



OFFERING MEMORANDUM

C & C APARTMENTS

1404 & 1420 RODEO RD
NORTH PLATTE, NE 69101

PREPARED BY:

ANDREW VOLLERT
Broker
650.740.9570
avollert@khcommercial.com

KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Commercial Property known as 1404 & 1420 Rodeo Rd North Platte, NE 69101 - C&C Apartments (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.




1. EXECUTIVE SUMMARY
2. PROPERTY DETAILS
3. AREA OVERVIEW
4. FINANCIAL ANALYSIS
5. LOCAL ECONOMY
6. KAUFMAN HAGAN



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE





EXECUTIVE SUMMARY

1404 & 1420 RODEO RD

North Platte, NE 69101

EXECUTIVE SUMMARY

C&C Apartments, located at 1404 and 1420 Rodeo Dr in North Platte, Nebraska presents a unique investment opportunity at competitive basis. The converted motel features three continuous buildings across 51 total units , with 44 currently rentable, offering strong potential cash flow and long-term appreciation.

The 46 studio units are simple and easy to maintain, offer streamlined operational efficiency, and are in quality condition. There are 5 one-bedroom units, two of which can be built out by new ownership, offering tenants and new ownership different options. There is immense potential to increase revenue through strategic updates and a modernized approach to management, as only roughly 60% of the total units are currently being rented. With its strong location and growth potential, C&C Apartments will provide much needed housing to a town that is poised for rapid growth.

North Platte is home to major transportation routes and local attractions, with a brand-new meat-packing plant headlining recent new developments. The plant, which Sustainable Beef and Walmart spent more than \$400M on, will directly and indirectly provide between 1,500 and 3,000 jobs. The plant is scheduled to be complete and fully operational by Spring 2025 and will inject roughly \$1B annually into the North Platte and Nebraska economy.

CONTACT FOR MORE INFORMATION:

ANDREW VOLLERT

Broker
650.740.9570
avollert@khcommercial.com

PROPERTY HIGHLIGHTS

- Well-maintained converted motel with 51 potential units
- Located in North Platte, home to new developments
- Small units offering operational efficiency
- Current cashflow is strong with opportunities to expand through cosmetic renovations and new management/marketing
- **One service line has a crack; estimated cost is \$60,000**

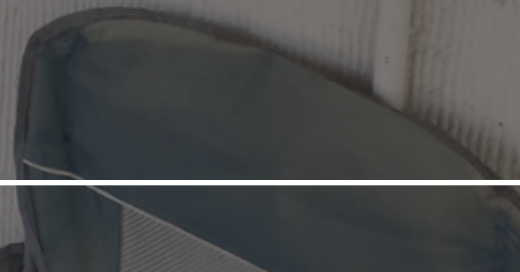
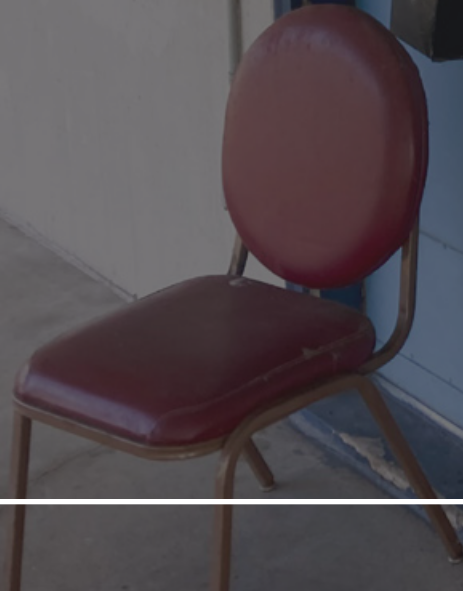


KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

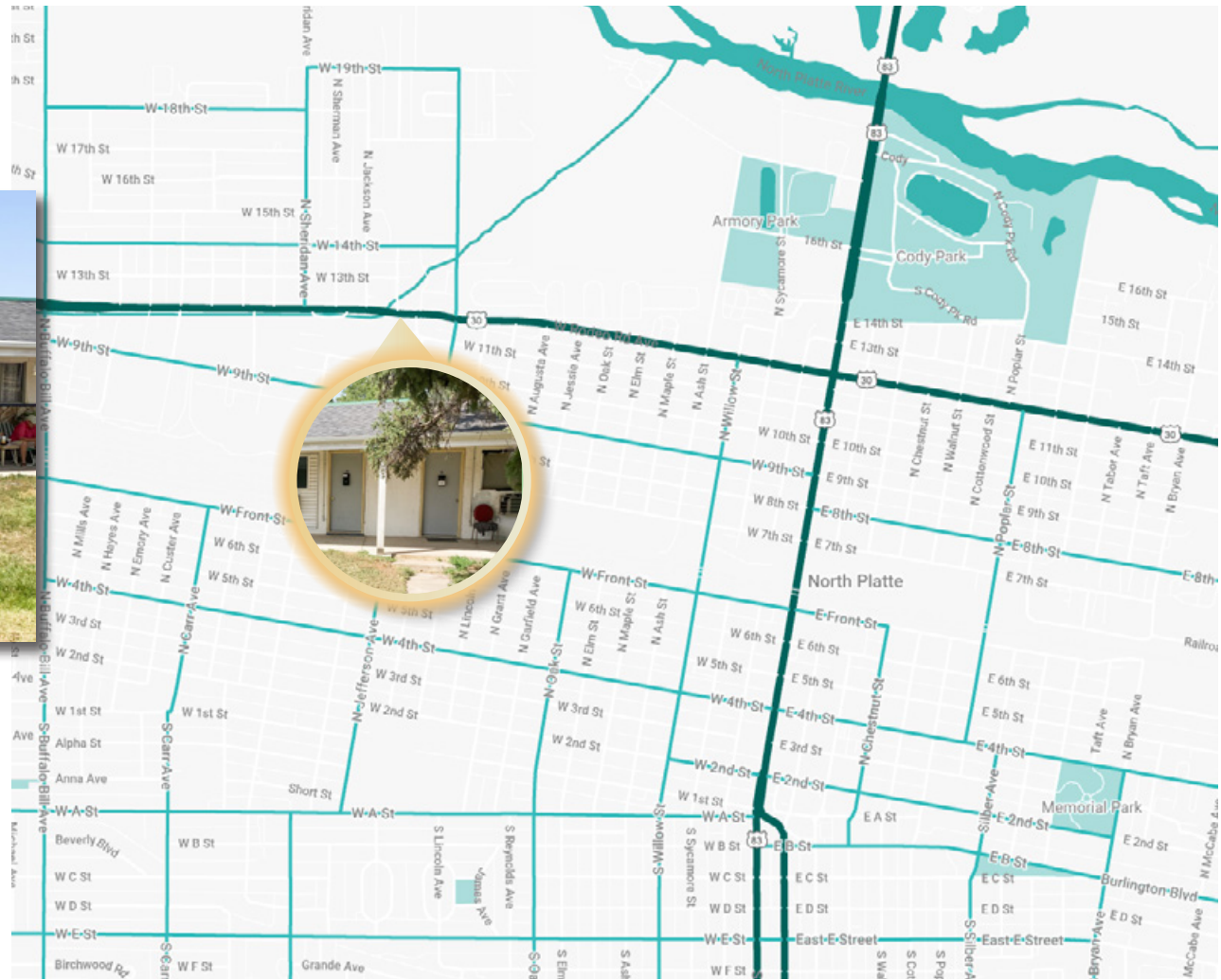
PROPERTY DETAILS

38

37



1404 & 1420 RODEO RD NORTH PLATTE, NE 69101



County	Lincoln
Year Built	1948 & 1962
# Buildings	2
# Stories	1
Construction	Brick Masonry/Wood Frame
Roof Type	Pitched
GBA	17,036 SF
Lot Size	85,999 SF
Parking	Lot 51 Spaces
Heating	PTAC
A/C	PTAC
Water/Sewer	Master
Gas/Electric	Master



UNIT AMENITIES

- Small, well-kept units for easy living
- Refrigerator, microwave and internet are provided
- Better than 1:1 parking ratio
- PTAC units both heat and AC
- Laundramat two blocks away
- Well-maintained grass area for tenant and pet enjoyment



