

FOR SALE - LINCOLN MULTIFAMILY PROPERTY

1234 K ST, LINCOLN, NE 68508

MULTIFAMILY | 24 UNITS | \$1,650,000



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Empowered Brokers. Exceptional Results.

PRESENTED BY:

Drew West

402.405.1087

dwest@lee-associates.com

Daniel Dutton

402.677.1247

ddutton@lee-associates.com

Daniel J. Goaley

402.690.0400

dgoaley@lee-associates.com

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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PROPERTY DESCRIPTION

1234 K Street is a 24-unit, renovated, stabilized multifamily asset with 100% occupancy, offering immediate cashflow for the purchaser. The unit mix consists of 20 studio units and 4 one-bedroom units, with in-place rents that remain attractive to tenants while offering future upside through organic rent growth and continued expense optimization. Offered at \$68,750 per unit, the pricing is compelling on a price per door basis, positioning the asset to deliver stable income today with a clear path for incremental NOI growth in the coming years.

LOCATION DESCRIPTION

1234 K Street is located in the heart of downtown Lincoln, placing the property within close proximity to the city's primary business, government, university, and entertainment districts. This location is a prime spot for University of Nebraska-Lincoln students, professionals working in the downtown Lincoln area, and service and hospitality workers who want to live near work. The consistent employment density and strong daytime population in the surrounding community create long-term demand for housing in the area.

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PROPERTY HIGHLIGHTS

- 100% leased
- 24 units (20 studios, 4 one-bedrooms)
- Property has demonstrated durable demand in this downtown location
- The studio-heavy mix serves students, professionals, and service-sector employees seeking affordable housing near major employment and activity centers
- Major Capital Item Completed: Sewer line replacement in basement
- Projected 2026 NOI: ~\$104,000; Ideal for private investors, 1031 exchange buyers, or out-of-state investors seeking a stabilized Midwest asset

OFFERING SUMMARY

Sale Price:	\$1,650,000
Number of Units:	24
Lot Size:	0.14 acres
Building Size:	16,384 SF

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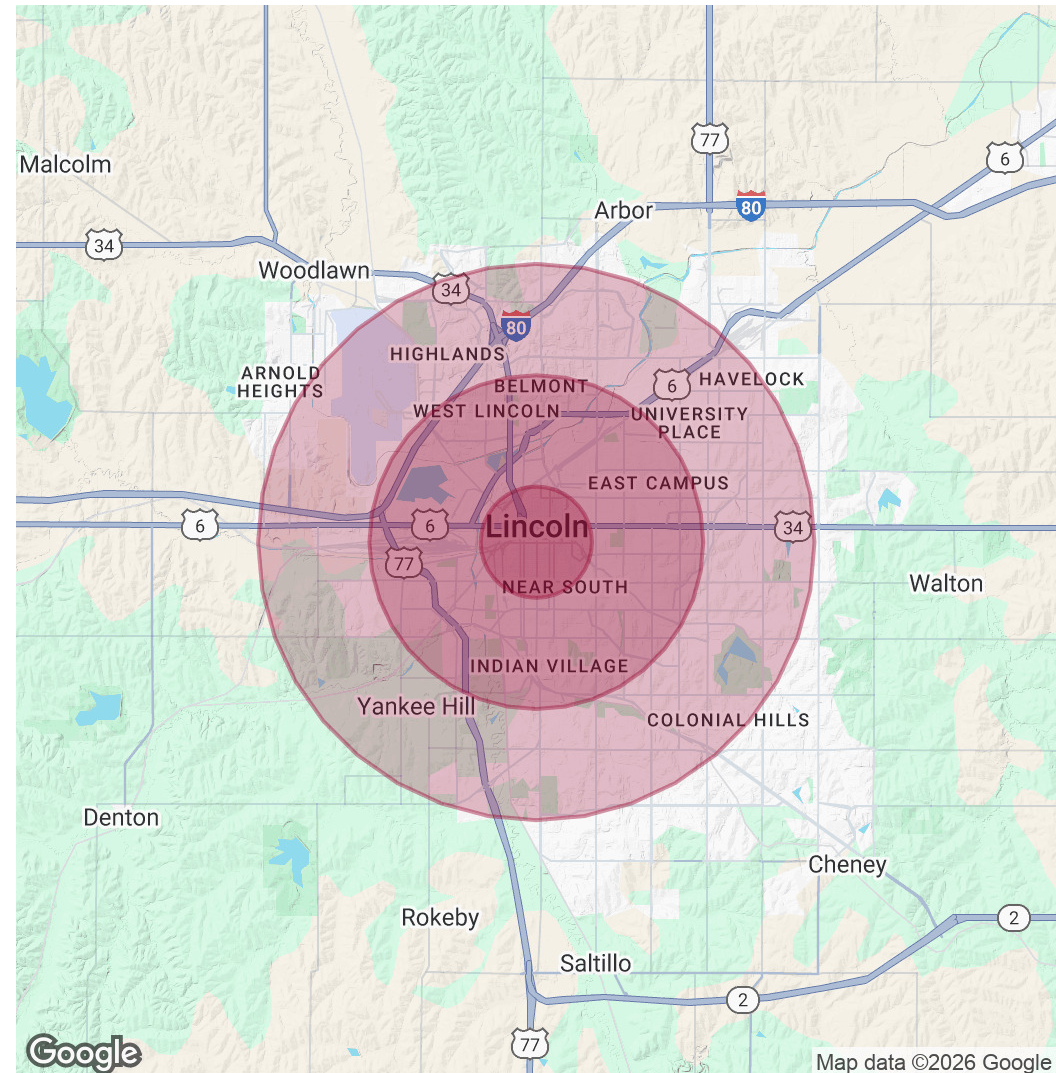
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,093	108,193	227,398
Average Age	31	35	37
Average Age (Male)	32	35	37
Average Age (Female)	31	35	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,406	43,328	92,946
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$55,880	\$71,210	\$81,108
Average House Value	\$230,178	\$231,787	\$255,345

Demographics data derived from AlphaMap



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