

DEAL SUMMARY

Omaha Bolt, Nut & Screw Building

1316 Jones Street
Omaha, Nebraska 68102



Property

Type Mixed Use
Size 33,792 SF
Year Built 1889/Renovated 1992
Multifamily Units 12
Commercial Spaces..... 2
Location Downtown

Result

Price \$2,700,000
Price/SF \$79.90
Sale Date October 31, 2023

Deal Points

- Cap Rate (Pro Forma) – 8.10%
- 20 additional parking stalls included with neighboring lot
- Additional lot is a potential site for new construction/development
- Built in 1889 and renovated in 1992

Notes/Challenges

- Received four offers at or near list price within two weeks of marketing the property
- Closed 90 days after executed listing agreement and 51 days after going under contract
- Retail (6,000 SF) tenant only had nine months remaining on their lease

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