PROPERTY IMAGES

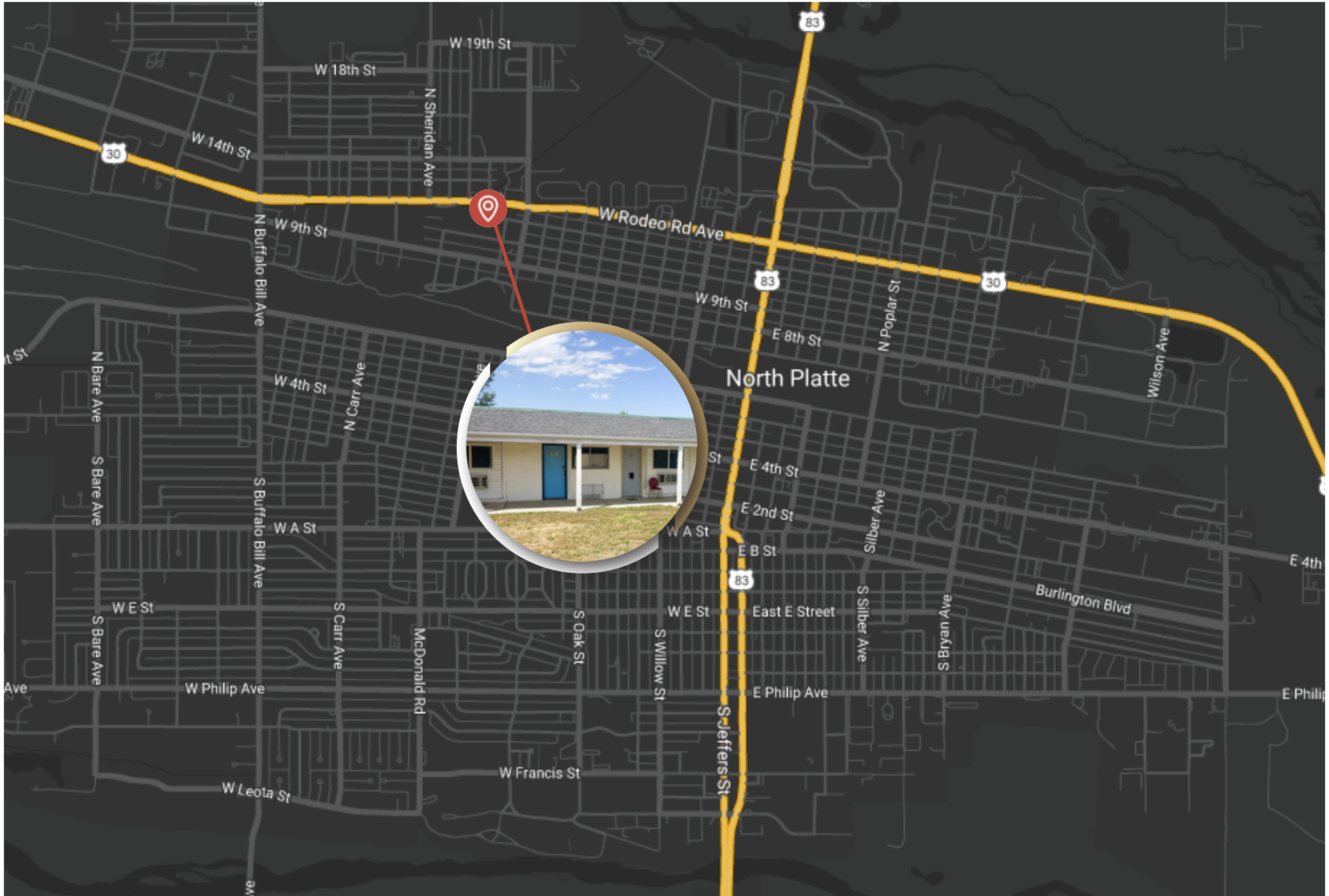






AREA OVERVIEW

LOCATION MAP



NORTH PLATTE NEBRASKA



LOCATION HIGHLIGHTS

- The new packing plant, set to open in 2025, will bring new jobs and stimulate local economic growth, increasing demand for housing and supporting rental income.
- Proximity to downtown North Platte, offering convenient access to shopping, dining, and entertainment options for residents.
- Close to the Union Pacific Railroad's Bailey Yard, one of the largest railroad classification yards in the United States.
- Growing population and diverse economy, with major industries in healthcare, education, and transportation.
- Situated near major transportation routes, including Interstate 80 and US Highway 83, providing easy access to local attractions and regional markets.



THE HIDDEN GEM OF SOUTHWEST NEBRASKA

STRATEGIC LOCATION | RICH HISTORY | BOUNDLESS OPPORTUNITY

Located at the meeting point of the North and South Platte rivers, North Platte, Nebraska, boasts a rich history tied to the railroad industry and the American frontier. Originally settled in 1897 by Union Pacific construction workers, the city remains closely linked to its railroad roots, with Union Pacific's Bailey Yard, the world's largest railroad classification yard, still operating today. This connection has shaped North Platte's development and continues to fuel its economy.

