



FOR SALE

LINDEN PLACE APARTMENTS - 36 UNITS

25 South Linden Avenue, Council Bluffs, IA 51503 | \$2,950,000

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EXECUTIVE SUMMARY

25 SOUTH LINDEN AVENUE



THE OFFERING

OMNE Partners is pleased to present Linden Place, a 36-unit independent senior living community located in Council Bluffs, Iowa.

Linden Place Apartments in Council Bluffs is a unique independent senior living community housed in the former Gunn elementary school. The building retains its historic charm, blending a sense of nostalgia with modern amenities for comfortable senior living.

Nestled in a quiet, tree-lined neighborhood, Linden Place offers a serene atmosphere perfect for relaxation and peaceful living. The surrounding area provides a beautiful natural backdrop, with mature trees and well-maintained green spaces that enhance the sense of tranquility. Inside, the apartments are thoughtfully designed to offer both convenience and independence for residents, making it an ideal place for seniors to enjoy their golden years.

PROPERTY SUMMARY

25 SOUTH LINDEN AVENUE



PROPERTY SUMMARY

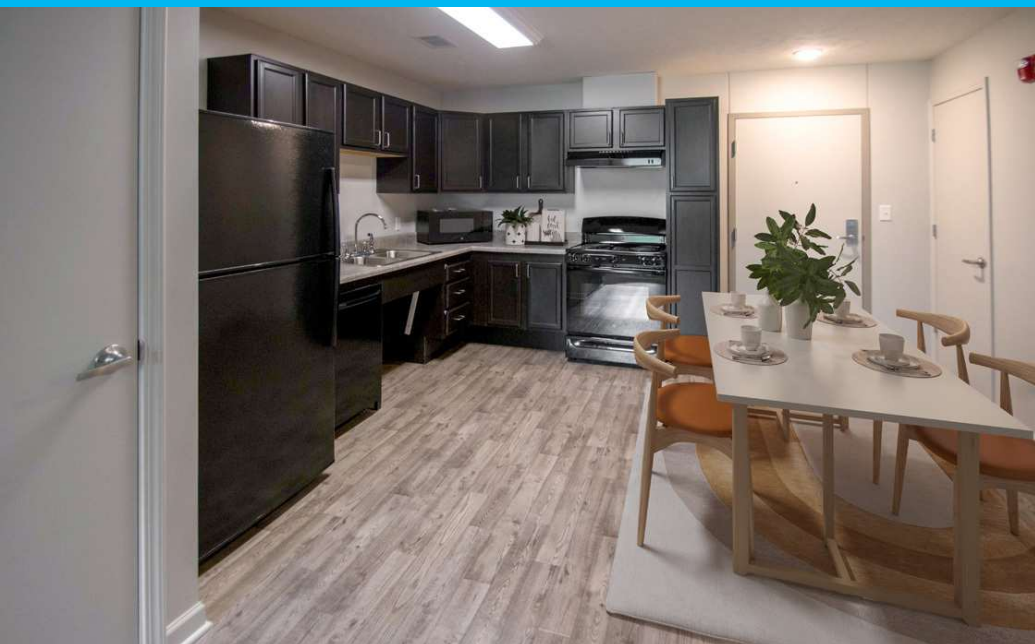
Address:	25 S Linden Ave. Council Bluffs IA
Description	Year Built/Renovated:
Main Building:	1924/1962 (1 story)
Phase 1 Addition	1954 (1 story)
Phase 2 Addition	1962 (1 story)
Phase 3 Addition	1981 (1 story)
Phase 4 Addition	2016 (2 Story)
Lot Size:	2.96 Acres
Building Size:	63,097 SF
Zoning:	R-3
Number of Units:	36

OFFERING SUMMARY

Sale Price:	\$2,950,000
Price per Door:	\$81,944/\$46.75 PSF
Rent Type:	Senior/Affordable

