

DEAL SUMMARY

4-Plex in Dundee

5127 Chicago Street
Omaha, Nebraska 68



Property

Type Multifamily
Size 7,000 SF
Year Built 1929
Units 4
Location Dundee

Result

Price \$750,100
Price/Unit \$187,525
Price/SF \$107.16
Sale Date June 28, 2023

Deal Points

- Priced at \$700,000
- Received several offers above asking price
- Accepted offer with a one-day inspection period and no financing contingencies
- Timely closing within 45 days of marketing the property

Challenges

- High interest rate environment
- Long term legacy tenants paying below market rent
- Valuation based on a blend of existing rent and pro forma rent.
- No historical financials

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