North Platte is also known as the home of William F. "Buffalo Bill" Cody, the famous cowboy and showman. Visitors can explore Buffalo Bill Ranch State Historical Park and experience the city's Western heritage, highlighted by the annual NEBRASKALand Days, a celebration filled with rodeos and parades that brings the spirit of the Old West to life.

Today, North Platte is a modern community with strong ties to its pioneering past. The city offers state-of-the-art healthcare, excellent transportation networks, and a growing economy, making it an attractive place for both residents and businesses. Its blend of history, opportunity, and community spirit continues to draw people looking for a dynamic yet welcoming environment.

RETAIL / AREA MAP



UNIT MIX / RENT ROLL



RENT ROLL

UNIT TYPE	#	AVG SQ FT	CURRENT RENT	CURRENT RENT / SF	MARKET RENT	MARKET RENT / SF
Studio, 1 Bath	46	350	\$561	\$1.60	\$600	\$1.71
1 Bed, 1 Bath	5	600	\$817	\$1.36	\$850	\$1.42
TOTAL / AVERAGE	51	19,100	\$25,435	\$1.37	\$31,850	\$1.69

**Current rent based on 44 rentable units*



INCOME & EXPENSES

INCOME		CURRENT	PROFORMA
Gross Potential Rent		\$305,220	\$382,200
Vacancy/Collection Loss	15.0%	\$(45,783)	10.0% \$(38,220)
EFFECTIVE GROSS INCOME		\$259,437	\$343,980
EXPENSES		CURRENT	PROFORMA
Property Taxes		\$9,915	\$9,915
Insurance		\$6,025	\$25,500
Repairs & Maintenance		\$25,500	\$25,500
Municipal Light & Water		\$60,222	\$72,266
Northwest Energy		\$3,580	\$4,296
Sanitation		\$9,628	\$11,554
Cable & Internet		\$8,976	\$9,245
NP License / Pederson Law		\$559	\$559
Miscellaneous		\$12,750	\$12,750
Management / Payroll		\$48,000	\$50,000
TOTAL EXPENSES		\$185,155	\$221,585
Expenses per SF		\$10.87	\$12.26
Expenses per Unit		\$3,630	\$4,095
NET OPERATING INCOME		\$74,282	\$122,395
Cap Rate		8.25%	13.60%
Principal Reduction		\$6,441	\$6,441
Debt Service		\$41,352	\$41,352
Cash Flow		\$32,930	\$81,043
Cash on Cash Return		9.15%	22.51%
Total Return		10.9%	24.3%