UNIT INFORMATION

25 SOUTH LINDEN AVENUE



HIGHLIGHTS

- Newly Renovated 1 & 2 Bedroom Homes
- Fully Equipped Kitchen with GE Energy Star & ADA Accessible Appliance
- Package, Including Fridge, Range, Dishwasher & Microwave
- Kitchen Pantry
- Brushed Nickel Hardware
- Energy Efficient HVAC, Lighting & Water- Saving Features
- Wood-Look Flooring Throughout Kitchens & Baths
- Large Closets & Linen Closets
- Oversized Showers
- Overhead Lighting
- Washer & Dryer Included
- High Ceilings
- Window Coverings Included

UNIT MIX

Total Units		36
1 BR	21	613 Avg. SF
2 BR	15	835 Avg. SF



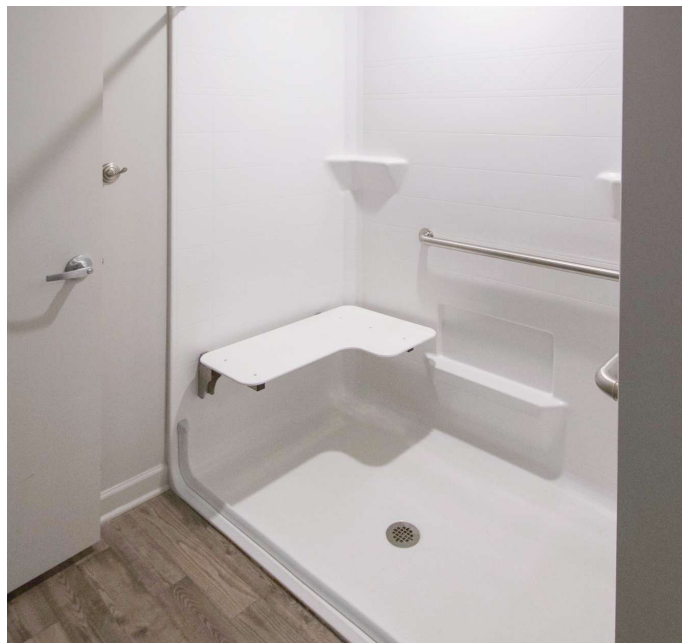
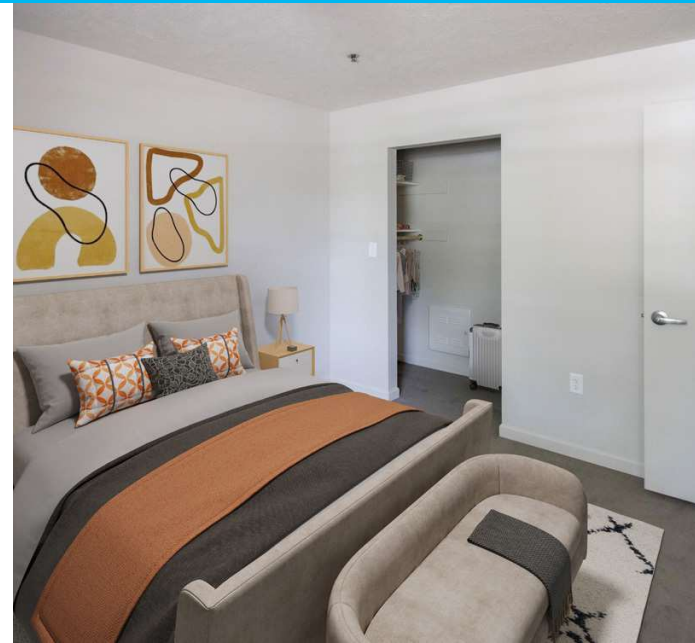
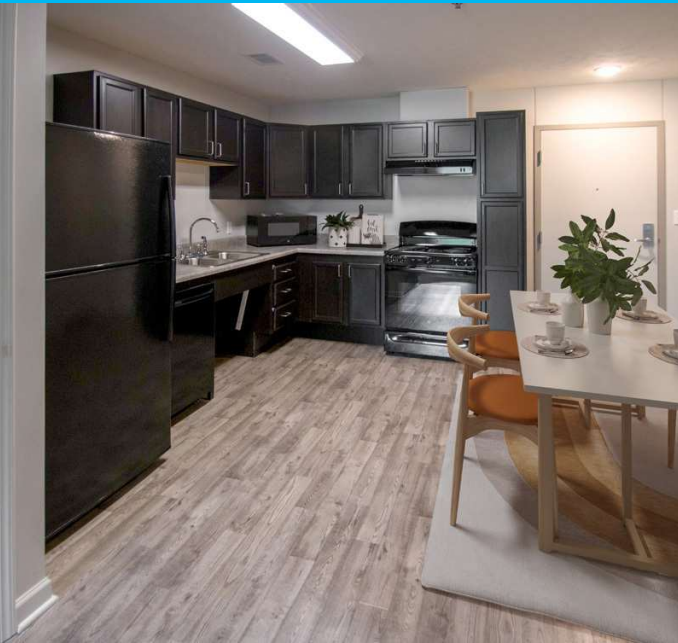
UTILITY INFORMATION

