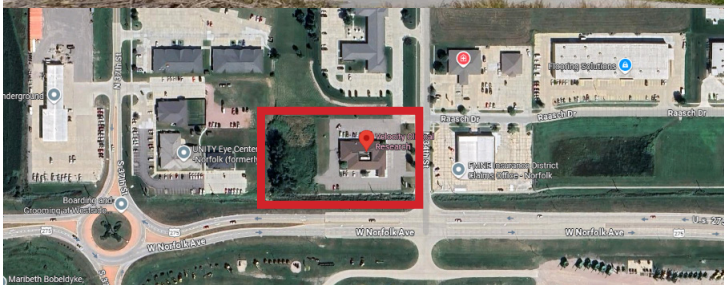


FOR SALE - HEALTH CARE PROPERTY

FULLY LEASED INVESTMENT PROPERTY



**3400 W NORFOLK AVENUE
NORFOLK, NE 68701**

PROPERTY TYPE: Health Care

ZONING: 03

BUILDING CLASS: B

BUILDING SIZE: 11,008 SF

LOT SIZE: 2.48 AC

CAP RATE: 8.75%

SALE PRICE: \$2,450,000

PROPERTY HIGHLIGHTS:

- Very nice medical investment property
- Great location on Hwy 275 in Northwest Norfolk
- National credit tenant with 7 years left on base lease
- Tenant has an 2 additional 5-year options to extend lease
- Quality property was remodeled by Chief Construction
- Property has additional ground for added investment value



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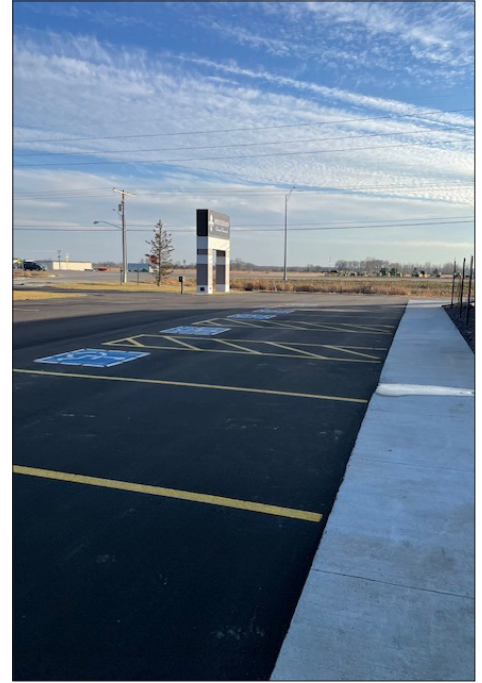
NICK WILKINSON
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HEALTH CARE PROPERTY FOR SALE



3400 W NORFOLK AVE
NORFOLK NE, 68701

PHOTOS



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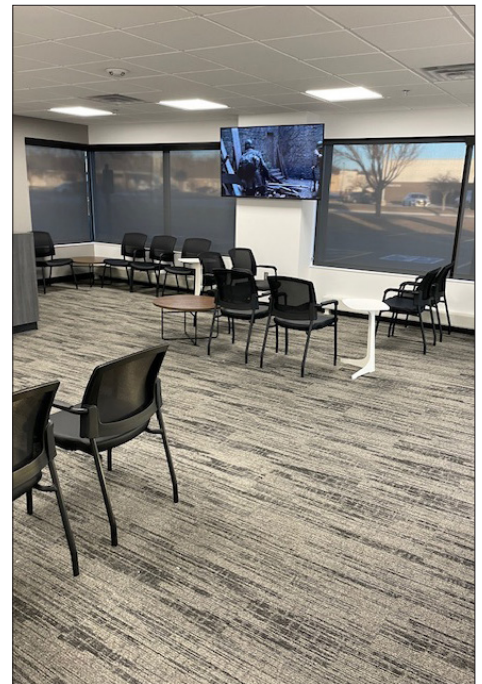
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HEALTH CARE PROPERTY FOR SALE



3400 W NORFOLK AVE
NORFOLK NE, 68701

RETURN ON INVESTMENT

Building Info		Ann. Incr.	Current Annual Income - 2025		
Tenant	SF		Income	Effective Rate	Lease Type
Velocity	11008	2.00%	\$ 206,148.96	\$ 18.73	NNN
Rental Income	11008		\$ 206,148.96	\$ 18.73	NNN

Loan Assumptions	
Purchase Price	\$ 2,452,131.35
Down Payment	\$ 490,426.27
Interest Rate	7.000%
Amortization	20
Payments/Year	12
Down Payment	20%
Annual Debt	\$ 182,508.94

7-year Outlook									
Tenant	2025	2026	2027	2028	2029	2030	2031	2032	
Solid Rock	\$ 206,148.96	\$ 210,271.94	\$ 214,477.38	\$ 218,766.93	\$ 223,142.26	\$ 227,605.11	\$ 232,157.21	\$ 236,800.36	
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Rental Income	\$ 206,148.96	\$ 210,271.94	\$ 214,477.38	\$ 218,766.93	\$ 223,142.26	\$ 227,605.11	\$ 232,157.21	\$ 236,800.36	

5-year Annualized	
5-year Annualized NOI	\$ 214,561.49
Cap Rate	8.75%
Listing Price	\$ 2,452,131.35

7-year Hold IRR									
Year	2025	2026	2027	2028	2029	2030	2031	2032	
Property Value	\$ 2,355,988.11	\$ 2,403,107.88	\$ 2,451,170.03	\$ 2,500,193.43	\$ 2,550,197.30	\$ 2,601,201.25	\$ 2,653,225.27	\$ 2,706,289.78	
Loan Balance	\$ 1,915,037.10	\$ 1,864,995.48	\$ 1,811,336.35	\$ 1,753,798.20	\$ 1,692,100.61	\$ 1,625,942.89	\$ 1,555,002.63	\$ 1,478,934.09	
Equity Spread	\$ 440,951.02	\$ 538,112.40	\$ 639,833.68	\$ 746,395.24	\$ 858,096.70	\$ 975,258.36	\$ 1,098,222.64	\$ 1,227,355.69	
Annual Cash Flow	\$ (466,786.25)	\$ 27,763.00	\$ 31,968.43	\$ 36,257.98	\$ 40,633.32	\$ 45,096.17	\$ 49,648.27	\$ 54,291.41	

Year	2025	2026	2027	2028	2029	2030	2031	2032	
Cash Flow Summary	\$ (466,786.25)	\$ 27,763.00	\$ 31,968.43	\$ 36,257.98	\$ 40,633.32	\$ 45,096.17	\$ 49,648.27	\$ 1,281,647.10	

Total Investment IRR **20.49%**



5 Year Sales History		
Extensive sales information is available For Madison County On a subscription basis by contacting a county staff member at (402) 454-3311.		
Land Information		
<u>Lot Basis</u>	<u>Square Feet</u>	<u>Acres</u>
Sq. Ft x Rate	108,146	2.48
Commercial Building Information		
<u>Occupancy Code</u>	502 (Office - Medical / Dental)	
<u>Label</u>	MERIDIAN CLINICAL RESEARCH	
<u>GBA</u>	11,008	
<u>Year Built</u>	1999	
Adjustments		
<u>Description</u>	<u>Quantity</u>	<u>Range</u>
Sprinkler - concealed wet	11,008	Average
Extra 1 of 3		
<u>Type</u>	Canopy	



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