

# Roni Lee

RONI LEE APARTMENTS 12  
UNITS | \$1,056,000

OFFERING MEMORANDUM

4422 S 25th St  
Omaha, NE 68107



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## OFFERING SUMMARY

ADDRESS	4422 S 25th St Omaha NE 68107
COUNTY	Douglas
RENTABLE SF	8,563 SF
LAND SF	12,000 SF
LAND ACRES	0.27
NUMBER OF UNITS	12
YEAR BUILT	1965
YEAR RENOVATED	2022

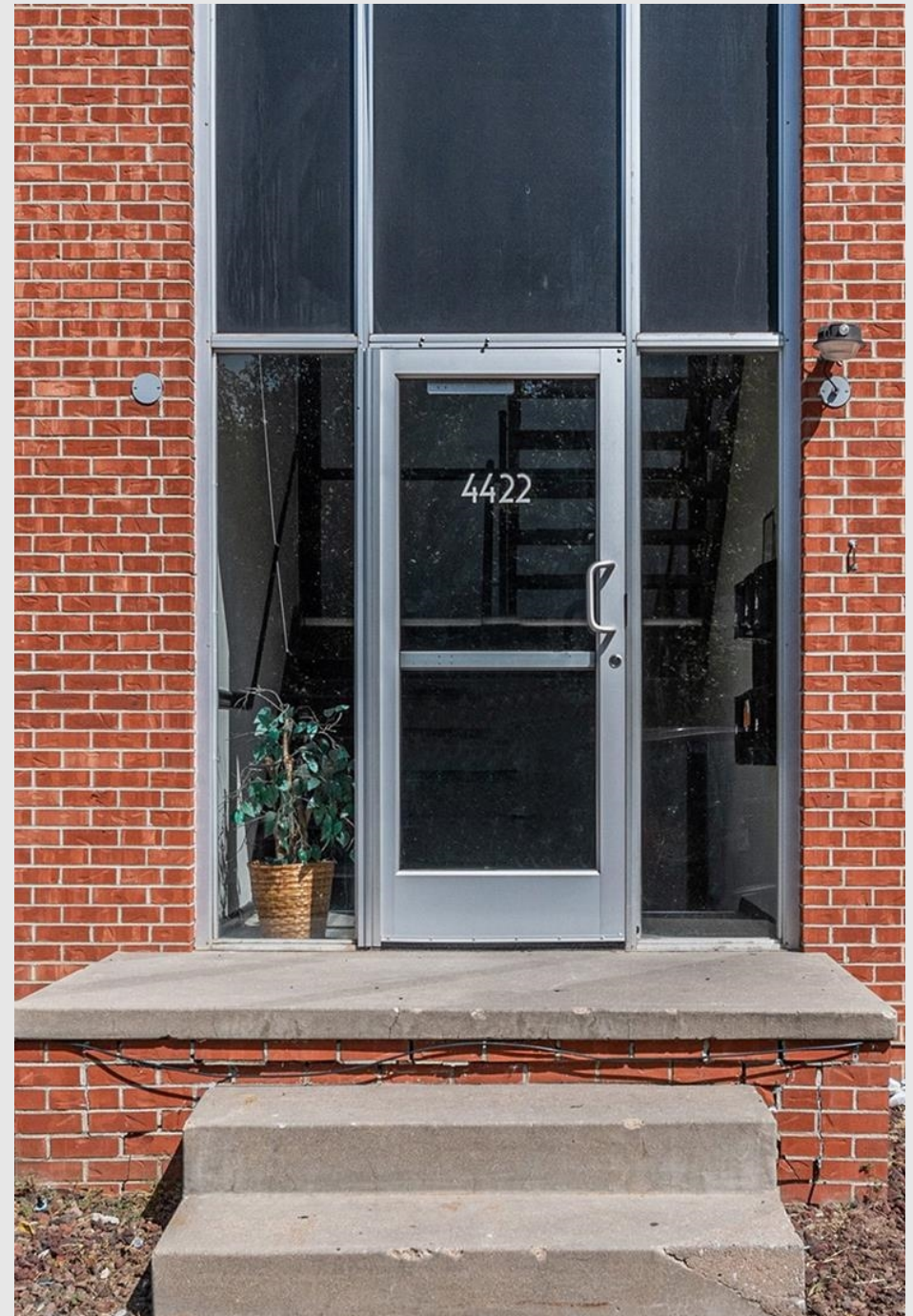
