

DEAL SUMMARY:

Southby Townhomes

9706, 9708, 9712, 9714 & 9718 Southby Plaza
Omaha, Nebraska 68124



Property

Type Multifamily
Size 16,956 SF
Year Built 2020
Units 5
Location Suburban

Result

Price \$1,700,000
Price/Unit \$340,000
Price/SF \$100.26
Sale Date June 1, 2022

Deal Points

- New construction townhomes located in highly sought-after District 66
- Seller received multiple offers
- Buyer closed swiftly in roughly 30 days
- Sellers used proceeds in a 1031 exchange
- Easy to manage units with very little turnover

Challenges

- Townhome units were a part of an Homeowners Association. Buyer wanted to remove townhomes from HOA policy and carry a different policy
- Unique multifamily investment portfolio for Omaha market
- Decision of whether to sell as a package or as individual “owner-occupied” units

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