UTILITY	PROVIDER	METERING	PAID BY
Electricity	Mid American	Individual	Tenant
Water/Sewer	CB Water Works	Master	Landlord
Trash	Waste Connections	Master	Landlord
Cable/Internet	Cox	Individual	Tenant

INTERIOR UNIT PHOTOS

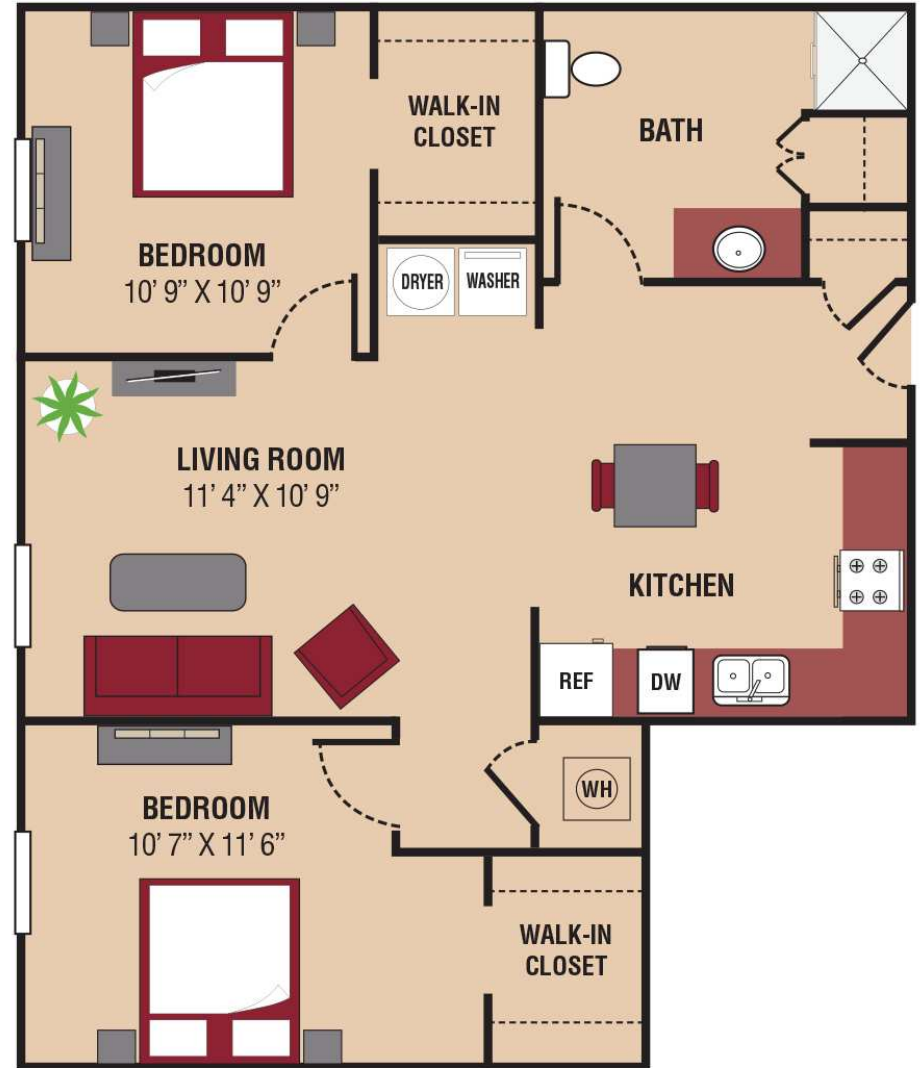
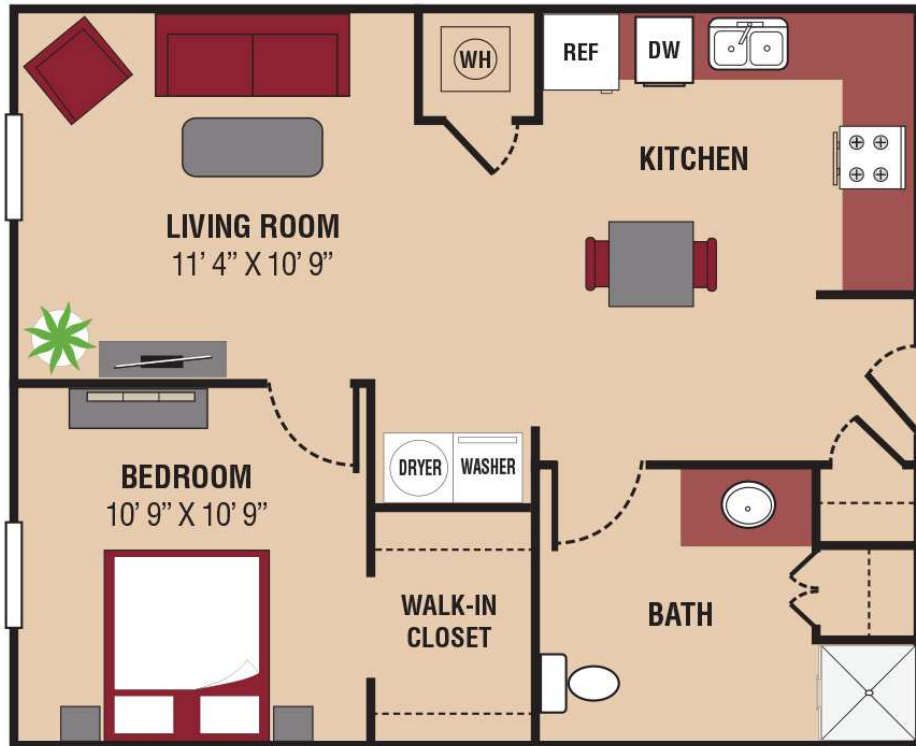
25 SOUTH LINDEN AVENUE