## FINANCIAL SUMMARY

PRICE	\$1,056,000
PRICE PSF	\$123.32
PRICE PER UNIT	\$88,000
NOI (Pro Forma)	\$81,431
CAP RATE (Pro Forma)	7.71%

## DEMOGRAPHICS

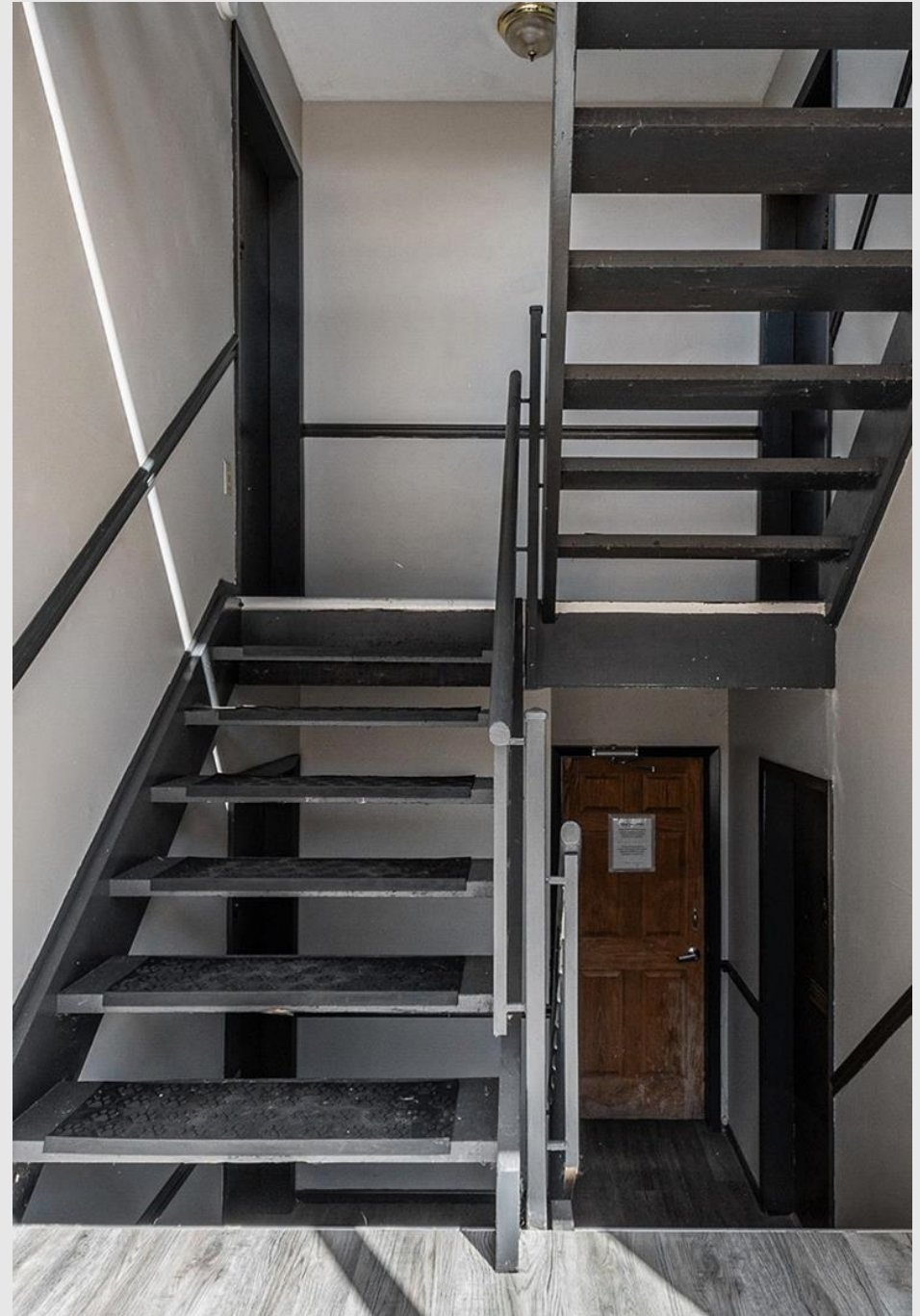
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2025 Population	13,659	103,003	230,950
2025 Median HH Income	\$58,428	\$64,003	\$66,490
2025 Average HH Income	\$70,904	\$82,633	\$89,169



