

12-Unit Multi-Family

12-UNIT MULTI-FAMILY FOR
SALE \$925,000

OFFERING MEMORANDUM

2416 S 16th
Omaha, NE 68108

Lisa Marie Pringle
BHGRE Commercial
Realtor
(402) 660-9078
lisa.pringle@betteromaha.com
20150747



12-Unit Multi-Family

CONTENTS

01 Property Description

- Property Features
- Parcel Map
- Additional Map
- Property Images

02 Rent Roll

- Rent Roll

03 Demographics

- General Demographics

Exclusively Marketed by:



Lisa Marie Pringle

BHGRE Commercial

Realtor

(402) 660-9078

lisa.pringle@betteromaha.com

20150747



Brokerage License No.: 100836

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PROPERTY FEATURES

NUMBER OF UNITS	12
BUILDING SF	13,400
LAND SF	20,666
LAND ACRES	0.47
YEAR BUILT	1890
# OF PARCELS	1
ZONING TYPE	R-7
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	133.33 x 155
NUMBER OF PARKING SPACES	12
WASHER/DRYER	Coin Op on Site

MECHANICAL

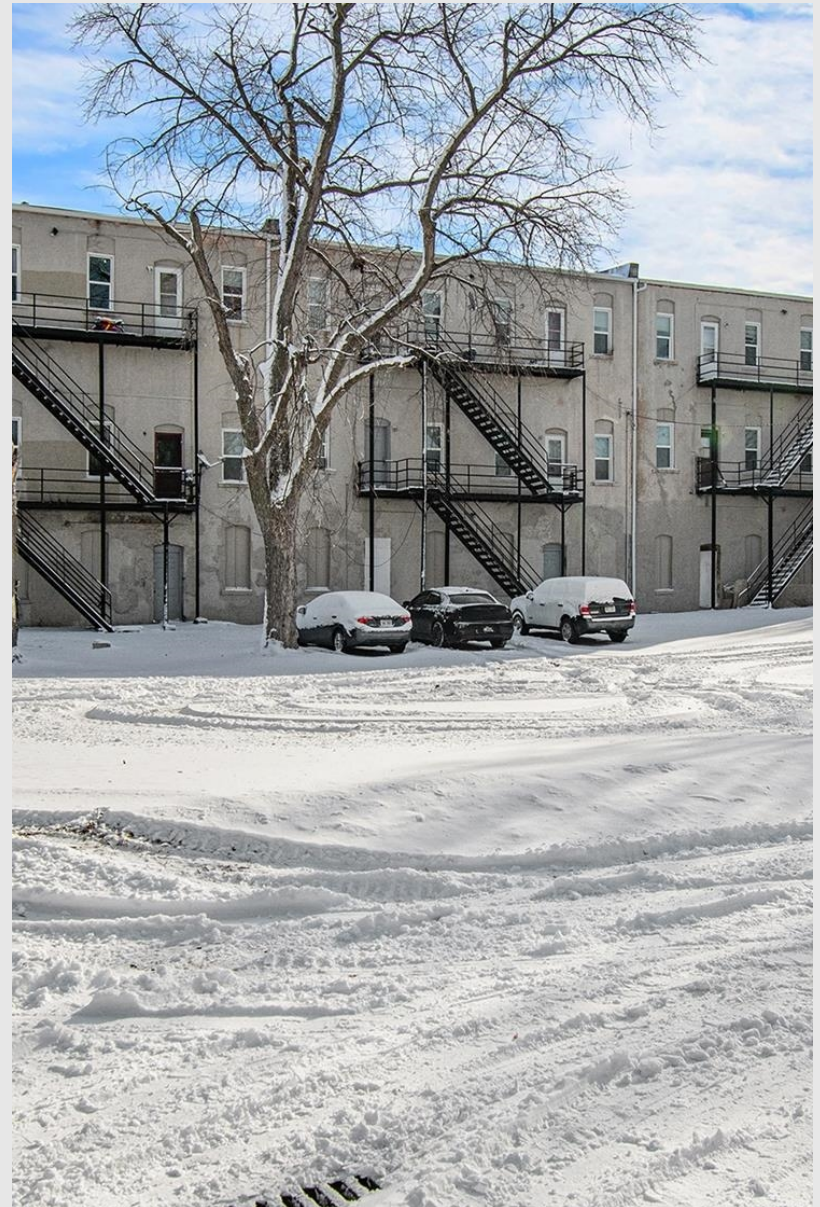
HVAC	Forced Air
------	------------

UTILITIES

WATER	Bill Back
TRASH	Landlord
GAS	Tenant
ELECTRIC	Tenant
RUBS	Water, Sewer

CONSTRUCTION

FOUNDATION	Brick
PARKING SURFACE	gravel
ROOF	Flat- New 2025





SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No: Agent ID: 0252
 Property Address: 2416 S 16th St
 City: Omaha County: Douglas State: NE ZipCode: 68108
 Prepared For: Lisa Zimmerman
 Real Estate Co: Better Homes and Gardens Owner of Record: Levante Property Holdings LLC
 Inspected By: Mark Anding, NE R.E. Broker / Candid Creations dba 1st Realty, Inc. Inspection Date: 01/04/2024

SKETCH

2 Story 2416 S 16th St

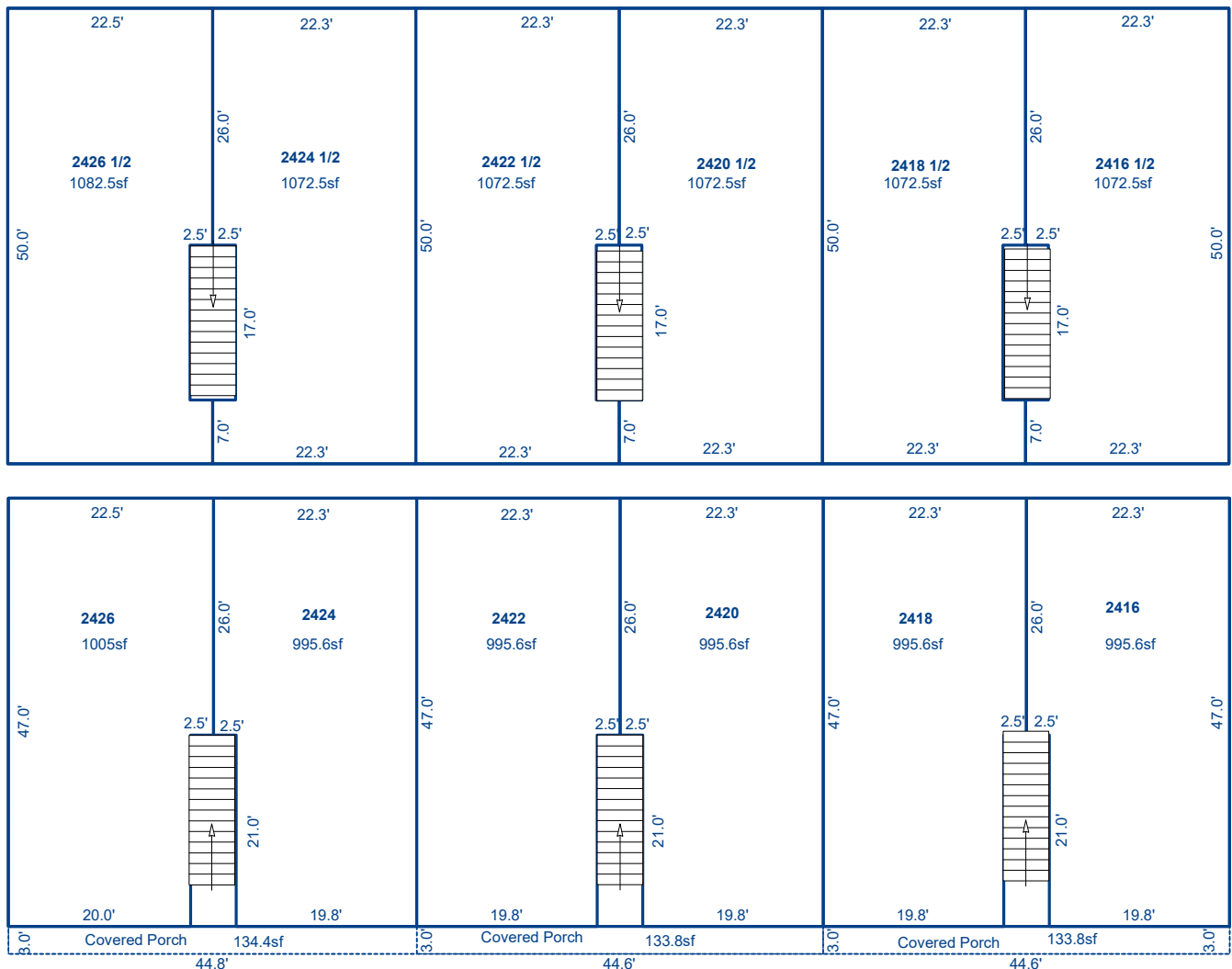
Second Floor
6700sf
 First Floor/Main Level
6298sf
 Walkout Basement
Unfinished Basement
Bsmnt Brick/Mortar
6700sf

