

DEAL SUMMARY:

Securities Building

305 S 16th Street
Omaha, Nebraska 68102



Property

Type Multifamily
Size 47,577 SF
Year Built 1915
Units 35
Location Downtown

Result

Price \$3,366,600
Price/Unit \$96,188.57
Price/SF \$70.76
Sale Date August 19, 2022

Deal Points

- Oak represented Omaha Housing Authority (OHA) in the sale of the property
- Marketing efforts produced over 40 tours and 10 offers
- Oak procured the buyer and back up offers
- This is the Buyer’s first property in the Downtown Business District

Challenges

- RFP process to procure the rights to represent OHA and list the property
- It took over 12 months to go to market due to HUD approvals
- Educating prospective buyers on the LURA connected to the property (LURA due to expire at the end of 2026)
- Negotiations on final purchase price due to large cap ex projects needed to the property
- OHA relocated every residential tenant to other existing OHA properties before close

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