

DEAL SUMMARY

Village Inn Retail Building

5425 L Street
Omaha, Nebraska 68117



Property

Type Restaurant
Size 5,062 SF
Year Built 1979

Result

Price \$1,225,000
Price/SF \$242 PSF
Sale Date February 9, 2023

Deal Points

- Investment sale, cash flowing asset purchased as a future development site
- Sold for \$24.55 PSF land value
- 6% capitalization rate
- True NNN (triple net) lease

Challenges

- Seller was an out of state REIT
- Tenant has been in this location for 20+ years, a significant amount of due diligence items to navigate

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