

DEAL SUMMARY:

Multifamily Portfolio Sale

3709 Jones Street | 702 S 38th Street
524 S 36th Street | 3701 Jones Street
641 S 38th Street
Omaha, Nebraska 68105



Property

Type Multifamily
Year Built 1914 - 1958
Units 42
Location Midtown

Result

Price \$4,578,000
Price/Unit \$109,000
Sale Date July 22, 2022

Deal Points

- Off market transaction
- Seller contacted Oak to inquire if their portfolio could be sold for a certain amount
- Seller looking to put funds into new ventures
- Oak brought one of the best buyers in the market who has assembled over 150 units in last 12 months

Challenges

- Some properties are in need of capital expenditures
- Negotiating final purchase price after inspection
- Negotiating with multiple lenders due to rising interest rates
- Working with neighboring property owners to resolve easement issue

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