

DEAL SUMMARY

12-Unit Multifamily

5005 - 5007 California Street
Omaha, Nebraska 68132



Property

Type Multifamily
Size 8,640 SF
Year Built 1966
Units 12
Location Urban

Result

Price \$1,274,000
Price/Unit \$106,166
Price/SF \$147.45
Sale Date June 15, 2023

Deal Points

- Seller purchased the property in 2017 for \$710,000 and sold in 2023 for \$1,274,000
- Off-market transaction with a motivated buyer creating an above-market sale price

Challenges

- Unmotivated seller
- Rents below market and financials didn't support the sale price
- Deferred maintenance with needed concrete work, furnace & AC replacement and repairs, drywall repairs and plumbing issues

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