INVESTMENT ANALYSIS

PURCHASE PRICE \$900,000

Units: 51

Total Price Per Unit: \$17,647

Total SF: 17,036

Price Per SF: \$52.83

Current Cap Rate: 8.25%

Proforma Cap Rate: 13.60%

FINANCING

Loan to Value: 60%

Loan Amount: \$540,000

Down Payment: \$360,000

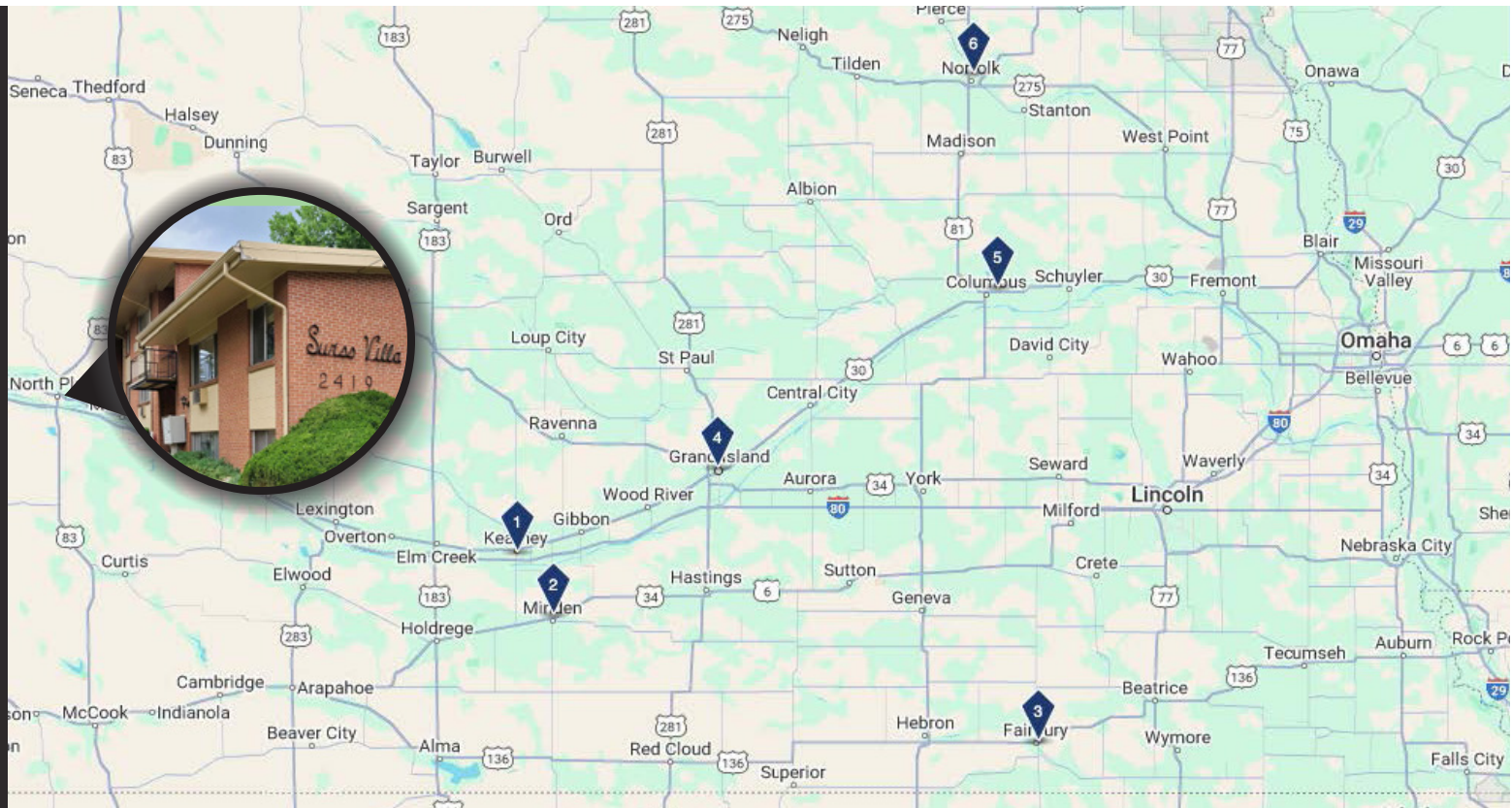
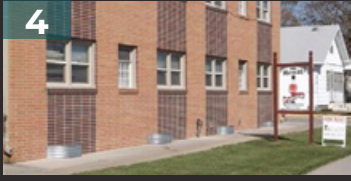
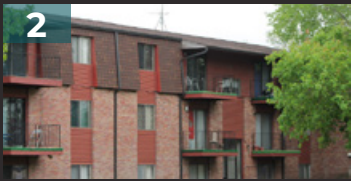
Interest Rate: 6.50%

Amortization: 30 Years



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE

SALES COMPARABLES



#	PROPERTY	SOLD DATE	SOLD PRICE	UNITS	\$/UNIT	SF	\$/SF	YOC
	1404 & 1420 Rodeo Rd, North Platte, NE 69101		\$900,000	51	\$17,647	5,616	\$52.83	1948 & 1962
1	301 E 8th St, Kearney, NE 68847	11/2022	\$6,000,000	97	\$61,856	90,814	\$66.07	1964
2	322 E 6th St, Minden, NE 68959	07/2023	\$1,183,237	18	\$65,735	11,324	\$104.49	1973
3	720 J St - Fairbury, NE 68352	06/2023	\$708,000	26	\$27,231	25,000	\$28.32	1923
4	311 N Lincoln Ave, Grand Island, NE 68801	08/2024	\$1,300,000	16	\$81,250	11,978	\$108.53	1965
5	2481 E 5th Ave, Columbus, NE 68601	11/2022	\$1,700,000	24	\$70,833	17,988	\$94.51	1989
6	902-906 Riverfront Rd, Norfolk, NE 68701	03/2024	\$2,319,349	32	\$72,480	16,864	\$137.53	1995