First Floor 6 Units 2416-2418-2420-2422-2424-2426

Living Room: 18.05 x 17.00
 Kitchen: 19.09 x 10.06
 Bedroom: 19.00 x 10.00
 Full Bath

Second Floor 6 Units 2416 1/2-2418 1/2-2420 1/2-2422 1/2-2424 1/2-2426 1/2

Living Room: 20.00 x 18.00
 Kitchen: 19.05 x 10.05
 Bedroom: 17.08 x 10.00
 Full Bath



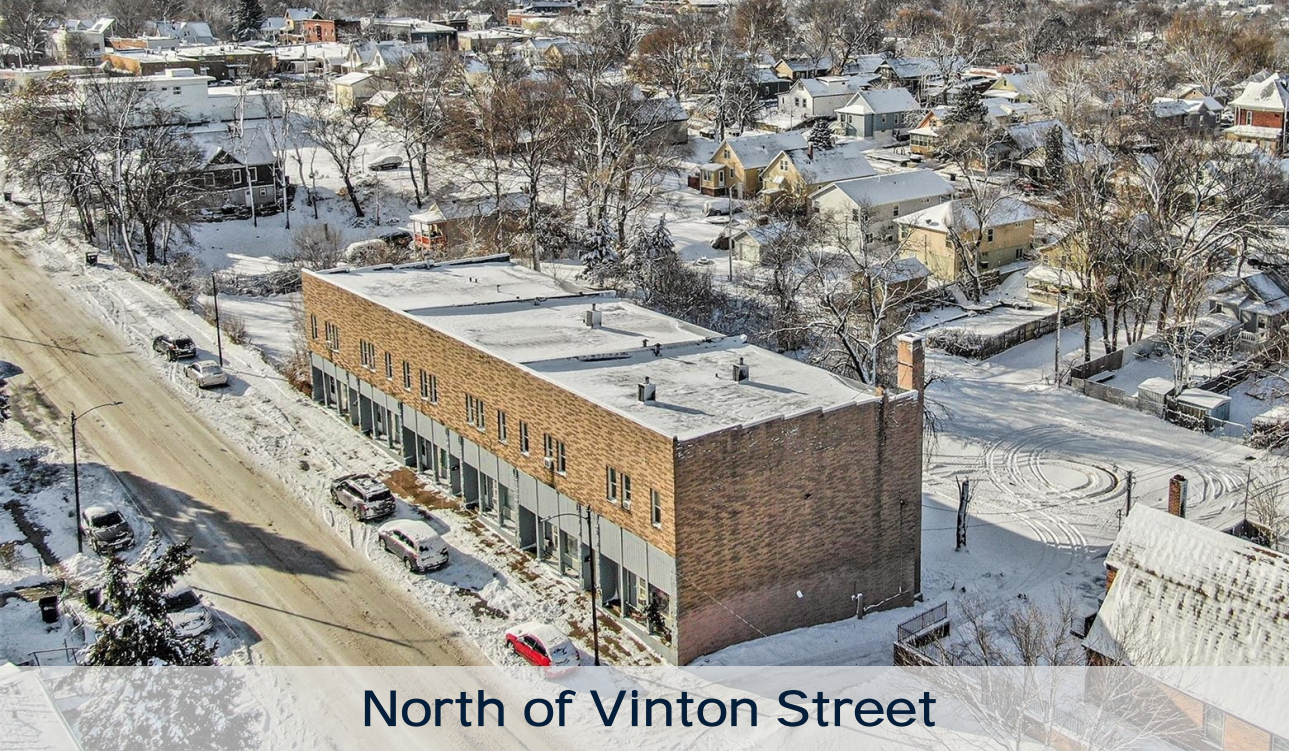
DISCLAIMER

METHOD USED FOR CALCULATING FINISHED SQUARE FOOT: ANSIZ765-2020 GUIDELINES.