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FLOOR PLANS

25 SOUTH LINDEN AVENUE



EXTERIOR PHOTOS

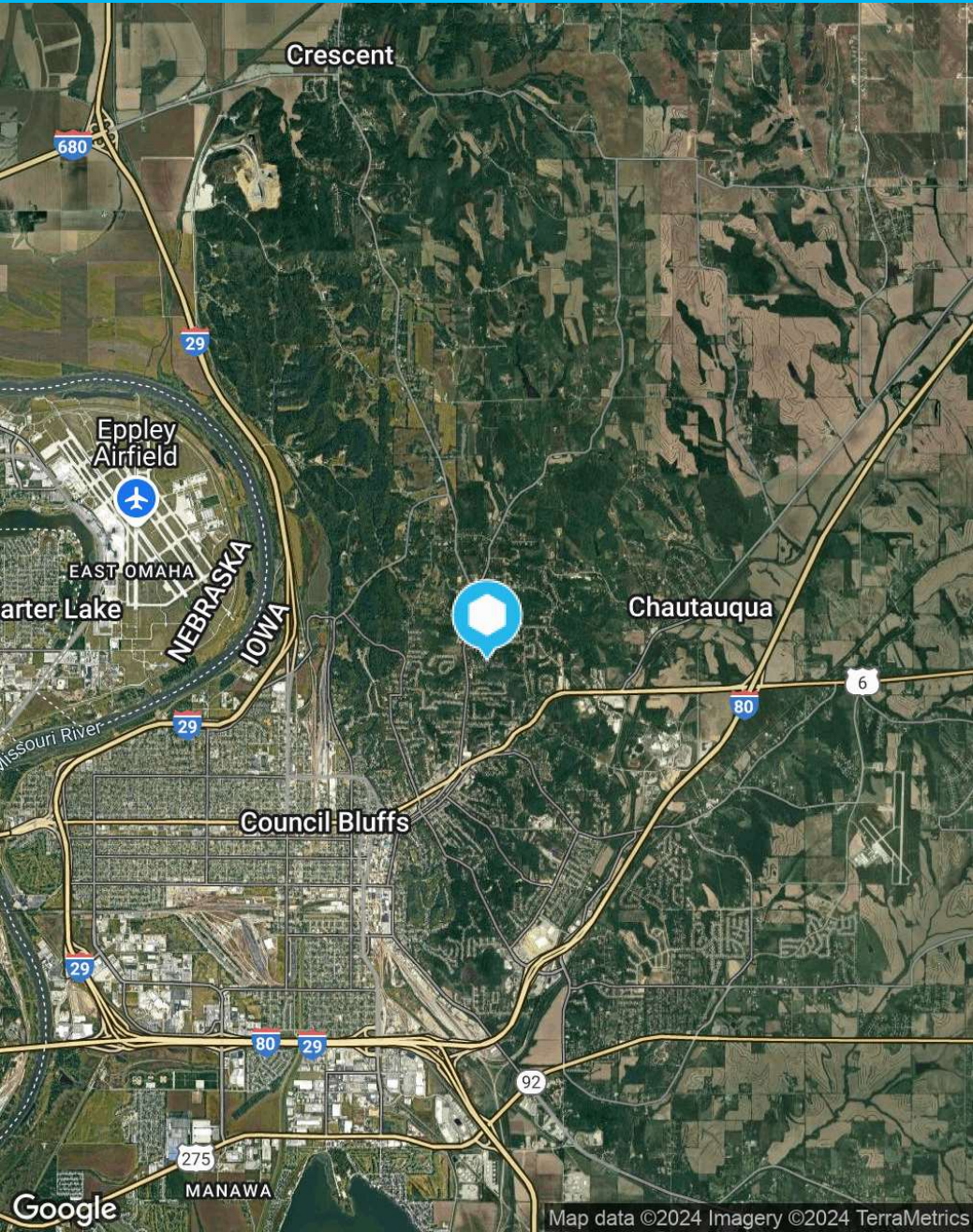
25 SOUTH LINDEN AVENUE

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LOCATION MAP

25 SOUTH LINDEN AVENUE



DEMOGRAPHICS MAP & REPORT

25 SOUTH LINDEN AVENUE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,728	36,892	68,410
Average Age	42	41	41
Average Age (Male)	40	39	39
Average Age (Female)	44	42	42

