

DEAL SUMMARY:

# Via Farina Restaurant Sale

1108 S 10th Street  
Omaha, NE 68108



## Property

Type ..... Retail  
Size ..... 1,992 SF  
Year Built ..... 2015

## Result

Price ..... \$675,000  
Price/SF ..... \$338.86  
Sale Date ..... July 11, 2022

## Deal Points

- Property not marketed. Brokers negotiated a sale between Landlord and Tenant
- Worked closely with engineer and attorney to assist in creation of accurate floor plans for the creation of the condo association
- Sale included Fixtures, Furniture and Equipment

## Challenges

- Confusing floorplans leading to inaccurate sizes of different bays
- Existing rent was below market creating a low valuation based on Income Approach
- Creation of condo association, floorplans and budget during the due diligence period

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