SKETCH WAS COMPLETED FOR AN ESTIMATED FINISHED SQUARE FOOT ONLY. THIS SKETCH IS FOR REFERENCE ONLY AND IS AN OPINION OF THE SUBJECT PROPERTY IMPROVEMENT(S). ALL INFORMATION DEEMED RELIABLE, NOT GUARANTEED AND IS THE RESPONSIBILITY OF THE CUSTOMER OR REAL ESTATE AGENT TO VERIFY BEFORE USING THE INFORMATION. THIS SKETCH IS NOT TO BE USED OR SUBMITTED FOR ANY FORM OF BUILDING PERMITS. MEASUREMENTS AND SKETCHES ARE PROPERTY OF CANDID CREATIONS AND MARK ANDING. THE SKETCH IS LICENSED ONLY TO THE ORDERING CUSTOMER OR REAL ESTATE AGENT FOR THEIR USE. NON-TRANSFERABLE WITHOUT THE EXPRESS WRITTEN CONSENT OF CANDID CREATIONS AND MARK ANDING. ©2023 CANDID CREATIONS dba 1ST REALTY.



Lisa Marie Pringle
 Realtor
 (402) 660-9078
 lisa.pringle@betteromaha.com
 20150747



North of Vinton Street





Large Living Area



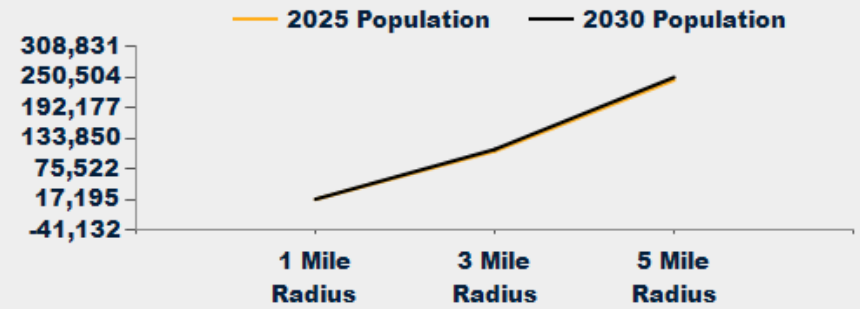
Egress off kitchen in Back



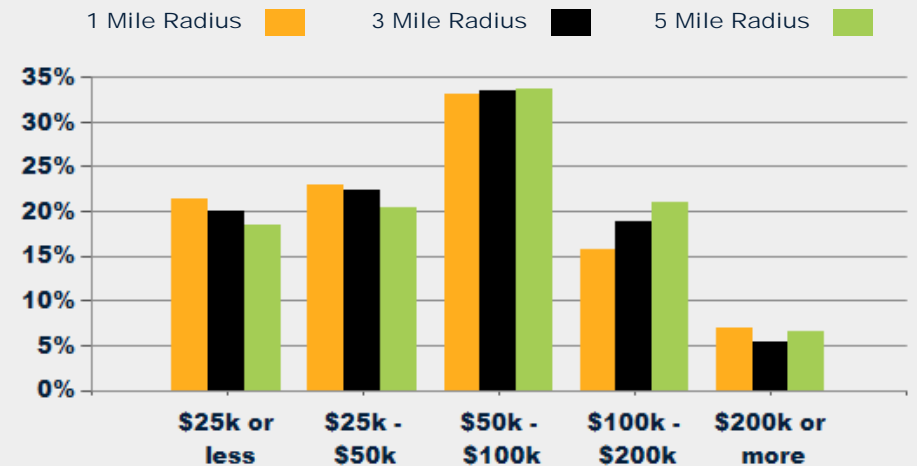
Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Lease End	Notes
1~ 2416 1/2	1 bd + 1 ba	1,072	\$0.91	\$980.00	\$0.00	11/24/2021	08/30/2025	
2~ 2416	1 bd + 1 ba	995	\$0.99	\$985.00	\$0.00	12/15/2025	12/31/2026	
3~ 2418 1/2	1 bd + 1 ba	1,072	\$0.84	\$900.00	\$0.00	11/24/2021	02/28/2026	
4~ 2418	1 bd + 1 ba	995	\$0.82	\$820.00	\$0.00	11/24/2021	03/31/2026	
5~ 2420 1/2	1 bd + 1 ba	1,072	\$0.96	\$1,025.00	\$0.00	05/30/2025	05/29/2026	
6~2420	1 bd + 1 ba	995	\$0.97	\$965.00	\$0.00	03/01/2025	02/28/2026	
7~2422 1/2	1 bd + 1 ba	1,072			\$885.00			VACANT
8~2422	1 bd + 1 ba	995	\$0.96	\$960.00	\$0.00	11/24/2021	08/31/2026	
9~2424 1/2	1 bd + 1 ba	1,072	\$0.92	\$990.00	\$0.00	06/14/2025	05/31/2026	
10~2424	1 bd + 1 ba	995	\$0.94	\$935.00	\$0.00	07/01/2023	08/31/2026	
11~2426 1/2	1 bd + 1 ba	1,082			\$885.00			VACANT
12~ 2426	1 bd + 1 ba	1,005	\$0.88	\$880.00	\$0.00	05/20/2023	06/30/2026	
Totals / Averages		12,422	\$0.92	\$9,440.00	\$1,770.00			

