

Midtown Homes & Townhomes Portfolio Sale

14 Assets in Omaha, NE



Total Offering Price - \$4,945,000.00

Option to purchase just Townhomes - \$2,500,000

Option to purchase 9 Single Family Homes - \$2,500,000

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NAINP Dodge

Investment Highlights



Attractive Rental Demand

Located in desirable submarkets with strong demand for single-family rentals, supported by limited supply increase barriers to homeownership.



Appreciation & Exit Strategy

Strong historical home price appreciation in the market positions the portfolio for long-term value growth and multiple exit strategies, including individual resale or institutional disposition.



Well Maintained Homes Located within 2.5 mile Radius

Spread across established residential neighborhoods, reducing risk through tenant and geographic diversification.

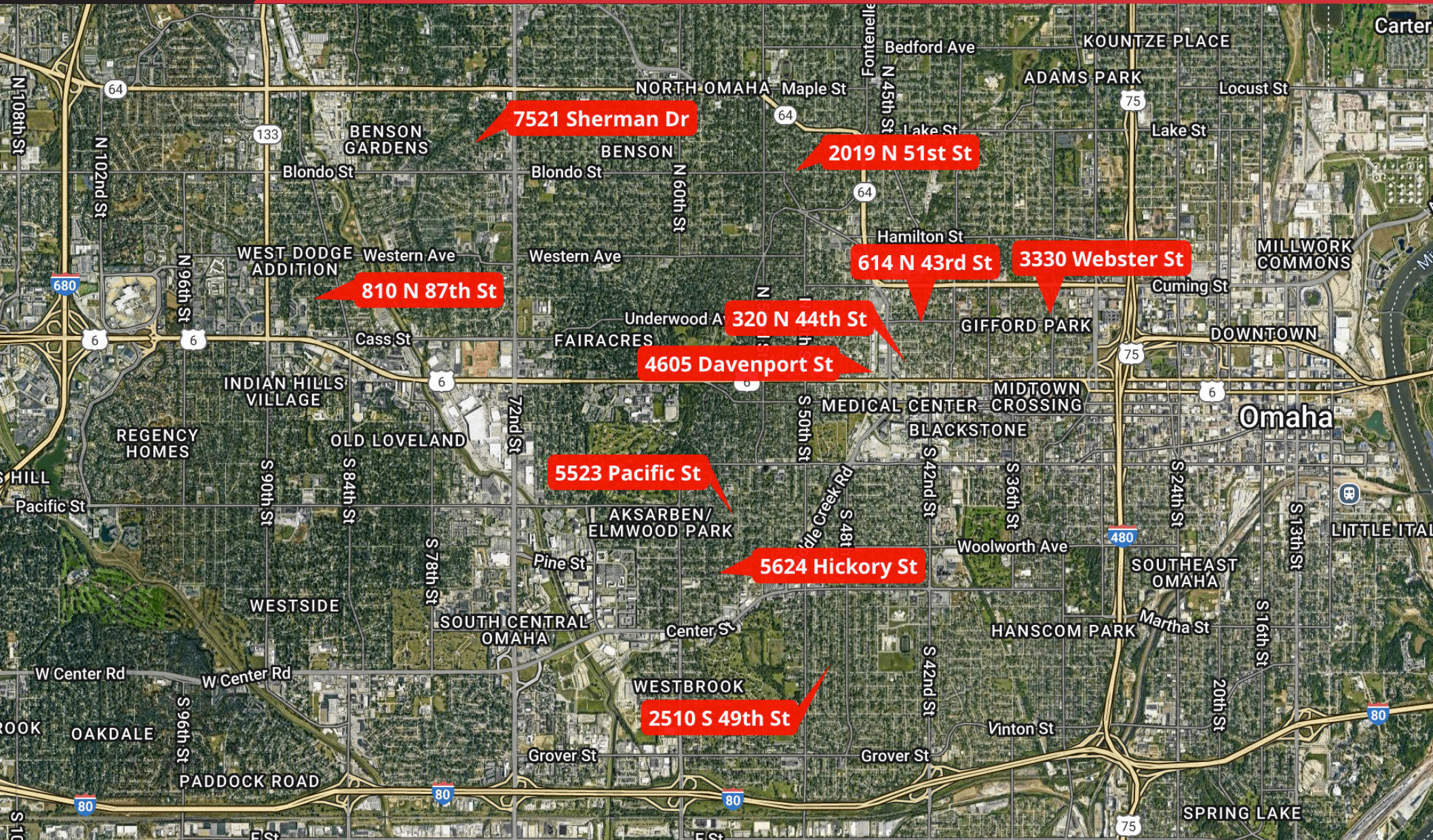


Turnkey, Scalable Investment

Immediate entry into the single-family rental market with critical mass and scale that would take years to assemble individually.

