



1402 SOUTH 13TH STREET
OMAHA, NE 68108



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PROPERTY DETAILS

PRICE	\$770,000	TAXES	\$6,600.76
YEAR BUILT	1898	SQ FT	8,287
STORIES	3	PROPERTY TYPE	Multi-Family
UNITS	11 Apartments, 2 Retail Bays	NOI	\$43,246

DESCRIPTION

Originally constructed as the Prague Hotel in 1898, the property served as a welcoming home for Czech immigrants. The property originally featured 25 guest rooms and a main floor tavern that operated until the 1970's. The building was remodeled into 11 apartment units and 2 commercial spaces in 1987 and received awards for the work in 1989. Parcel of land at 1317 William is also available.

Residential Unit	Bed/Bath	SF	Rent	Lease Expiration
1	1/1	589	\$725	09/2025
2	1/1	589	\$725	06/2025
3	1/1	458	\$625	07/2025
4			\$590	05/2025
5			\$610	04/2025
6	1/1	589	\$750	04/2025
7	1/1	589	\$750	06/2025
8			\$510	10/2025
9			\$610	11/2025
10			\$725	10/2025
11	1/1		\$725	04/2025

Commercial Unit	Tenant	SF	Rent	Lease Expiration
1402	Koenig Dunne	1,036	\$1,214.35	02/2028
1404	1404 Collective	400	\$825	06/2025

RENT ROLL

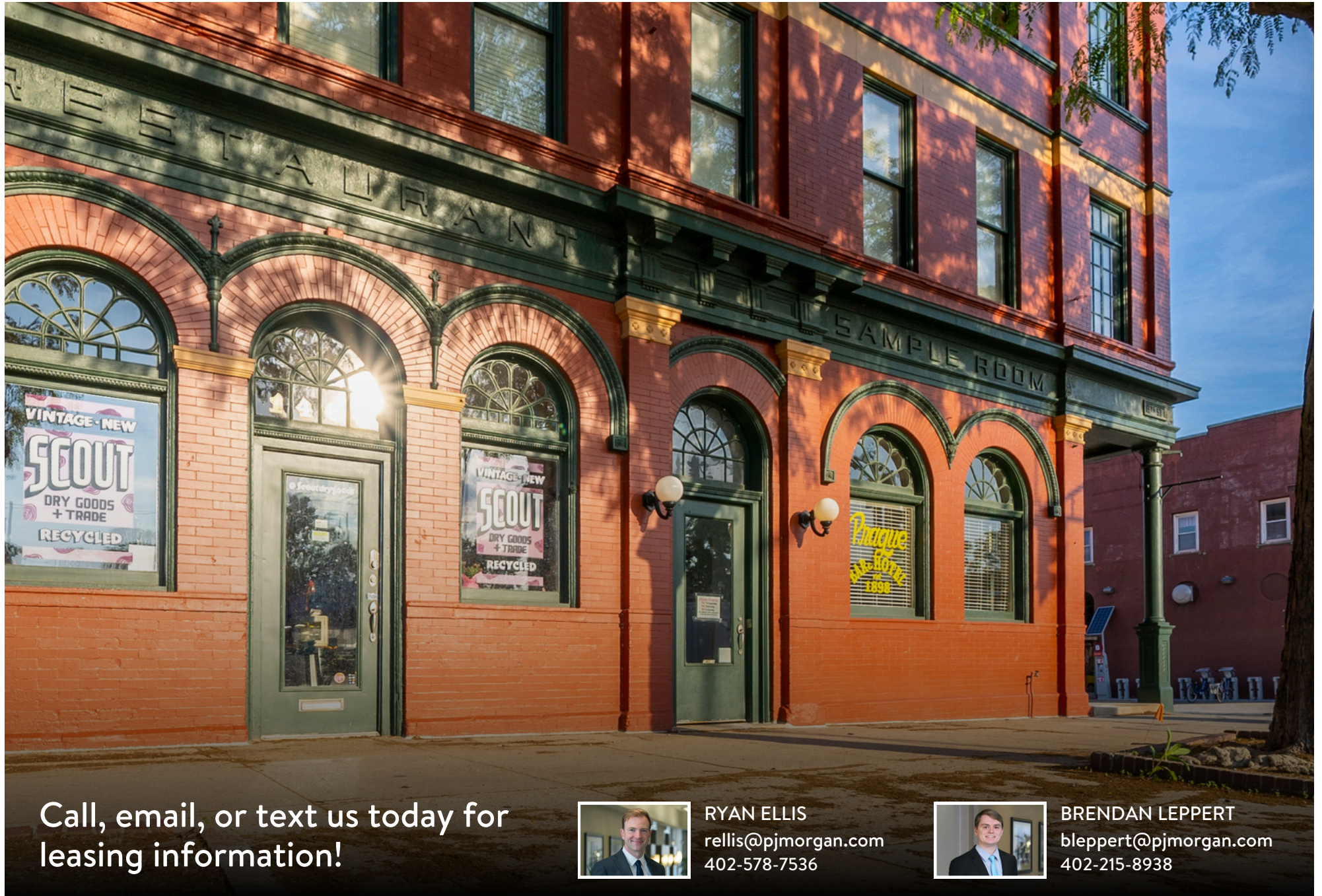
Income	Total
<u>COMMERCIAL</u>	
Commercial Rent	\$25,306.00
Commercial CAM	\$6,960.00
<u>Residential</u>	
Rental Income	\$92,490.00
Storage Income	\$600.00
TOTAL INCOME	\$125,356.00
<u>RECOVERABLE EXPENSES</u>	
<u>Utilities</u>	
Electric-7025	\$3,120.00
Water/Sewer-7040	\$3,600.00
Trash Removal-7195	\$1,380.00
TOTAL UTILITIES	\$8,100.00
<u>Maintenance</u>	
Repairs/Maintenance-7165	\$15,000.00
Fire Alarm-7035	\$750.00
Carpet Replacement-6039	\$500.00
Lawn	\$1,250.00
Snow Removal-7185	\$9,000.00
Exterior Lighting-7068	\$200.00
Pest Control-7095	\$300.00
Parking Lot-7090	\$1,000.00
Holiday Lighting	\$750.00
TOTAL MAINTENANCE	\$28,750.00

Income	Total
<u>ADMINISTRATIVE</u>	
Management Fee-7075	\$12,180.00
Admin-7065	\$1,000.00
TOTAL ADMINISTRATIVE	\$13,180.00
Real Estate Taxes-7160	\$6,600.00
Insurance-7055	\$9,480.00
TOTAL RECOVERABLE EXPENSES	\$66,110.00
<u>NON-RECOVERABLE EXPENSES</u>	
<u>Maintenance</u>	
HVAC-7345	\$8,500.00
Appliance Replacement-6015	\$700.00
Carpet Replacement-6039	\$1,000.00
Cleaning	\$3,600.00
Plumbing	\$1,000.00
TOTAL MAINTENANCE	\$14,800.00
<u>Administrative</u>	
Leasing Fees-6140	\$1,200.00
TOTAL ADMINISTRATIVE	\$1,200.00
TOTAL NON-RECOVERABLE EXPENSES	\$16,000.00
TOTAL INCOME	\$125,356.00
TOTAL EXPENSES	\$82,110.00
<u>NET OPERATING INCOME</u>	\$43,246.00

CONSOLIDATED BUDGET



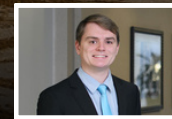
AREA BUSINESS MAP



Call, email, or text us today for
leasing information!



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