

For Sale

Multifamily Property

2,937 SF

3814 S 24th Street | Omaha, NE 68107

\$220,000

Property Features

- Five units; stabilized multifamily conversion
- Looking to be sold with 1306 S 30th Avenue (triplex)
- Unit Mix: (2) Two bedrooms x (3) One bedrooms
- NOI: \$21,276 - Cap Rate: 9.67%

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
nainpdodge.com

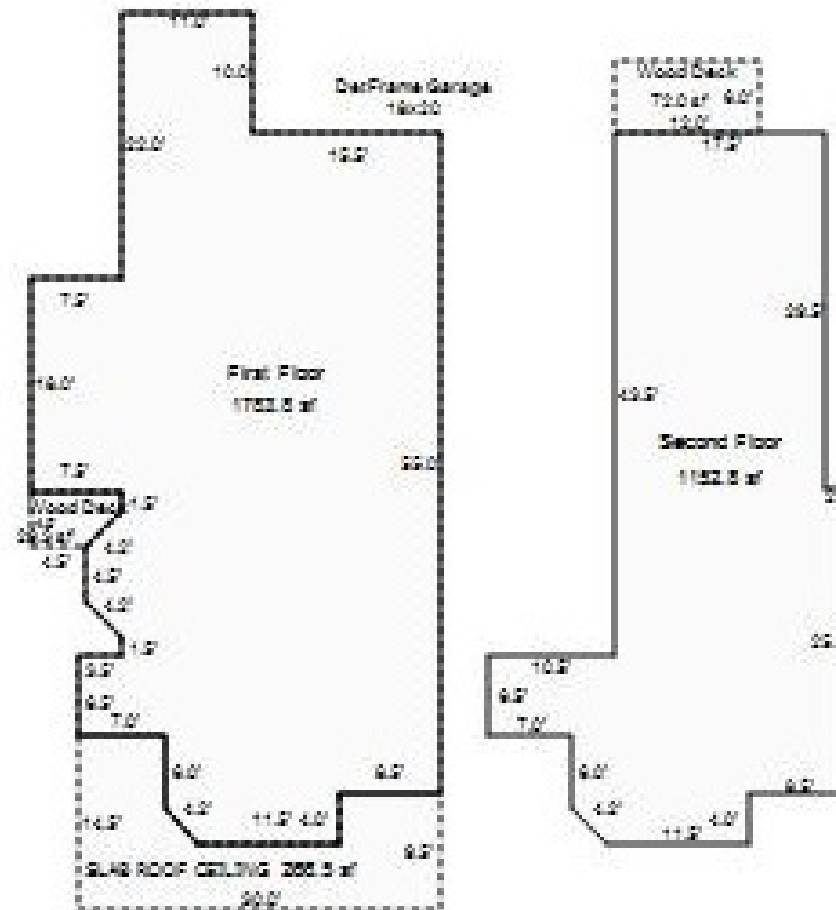
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3814 S 24th Street
2 STORY

Bsmint Conc 9 ft 1783.8 st



Investment Overview

Price	\$220,000
Number of Units	5
Price per Unit	\$44,000
Approximate Square Footage	2,937
Price per Square Footage	\$74
GRM	6.11
CAP Rate	9.67%

Operating Data

Gross Scheduled Income	\$36,000
Additional Income	-
Vacancy Cost (6.0%)	- \$1,980
Gross Operating Income	\$34,020
Operating Expenses	- \$12,744
Net Operating Income	\$21,276
Debt Service	- \$13,067
Pre-Tax Cash Flow	\$8,209
Cash-on-Cash Return % (yr 1)	14.93%
Principal Reduction (yr 1)	+ \$4,928
Total Return (yr 1)	\$13,137
Return on Investment %	23.89%

Financing Data

Loan Amount	\$165,000
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LTV
Interest Rate
Debt Service
Debt Service Monthly
Amortization

75.00%
5.000%
\$13,067
\$1,088
20

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