

DEAL SUMMARY

# Midtown Single Family Rental Portfolio

507 S 34th Street  
Omaha, NE 68105



## Property

Type ..... Multifamily  
Size ..... 5,044 SF  
Year Built ..... 1920  
Units ..... 6  
Location ..... Midtown

## Result

Price ..... \$705,000  
Price/Unit ..... \$117,500  
Price/SF ..... \$139  
Sale Date ..... September 25, 2023

## Deal Points

- Property had value in the land and the existing properties.
- Received multiple offers over asking price/appraisal value.
- Buyer plans to do an extensive rehab to the property and sell the cottages individually.

## Challenges

- Property was represented by an estate.
- Handling more than twenty interested buyers while setting proper expectations for the sale process.
- There were many buyers who wanted to bypass the tours with an over asking price offer.
- Negotiations with buyer after inspections.

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