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Location Overview



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Midtown Homes & Townhomes Portfolio Sale



320-328 N 44th Street, Omaha, NE 68131

Total SF: 10,560 SF
 No. Units: 5
 Individual Unit SF: 2,112 SF
 No. Bedrooms/Unit: 3
 No. Bathrooms/Unit: 2.5
 Garage (No. of Cars): 2
 Year Built: 2021
 Lot Size (AC): 0.234 AC

	320 N 44th St	322 N 44th St	324 N 44th St	326 N 44th St	328 N 44th St
2024 Income:	\$34,710.78	\$30,430.00	\$34,443.98	\$32,248.28	\$22,401.99
2024 Expenses:	\$10,487.78	\$11,065.74	\$9,891.68	\$10,432.56	\$11,374.91
2024 NOI:	\$24,223.00	\$19,364.26	\$24,552.30	\$21,815.72	\$11,027.08



2019 N 51st Street, Omaha, NE 68104

No. Bedrooms: 4
 No. Bathrooms: 2
 Size (SF): 1,280 SF
 Finished Basement SF: 300 SF
 Garage (No. of Cars): 2
 Year Built: 1925
 Lot Size (AC): 0.15 AC
 2024 Income: \$22,440.27
 2024 Expenses: \$5,646.91
 2024 NOI: \$16,793.36

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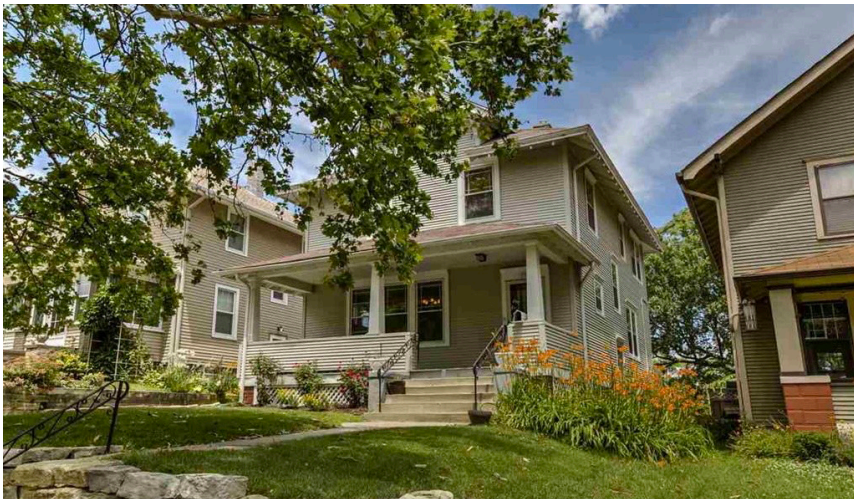


Midtown Homes & Townhomes Portfolio Sale



2510 S 49th Avenue, Omaha, NE 68106

No. Bedrooms:	4
No. Bathrooms:	3
Size (SF):	1,202 SF
Finished Basement SF:	450 SF
Garage (No. of Cars):	1
Year Built:	1966
Lot Size (AC):	0.15 AC
2024 Income:	\$29,207.21
2024 Expenses:	\$5,434.47
2024 NOI:	\$23,772.74



3330 Webster Street, Omaha, NE 68131

No. Bedrooms:	5
No. Bathrooms:	2
Size (SF):	1,504 SF
Finished Basement SF:	600 SF
Garage (No. of Cars):	0
Year Built:	1915
Lot Size (AC):	0.15 AC
2024 Income:	\$29,082.89
2024 Expenses:	\$7,473.53
2024 NOI:	\$21,609.36

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Midtown Homes & Townhomes Portfolio Sale



4605 Davenport Street, Omaha, NE 68132

No. Bedrooms:	3
No. Bathrooms:	1.5
Size (SF):	1,042 SF
Finished Basement SF:	300 SF
Garage (No. of Cars):	1
Year Built:	1905
Lot Size (AC):	0.1 AC
2024 Income:	\$19,659.99
2024 Expenses:	\$4,122.74
2024 NOI:	\$15,537.22



5523 Pacific Street, Omaha, NE 68106

No. Bedrooms:	4
No. Bathrooms:	2
Size (SF):	1,104 SF
Finished Basement SF:	700 SF
Garage (No. of Cars):	0
Year Built:	1927
Lot Size (AC):	0.11 AC
2024 Income:	\$22,171.96
2024 Expenses:	\$5,134.74
2024 NOI:	\$17,037.22

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5624 Hickory Street, Omaha, NE 68106

No. Bedrooms:	5
No. Bathrooms:	2.5
Size (SF):	1,420 SF
Finished Basement SF:	-
Garage (No. of Cars):	1
Year Built:	1940
Lot Size (AC):	0.19 AC
2024 Income:	\$31,061.45
2024 Expenses:	\$10,540.99
2024 NOI:	\$20,520.46



614 N 43rd Street, Omaha, NE 68131

No. Bedrooms:	4
No. Bathrooms:	2
Size (SF):	1,360 SF
Finished Basement SF:	291 SF
Garage (No. of Cars):	0
Year Built:	1924
Lot Size (AC):	0.11 AC
2024 Income:	\$26,257.96
2024 Expenses:	\$5,339.10
2024 NOI:	\$20,918.86

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Midtown Homes & Townhomes Portfolio Sale



7512 Sherman Drive, Omaha, NE 68134

No. Bedrooms:	3
No. Bathrooms:	1
Size (SF):	936 SF
Finished Basement SF:	300 SF
Garage (No. of Cars):	1
Year Built:	1957
Lot Size (AC):	0.16 AC
2024 Income:	\$20,128.96
2024 Expenses:	\$3,758.55
2024 NOI:	\$16,370.41



810 N 87th Street - Omaha, NE 68114

No. Bedrooms:	5
No. Bathrooms:	2
Size (SF):	1,682 SF
Finished Basement SF:	660 SF
Garage (No. of Cars):	2
Year Built:	1967
Lot Size (AC):	0.28 AC
2024 Income:	\$35,012.95
2024 Expenses:	\$11,236.79
2024 NOI:	\$23,776.16

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