYNE STREET APARTMENTS

Price	\$400,000
Building Size:	3,690 SF
Price/PSF:	\$108.40
Price/Unit:	\$80,000
Property Type:	Multifamily
Year Built:	1963

PROPERTY HIGHLIGHTS

- » Laundry income
- » Value add opportunity
- » Full occupancy



ACTUAL RENT ROLL		PROFORMA RENT ROLL	
1802		1802	
1	\$650.00	1	\$800.00
2	\$850.00	2	\$850.00
3	\$850.00	3	\$850.00
4	\$800.00	4	\$825.00
5	\$830.00	5	\$830.00
MONTHLY RENT		MONTHLY RENT	
\$3,980.00		\$4,155.00	
ANNUAL RENT		ANNUAL RENT	
\$47,760.00		\$49,860.00	
AVERAGE IN PLACE RENT		AVERAGE IN PLACE RENT	
\$796.00		\$831.00	