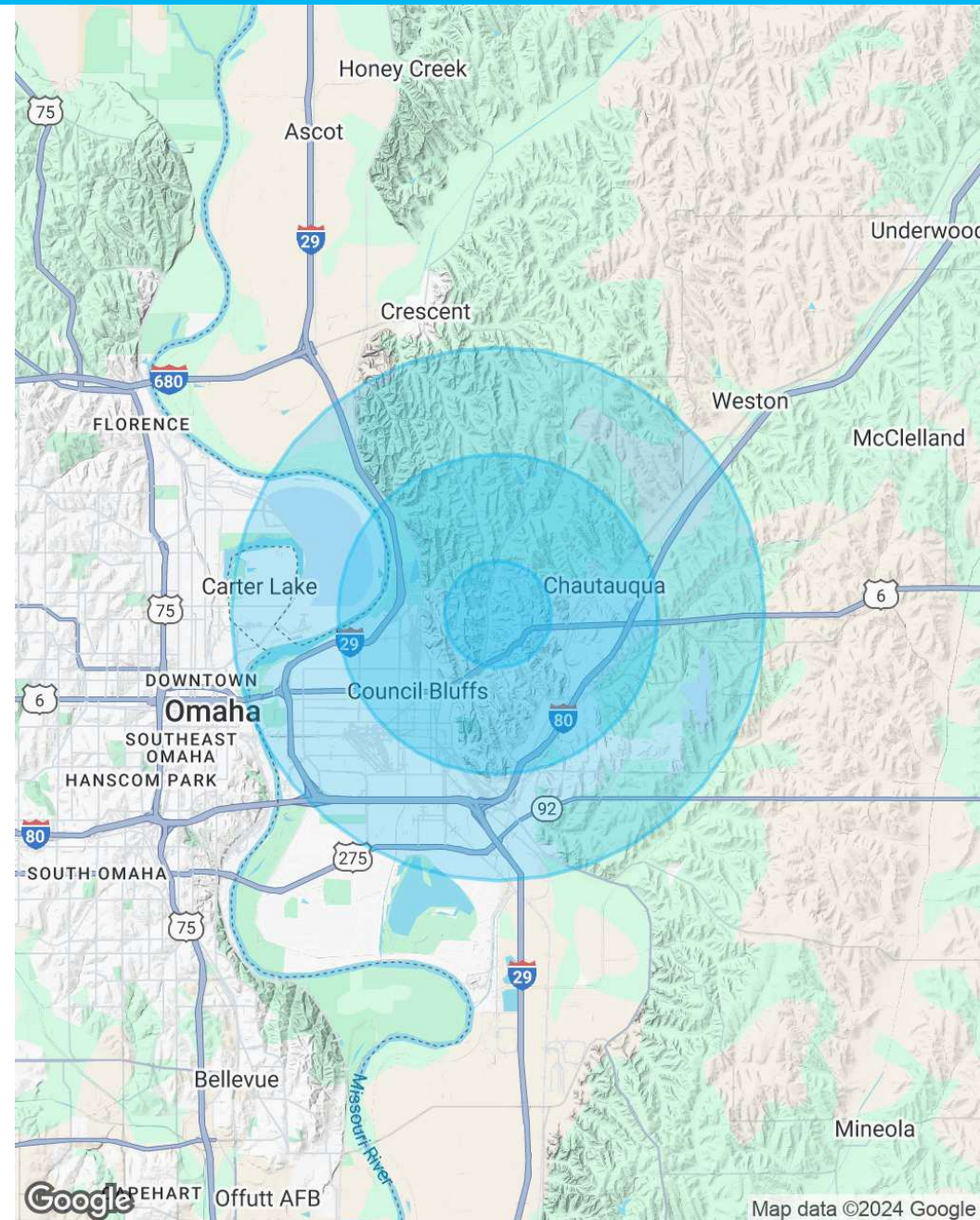
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,693	14,837	27,000
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$85,264	\$83,108	\$84,626
Average House Value	\$238,975	\$244,409	\$235,518

TRAFFIC COUNTS

E. Orchard & N. Broadway	6,585/day
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Demographics data derived from AlphaMap



COUNCIL BLUFFS NAMED 2025 THRIVING COMMUNITY

25 SOUTH LINDEN AVENUE



The City of Council Bluffs is proud to announce its designation as one of Iowa's 2025 Thriving Communities, a prestigious recognition awarded by the Iowa Finance Authority (IFA) and Iowa Economic Development Authority (IEDA). Council Bluffs is one of six communities in Iowa, alongside Des Moines, Fort Dodge, Mason City, Newton, and Waterloo, to receive this honor for its commitment to creating affordable housing opportunities for residents at all income levels.