AVERAGES

SOLD PRICE
\$2,201,764

PRICE / UNIT
\$63,231

PRICE / SF
\$89.91



LOCAL ECONOMY

POPULATION

22,698

▲ 0.78% 1-YEAR GROWTH

MEDIAN HOME PRICE

\$170K

▲ 12.96% 1-YEAR GROWTH

OF EMPLOYEES

11,491

OF HOUSEHOLDS

9,937

MEDIAN INCOME

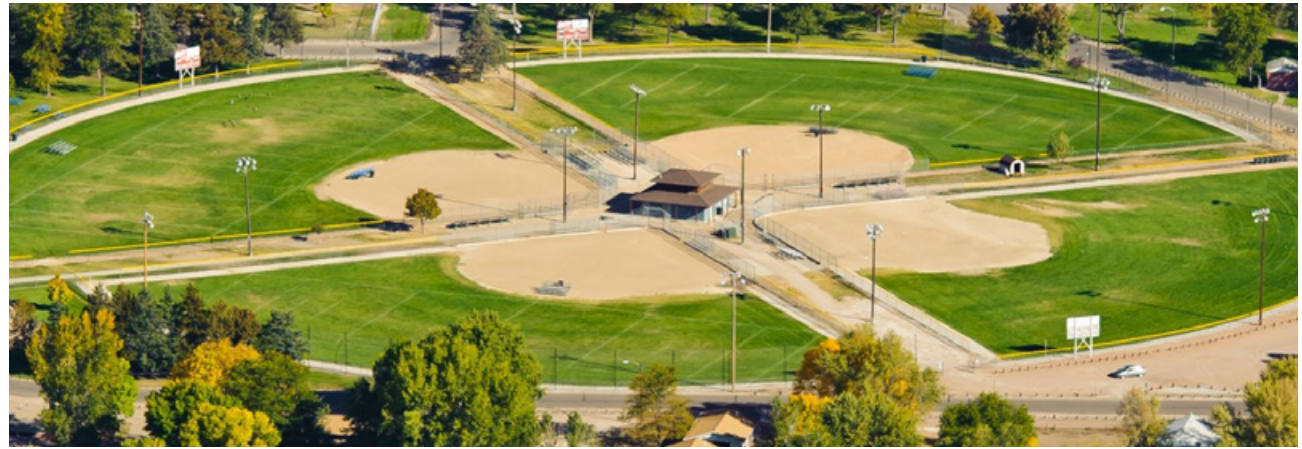
\$53,095

▲ 1.94% 1-YEAR GROWTH

MEDIAN RENT

\$902

± \$300



NORTH PLATTE NEBRASKA 2024 ECONOMIC OVERVIEW

North Platte, Nebraska, boasts a strong economic landscape, particularly in real estate, thanks to its prime location along Interstate 80. Positioned between Denver and Omaha, it serves as a key transportation hub in west-central Nebraska, benefiting from industries like healthcare, manufacturing, transportation, and agriculture, which sustain demand for commercial, industrial, and residential properties. This growing community offers significant opportunities for real estate investment.

The housing market in North Platte is a mix of affordable options and expanding developments, making it attractive to both first-time homebuyers and investors. Demand for residential housing is on the rise as more people choose North Platte for its affordable cost of living and proximity to major cities, leading to new housing developments and an expanded inventory of single-family and multifamily homes.

Commercial real estate is also flourishing, bolstered by North Platte's role as a transportation and logistics hub. The city benefits from its location along I-80, Union Pacific's Bailey Yard, and daily flights to Denver via SkyWest Airlines, providing businesses with excellent connectivity. This enhances North Platte's appeal to businesses seeking distribution channels or access to larger markets, further driving demand for commercial properties.

With a positive economic outlook supported by real estate growth and strong transportation infrastructure, North Platte is positioned for continued development and economic stability. The combination of its central location, diverse economy, and increasing investment in both residential and commercial sectors ensures ongoing growth in the coming years.



NORTH PLATTE DEVELOPMENT

North Platte is in the midst of a real estate development boom, with projects that reflect the city's forward-thinking approach to growth. These initiatives are designed to address the needs of a growing population while enhancing the local economy. From new residential neighborhoods to revitalized commercial spaces, the city is investing in infrastructure that will attract both families and businesses. The focus on affordability, modern amenities, and job creation underscores North Platte's commitment to providing a vibrant and sustainable community.

