

DEAL SUMMARY:

Multifamily Portfolio

Multiple Addresses
Omaha, Nebraska



Property

Type Multifamily
Size 49,450 SF
Year Built 1920, 1936, 1953, 1955,
1963, 1969, 1970
Units 66
Location Midtown Omaha

Result

Price \$5,920,000
Price/Unit \$89,697
Price/SF \$119.72
Sale Date February 22, 2022

Deal Points

- Seller built portfolio within the same neighborhood over a span of 20 years
- Seller entered retirement after the sale
- Local buyer with many properties nearby
- Buildings were all well maintained

Challenges

- Brokers received two offers over list price prior to actively marketing the property
- Seller was owner/manager who didn't push rents as hard as a professional management company
- Seller leased, managed and completed many of the upgrades and repairs to his buildings resulting in financials that weren't applicable to a typical buyer

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