"We are honored to be named a 2025 Iowa Thriving Community," said Council Bluffs Mayor Matt Walsh. "This designation reflects our ongoing efforts to foster an inclusive community where all residents have access to affordable housing. We remain committed to strategic and innovative approaches to housing development."



The Iowa Thriving Communities initiative recognizes communities that use forward-thinking strategies to address housing needs and attract housing development. The designation not only acknowledges Council Bluffs' dedication to providing housing for all income levels but also brings additional benefits, including valuable scoring points for Federal Housing Tax Credit and Workforce Housing Tax Credit programs.

"This designation highlights the innovative and collaborative efforts we've made to address the housing needs in Council Bluffs," said Courtney Harter, Community Development Director for the City of Council Bluffs. "It brings attention to the strategic partnerships and forward-thinking solutions we've implemented and reinforces our commitment to continuing this essential work for the future of Council Bluffs."

Source: Council Bluffs Conventions and Visitors Bureau

ABOUT OMNE PARTNERS

25 SOUTH LINDEN AVENUE



AT A GLANCE



NEBRASKA | IOWA

SELDIN, LLC

**OPERATES SEVERAL SATELLITE
OFFICES WITHIN OUR
MULTI-FAMILY PORTFOLIO**

OMNE Partners is a wholly-owned subsidiary of Seldin, LLC. Seldin, LLC currently manages just over 4.5 million square feet of commercial space, over 20,000 multi-family units and has over 600 employees.

SELDIN COMPANY

Founded by Ben I. Seldin in 1923, Seldin began as a one-man insurance company in Council Bluffs, Iowa. In the years since its inception, Seldin Company has emerged as a leader in home building, diversified property development, and asset management, creating housing for a wide range of clientele. Services offered include: Financial Expertise, Development & Consulting, Maintenance & Capital Improvements, Branding & Marketing Solutions, and Property Management.



AGMAN

Family owned, Agman, is a multi-strategy investment firm that traces its roots to western Iowa. Agman has been leveraging its permanent capital base to partner with exceptional entrepreneurs, building enduring businesses since 1923. Since its humble origins, Agman has grown into one of the largest private family-owned businesses in the United States, with thousands of employees and activities across the country - primarily centered in Real Estate, Hospitality, Finance, and Capital Markets.



Agman's involvement in hospitality, office, retail, industrial, mixed-use, land, and multi-family real estate properties is valued in excess of \$1 billion USD. This platform includes fully integrated management and development services for all categories of owned real estate. Additionally, Agman participates as control and passive investors in a range of industries and business types. Over time, these investments have created billions of dollars in shareholder value and provide meaningful products that impact countless lives.

METONIC

Metonic is a boutique real estate investment manager that seeks to create exceptional real estate experiences for investors, partners, and tenants. For over a decade, Metonic has focused on uncovering and creating value while providing a long-term perspective for those who invest alongside of us. Metonic's principals have participated in the acquisition, financing, development, asset management, and disposition of more than \$3 billion of real estate through multiple economic cycles.



With a track record of sponsoring more than seventy assets, resulting in over 9,500 multifamily homes and \$1.5B in assets under management, Metonic's deals deliver strong risk-adjusted returns for our investors by uncovering value others have missed. We handle all aspects of the investment and execute strategic plans throughout the lifecycle of each asset to produce the highest returns. When a person or company invests with Metonic, we are partners.