

DEAL SUMMARY:

Bedford Square Apartments

4512 Bedford Avenue
Omaha, Nebraska 68104



Property

Type Multifamily
Size 38,360 SF
Year Built 1964
Units 49
Location Northeast Omaha

Result

Price \$2,450,000.00
Price/Unit \$50,000.00
Price/SF \$63.87
Sale Date February 18, 2022

Deal Points

- Received offer over asking price
- Seller completed a 1031 Exchange into an industrial property
- Buyer had property management company set up and an existing portfolio
- Seller recently replaced the roof, gutters and two water heaters

Challenges

- Deal nearly fell apart because of buyer partnership issues
- Value-add opportunity by improving the interiors
- Blue collar neighborhood with higher turnover rates than industry standard

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