

DEAL SUMMARY

La Seville Apartments

1915 S 44th St
Omaha, Nebraska



Property

Type Multifamily
Size 59,109 SF
Year Built 1964
Units 84
Location Midtown

Result

Price \$6,174,000
Price/Unit \$73,500
Price/SF \$104.45
Sale Date December 16, 2021

Deal Points

- 24 garages, storage, elevator, work out facility, courtyard
- Property located in Midtown, near Aksarben Village and UNMC
- Shaped like a circular donut with a hollow courtyard interior. Every unit had access from the interior and unit floorplans shaped like a slice of pizza. Every unit was 12' wide at entrance, 20' – 24' wide in the back or “crust”
- Off market transaction

Challenges

- Building undergoing improvements to both parking areas and interior units. Concrete work and retaining wall completed during due diligence period.
- Rents were increasing and units were being re-tenanted at the time of sale.
- Lacked historical financial income/expense history.

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