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#### LOCATION INFORMATION

County	Douglas
Market	Omaha/Council Bluffs
Sub-market	Southeast Omaha
Cross-Streets	10th & Bancroft
Signal Intersection	Yes

#### PROPERTY INFORMATION

Land Area	.32 Acre (2 Parcels)
Building Size	2,713 SF
Year Built	1900
Tenancy	Multiple

#### PROPERTY HIGHLIGHTS

- Historic Building located on the SE Corner of 10th & Bancroft
- Building encompasses three retail/office bays, each with a full basement
  - Bay 1: Former Pharmacy 1,000 SF
  - Bay 2: Spring Inn Bar 1,000 SF
  - Bay 3: Office 713 SF
- Sale includes a dedicated parking lot on the NEC of 10th and Bancroft with 14 stalls
- Signaled Intersection and access to Lauritzen Gardens/Kenefick Park off Bancroft and Henry Doorly Zoo off S 10th Street

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### PROJECTED PROFORMA

Bay	SF	PSF Rent	Monthly Rent	Annual Rent
Bay 1	1000	\$16.00	\$1,333.33	\$16,000.00
Bay 2	1000	\$18.00	\$1,166.67	\$14,000.00
Bay 3	700	\$16.00	\$933.33	\$11,200.00
Total			\$3,433.34	\$41,200.00
Vacancy Factor 5%			\$171.67	\$2,060.00
CAM Income				\$24,601.44
<b>Gross Income</b>			<b>\$3,261.67</b>	<b>\$63,741.44</b>
<b>Annual Expenses</b>				
Property Taxes	\$6,444.44			Paid by Tenant
Property Insurance	\$5,000.00			Paid by Tenant
Utilities				Paid by Tenant
Trash	\$4,200.00			Paid by Tenant
Landscaping	\$7,000.00			Paid by Tenant
Management	\$1,957.00			Paid by Tenant
Legal/Accounting	\$1,200.00			Paid by Owner
<b>Total Expenses</b>	<b>\$25,801.44</b>			
<b>Net Operating Income</b>	<b>\$37,940.00</b>			

### RENT ROLL

Bay	Square Feet	Occupied	Rent	Lease Type	Notes
Bay 1	1000	No			Former Pharmacy
Bay 2	1000	Yes	\$600/month	MG	Spring Inn Bar 60 day vacate notice
Bay 3	713	No			Former Owner Occupied Office





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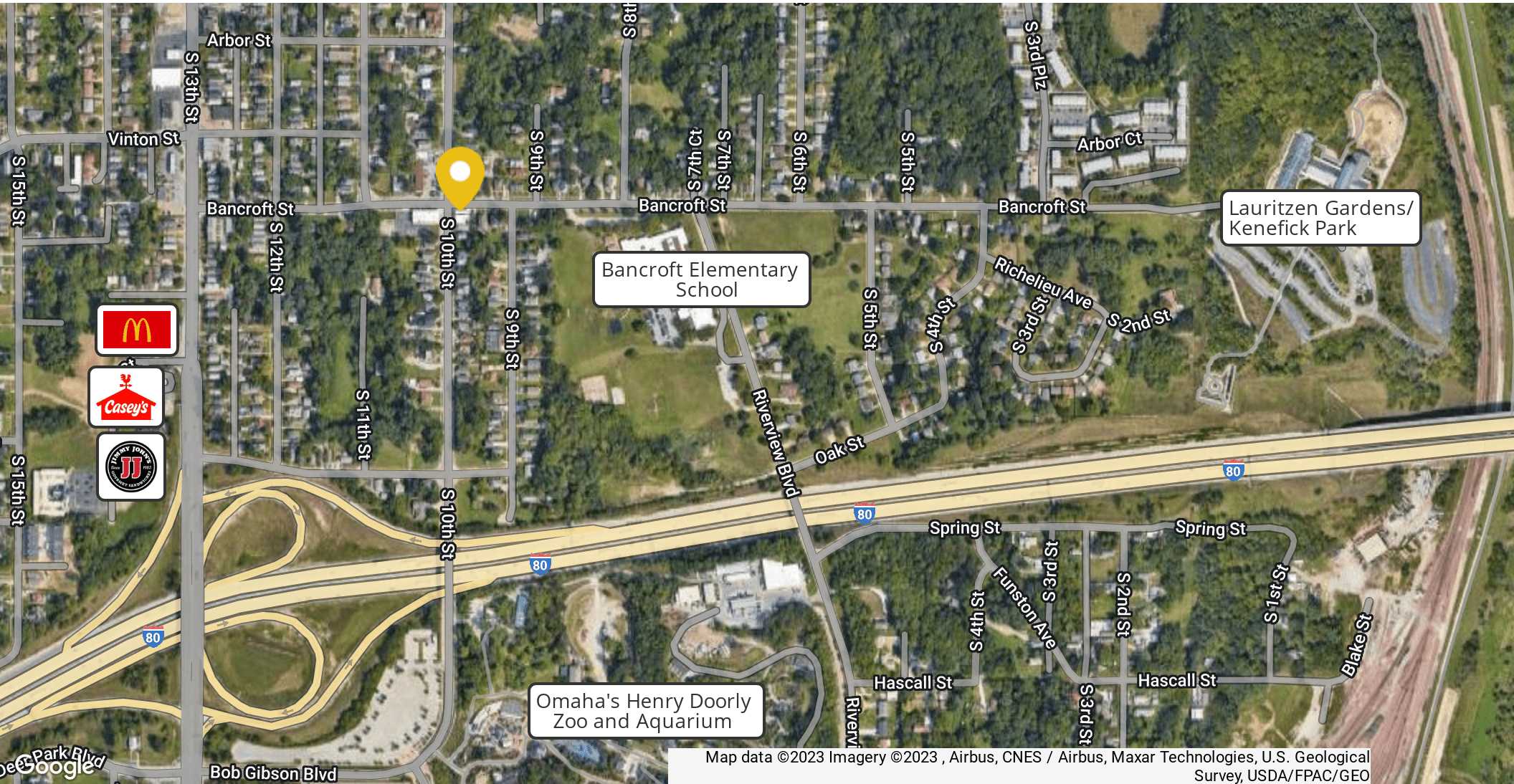
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