## Investment Summary

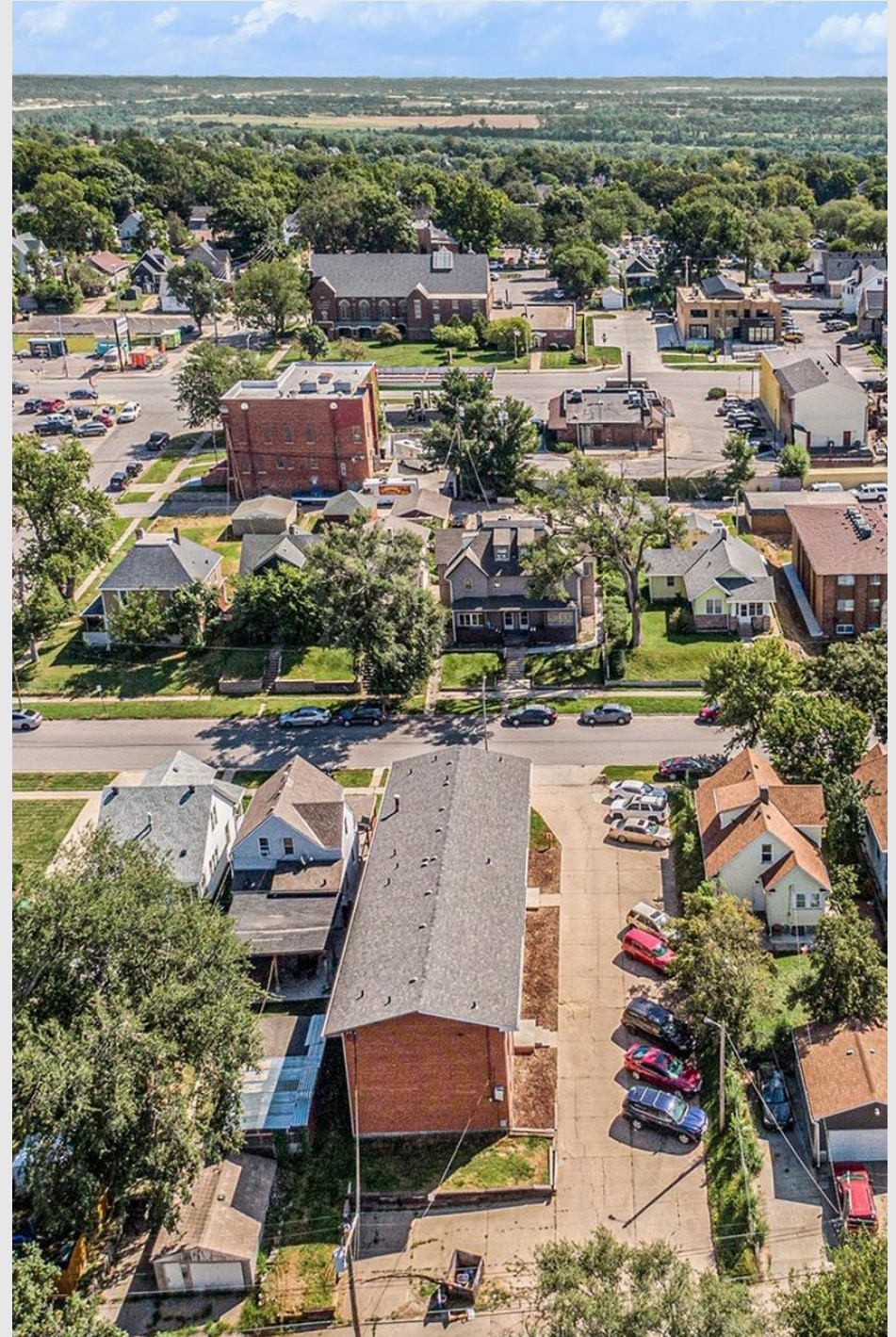
- Discover the potential of Roni Lee Apartments, a 12-unit multifamily gem nestled in the heart of South Omaha's bustling rental market. NEW ROOF and upgraded HVAC systems in 2022