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,676	99,303	230,653
2010 Population	16,408	102,724	233,285
2025 Population	17,195	109,359	245,276
2030 Population	17,514	112,879	250,504
2025 African American	830	10,905	30,019
2025 American Indian	535	2,597	4,441
2025 Asian	113	3,021	8,590
2025 Hispanic	10,123	40,478	69,201
2025 Other Race	5,036	20,449	34,636
2025 White	7,759	57,174	137,351
2025 Multiracial	2,914	15,099	29,952
2025-2030: Population: Growth Rate	1.85%	3.20%	2.10%

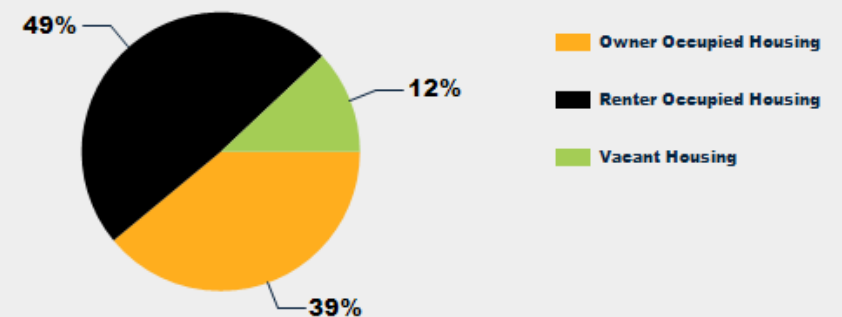
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	674	5,339	11,034
\$15,000-\$24,999	612	3,568	7,157
\$25,000-\$34,999	484	3,782	7,715
\$35,000-\$49,999	900	6,168	12,523
\$50,000-\$74,999	1,101	9,486	20,481
\$75,000-\$99,999	895	5,443	12,780
\$100,000-\$149,999	676	6,271	15,062
\$150,000-\$199,999	278	2,170	5,672
\$200,000 or greater	413	2,414	6,573
Median HH Income	\$57,469	\$58,802	\$62,637
Average HH Income	\$78,877	\$77,920	\$84,052



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,326	9,779	20,485
2025 Population Age 35-39	1,083	7,668	17,363
2025 Population Age 40-44	1,133	6,814	15,673
2025 Population Age 45-49	1,006	5,997	13,466
2025 Population Age 50-54	940	5,520	12,629
2025 Population Age 55-59	736	5,019	12,080
2025 Population Age 60-64	816	5,035	12,637
2025 Population Age 65-69	717	4,426	11,399
2025 Population Age 70-74	473	3,377	8,857
2025 Population Age 75-79	310	2,213	6,008
2025 Population Age 80-84	182	1,251	3,588
2025 Population Age 85+	192	1,045	3,067
2025 Population Age 18+	12,472	84,663	188,872
2025 Median Age	31	32	34
2030 Median Age	32	33	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$67,213	\$62,128	\$66,787
Average Household Income 25-34	\$85,528	\$80,413	\$86,088
Median Household Income 35-44	\$62,495	\$66,726	\$75,123
Average Household Income 35-44	\$88,501	\$91,589	\$101,000
Median Household Income 45-54	\$66,086	\$65,466	\$72,973
Average Household Income 45-54	\$91,673	\$89,020	\$96,943
Median Household Income 55-64	\$55,492	\$56,871	\$61,915
Average Household Income 55-64	\$82,164	\$80,470	\$87,132
Median Household Income 65-74	\$38,976	\$44,973	\$50,410
Average Household Income 65-74	\$57,921	\$66,686	\$71,610
Average Household Income 75+	\$53,419	\$55,922	\$59,348

Population By Age

