

## 29 Flats Overview - 1367 S 76th Ave in Omaha, NE

**Property Summary:** 29 one-bedroom units, 34 Parking Spots, 12,932 rentable SF

### Proposed Financing:

**Purchase Price:** \$2,755,000  
**LTV/rate/Term:** 65% / 6.5% / 25 years  
**Loan Amount / Down Payment / Closing Costs:** \$1,790,750 / \$964,250 / \$17,908  
**Annl. Payment / Debt Service Ratio / Cap Rate:** \$145,095 / 1.22 / 6.5%

<b>Income/Expenses:</b>	<b>2024</b>	<b>2025</b>	<b>ProForma</b>
<b>Income</b>			
Rent	\$230,673	\$252,755	\$290,580
Utilities	\$ 17,074	\$ 20,109	\$ 25,404
CAM/Laundry			\$ 12,180
Pet/Other	\$ 675	\$ 1,315	\$ 6,960
6% Vacancy			\$ (20,107)
	<hr/>	<hr/>	<hr/>
<b>Total</b>	<b>\$248,422</b>	<b>\$ 274,179</b>	<b>\$315,017</b>
<b>Expenses</b>			
Advertising	\$ 5,770	\$ 5,748	\$ 5,800
Management (7%)	\$ 17,389	\$ 19,192	\$ 22,051
Admin/Legal	\$ 768	\$ 345	\$ 2,900
Insurance	\$ 11,667	\$ 12,020	\$ 18,937
R&M	\$ 22,039	\$ 25,473	\$ 23,954
Lawn/Snow	\$ 4,965	\$ 5,850	\$ 5,365
Property Tax	\$ 27,464	\$ 22,081	\$ 39,727
Utilities	\$ 13,756	\$ 14,991	\$ 14,935
Trash	\$ 3,252	\$ 3,849	\$ 3,828
	<hr/>	<hr/>	<hr/>
<b>Total Op Expense</b>	<b>\$ 107,070</b>	<b>\$ 109,549</b>	<b>\$137,497</b>
<b>Net Operating Income</b>	<b>\$ 141,352</b>	<b>\$ 164,630</b>	<b>\$177,519</b>

**Recent Improvements:** New Decks (2023), new roof (2019), several new furnaces/air conditioners, concrete & Retaining Wall(2020, 2024), full painting 8 units, 9 unit/bath updates, laundry room cleanup.