## Excellent access / commute + transportation connections

- Proximity to major highways: The Roni Lee has easy access to the Kennedy Freeway, I-80
- The property is located in the South Omaha neighborhood of Omaha, NE, which is known for its diverse community and cultural attractions.
- South Omaha is home to a variety of dining options, including the historic King Fong Cafe and the popular El Alambre Restaurant.
- The area features several parks and green spaces, such as Hanscom Park and Spring Lake Park, providing recreational opportunities for residents.
- South Omaha is known for its strong sense of community and vibrant local businesses, contributing to a lively and welcoming atmosphere.
- The neighborhood is conveniently located near major highways and public transportation routes, offering easy access to other parts of the city.





## PROPERTY FEATURES

NUMBER OF UNITS	12
RENTABLE SF	8,563
LAND SF	12,000
LAND ACRES	0.27
YEAR BUILT	1965
YEAR RENOVATED	2022
ZONING TYPE	R-7
NUMBER OF STORIES	3
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	14
WASHER/DRYER	Coin-op, On site

## FEES & DEPOSITS

APPLICATION FEE	45
PET FEE	35

## MECHANICAL

HVAC	Forced Air Updated
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## UTILITIES

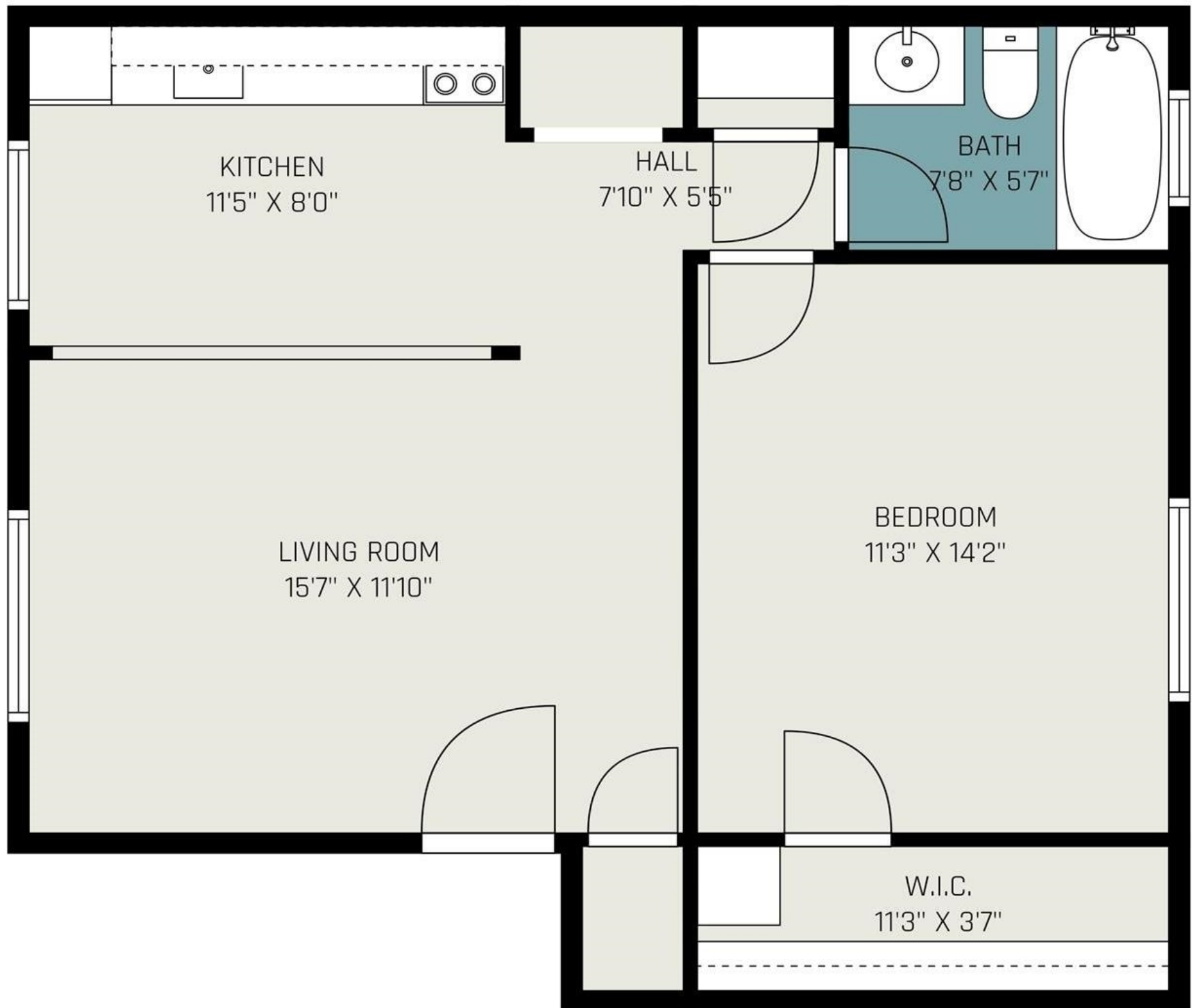
ELECTRIC	Tenant responsible
RUBS	Gas, Water, Sewer

## CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Frame Brick Veneer
PARKING SURFACE	Concrete
ROOF	Gable















Roni Lee



4420-22 S 25th St





Unit 4 interior entrance



living room



living room



kitchen



## Common Amenities

- Coin-Op Laundry in lower level of 4420

- Parking spot for each unit, 14 spots total



## Unit Amenities

- Large Bedrooms
- Updated Windows

- Large Closet





Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Lease End	Notes
4420 #1	1 bd + 1 ba	400	\$2.25	\$900.00	\$975.00	10/19/2024	10/31/2026	
4420 #2	1 bd + 1 ba	665	\$1.59	\$1,060.00	\$1,060.00	07/11/2022	10/31/2026	
4420 #3	1 bd + 1 ba	665	\$1.53	\$1,020.00	\$1,020.00	06/07/2025	06/30/2026	
4420 #4	1 bd + 1 ba	665			\$975.00			VACANT
4420 #5	1 bd + 1 ba	665	\$1.48	\$985.00	\$985.00	06/20/2025	05/31/2026	
4420 #6	1 bd + 1 ba	665			\$975.00			Vacant for lease
4422 #7	1 bd + 1 ba	665			\$975.00			Vacant turn in progeress
4422 #8	1 bd + 1 ba	665	\$1.40	\$930.00	\$975.00	03/18/2025	03/31/2027	
4422 #9	1 bd + 1 ba	665			\$975.00			VACANT turn in progress
4422 #10	1 bd + 1 ba	665	\$1.44	\$960.00	\$975.00	12/11/2023	12/31/2025	
4422 #11	1 bd + 1 ba	665	\$1.36	\$905.00	\$975.00	06/29/2024	07/31/2026	
4422 #12	1 bd + 1 ba	665	\$1.49	\$990.00	\$975.00		12/31/2025	
<b>Totals / Averages</b>		<b>7,715</b>	<b>\$1.57</b>	<b>\$7,750.00</b>	<b>\$11,840.00</b>			

