

DEAL SUMMARY

# Mixed-Use Property in Dundee

5021 Underwood Avenue  
Omaha, Nebraska 68132



## Property

Type ..... Mixed-Use  
Size ..... 13,776 SF  
Year Built ..... 1914/2007  
Multifamily Units..... 6  
Retail Bays..... 2  
Location ..... Dundee

## Result

Price ..... \$2,300,000  
Price/SF ..... \$166.96 PSF  
Sale Date ..... September 27, 2023

## Deal Points

- Sold over asking price
- Multiple offer scenario, worked with the seller to align an best offer to their needs
- Sold through Oak Investment Real Estate’s network of buyers
- Property consisted of two commercial units and six apartments

## Challenges

- Significant work in sifting through historical data to produce an accurate picture of property’s income and expenses
- Worked with commercial and residential tenants to provide buyer access, information and transition documents

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