These projects are a mix of housing developments, business hubs, and key infrastructure improvements, each contributing to the city's dynamic future. With upgrades to Union Pacific's Bailey Yard and the addition of mixed-use spaces like Victory Village, North Platte is creating opportunities for both economic growth and an enhanced quality of life. Below is a list of the key developments currently shaping the future of North Platte, along with their timelines.



CURRENT PROJECTS

East Philip Avenue Residential Development	A new neighborhood offering single-family homes aimed at first-time buyers and growing families.	2022 - Mid 2025
Victory Village	A mixed-use development combining residential apartments with retail and office spaces, providing a modern living and working environment.	2023 - Late 2024
Bailey Yard Expansion	Ongoing upgrades to Union Pacific's Bailey Yard, further cementing North Platte's role as a key transportation hub.	2021 - 2026
Westfield Shopping Center Redevelopment	A revitalization project turning an outdated mall into a contemporary retail and entertainment space.	2022 - 2025
Iron Eagle Business Park	A commercial development aimed at attracting new businesses and creating jobs in the region.	2023-2027



**KAUFMAN HAGAN
COMMERCIAL REAL ESTATE**

Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.

BROKERED SALES

\$1B+

CLOSED TO DATE

COMBINED EXPERIENCE

100+

YEARS

TRANSACTION VALUE

\$115M

CURRENTLY ACTIVE

WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and it's value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.



WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



BRANDON KAUFMAN
PRINCIPAL



TEAL HAGAN
PRINCIPAL + EMPLOYING BROKER



HALEY FORD
DIRECTOR OF MARKETING



ERIN FRIBERG
DIRECTOR OF OPERATIONS



BEN SCHERMAN
ANALYST + JUNIOR BROKER



ELLEN CUMMINGS
BROKER



WILL SCHERMAN
BROKER



KAUFMAN HAGAN
COMMERCIAL REAL ESTATE



ANDREW VOLLERT
BROKER



COLBY CONSTANTINE
BROKER



ZACHARY BIERMAN
BROKER



RYAN FLOYD
BROKER



AMANDA WEAVER
BROKER



MARIN DORNSEIF
BROKER



ALEJANDRO MARTINEZ
BROKER

▶ **EMPATHY**

We recognize that buying or selling an investment property is more than a transaction. We listen more than we talk. We see things from their perspective. We empower our clients with empathy-driven solutions to navigate their real estate journey with care and understanding.

▶ **TEAM MENTALITY**

We value championships over MVP's. We collaborate openly and vulnerably every day and we view our clients as our investment partners.

▶ **DISPROPORTIONATE VALUE**

We provide more value than what is provided by other brokers in our market. We will give you more than you pay for. We acknowledge real estate as a dynamic value exchange and prioritize meeting all parties' needs comprehensively.

▶ **PERSEVERANCE & PASSION**

We pursue long-term success. We navigate through short-term market fluctuations with a long-term mindset.

▶ **TANGIBLE RESULTS**

We do not confuse activity with achievement. We provide more than just promises. We are driven by results and motivated by success by delivering measurable outcomes, turning our client's real estate goals into tangible achievements.

▶ **ELITE PERFORMANCE**

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

Andrew Vollert

BROKER

Andrew is a connection-oriented broker who uses a direct and knowledgeable approach to provide the highest quality multi-family investment services to his clients. As a natural people-person, he understands how to use his relationships and network to bring asymmetrical value to all aspects of CRE. Having grown up in a real estate family in San Francisco and Silicon Valley, Andrew is no stranger to knowing what it takes to succeed in competitive real estate markets.

Prior to entering real estate, Andrew played 4 seasons in the NFL with the Arizona Cardinals, Cincinnati Bengals, Los Angeles Chargers, Carolina Panthers, and Indianapolis Colts. Competing at the highest level has helped Andrew perfect the skills of discipline, assiduity, and consistency. His athletic experience gives him the edge needed to skillfully and proudly represent KH clients.

In his free time, Andrew enjoys spending time with his wife and son, playing chess and basketball, listening to stand-up comedy, and studying cryptocurrency.



650.740.9570



AVollert@KHCommercial.com



LIC#: FA100097790



Kaufman Hagan Commercial Real Estate
2245 Curtis St, Suite #100
Denver, CO 80205
303.481.2875 • KHcommercial.com

CONTACT:

ANDREW VOLLERT
Broker
650.740.9570
avollert@khcommercial.com