

1306 S 30th Avenue | Omaha, NE 68105

\$163,000

Property Features

- Three Units: stabilized multifamily conversion
- Looking to be sold w/ 3814 S 24th Street (Five unit)
- Unit Mix: (1) Two bedroom x (1) One bedroom x (1) Studio
- NOI: \$13,052 - Cap rate: 8%

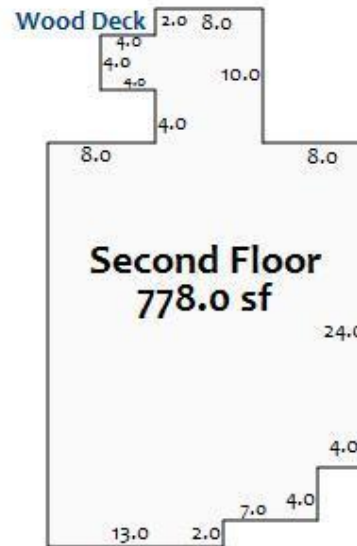
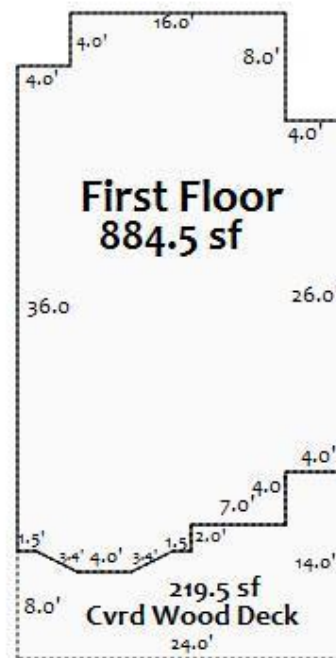
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1306 S 30 AV
2-STORY
Bsmnt Block 8 ft 884.5 sf



Investment Overview

Price	\$163,000
Number of Units	3
Price per Unit	\$54,333
Approximate Square Footage	1,662
Price per Square Footage	\$98
GRM	8.49
CAP Rate	8.01%

Operating Data

Gross Scheduled Income	\$19,200
Additional Income	-
Vacancy Cost (6.0%)	- \$1,056
Gross Operating Income	\$18,144
Operating Expenses	- \$5,092
Net Operating Income	\$13,052
Debt Service	- \$8,576
Pre-Tax Cash Flow	\$4,476
Cash-on-Cash Return % (yr 1)	10.98%
Principal Reduction (yr 1)	+ \$2,520
Total Return (yr 1)	\$6,996
Return on Investment %	17.17%

Financing Data

Loan Amount	\$122,250
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LTV
Interest Rate
Debt Service
Debt Service Monthly
Amortization

75.00%
5.000%
\$8,576
\$714
25

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