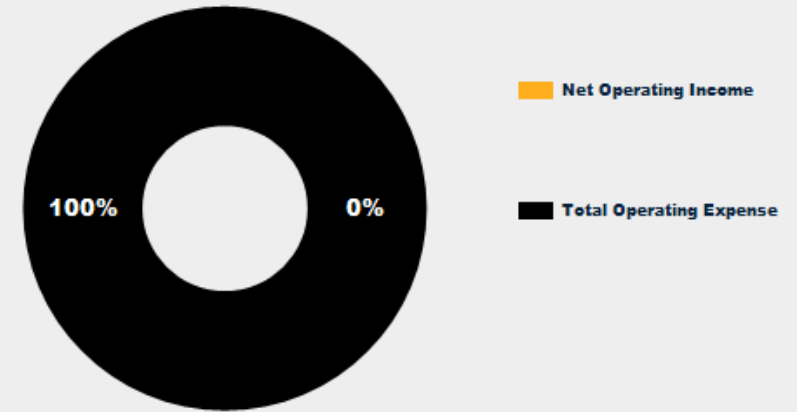




## REVENUE ALLOCATION

CURRENT

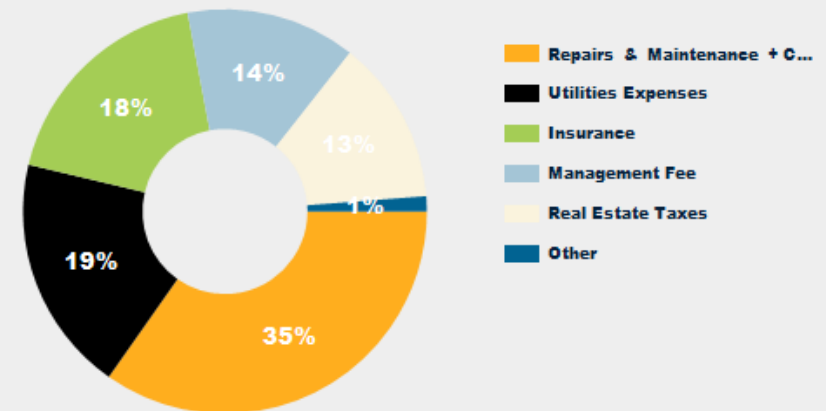
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$95,982	88.2%	\$128,880	86.7%
CAM	\$3,446	3.2%	\$7,920	5.3%
RUBS	\$8,784	8.1%	\$10,800	7.3%
Maintenance Income	\$629	0.6%	\$1,100	0.7%
<b>Effective Gross Income</b>	<b>\$108,841</b>		<b>\$148,700</b>	
Less Expenses	\$69,319	63.68%	\$67,269	45.23%
<b>Net Operating Income</b>			<b>\$81,431</b>	



## DISTRIBUTION OF EXPENSES

CURRENT

EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$9,126	\$761	\$9,126	\$761
Insurance	\$12,694	\$1,058	\$12,694	\$1,058
Management Fee	\$9,423	\$785	\$9,500	\$792
Marketing	\$238	\$20	\$500	\$42
Repairs & Maintenance + CAM	\$24,089	\$2,007	\$22,000	\$1,833
Utilities Expenses	\$13,149	\$1,096	\$13,149	\$1,096
Legal fees	\$600	\$50	\$300	\$25
<b>Total Operating Expense</b>	<b>\$69,319</b>	<b>\$5,777</b>	<b>\$67,269</b>	<b>\$5,606</b>
Expense / SF	\$8.10		\$7.86	
% of EGI	63.68%		45.23%	



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.







