

DEAL SUMMARY

Dundee Multifamily Property

4602 Cass Street
Omaha, Nebraska 68132



Property

Type Multifamily
Size 4,608 SF
Year Built 1948
Units 7
Location Midtown

Result

Price \$550,000
Price/Unit \$78,571
Price/SF \$119
Sale Date October 25, 2023

Deal Points

- Local buyer's first multifamily investment
- Five out of seven units had been renovated
- Situated in an excellent neighborhood in proximity to the University of Nebraska Medical Center (UNMC)

Challenges

- In the midst of an environment characterized by increasing interest rates
- The building exhibited some deferred maintenance
- Property management transition during the listing period

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