

For Sale

Value-Add Investment

Includes Commercial Development Ground



Price Reduced!

6007, 6011, 6023 N 30th Street | Omaha, NE 68112

\$189,000

Property Features

- Value-Add Investment on the hard corner on highly trafficked corridor | Ideal for Local Hands-on Investor
- SEC of N 30th Street & Kansas Avenue | All three lots to be sold together
- Several improvements throughout the Multifamily Building
- (1) Three Unit Multifamily, (1) Free Standing Retail/Flex, & (1) .25 AC Site

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

Debra Graeve-Morrison
President
402 255 6087
dgraeve@npdodge.com

6007, 6011, 6023 N 30th Street | Omaha, NE 68112

Building Details

6007	Multifamily
Built:	1924
Roof:	2016
Furnace (Gas):	2018
Plumbing:	Copper Piping Throughout
Electrical:	Updated breaker boxes & utility meters

6011	Retail/Industrial
Built:	1960
Utilities:	All
Roof:	2007
HVAC:	Central Air

6023	.25 AC Commercial Site
------	------------------------

Property Highlights

Lot Size:	.51 Acres
Zoning:	Commercial
Lot Frontage:	177'
Vehicles per Day:	24,776
Parking Spaces:	10+

Location Orientation

Market:	North Omaha
Cross Streets:	30th & Kansas Ave
County:	Douglas
Neighborhood:	Minne Lusa

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,660	26,953	72,695
Total Population	13,151	71,934	182,487
Average HH Income	\$38,778	\$39,363	\$46,782

6007, 6011, 6023 N 30th Street | Omaha, NE 68112



SALE PRICE: **\$189,000**

PRO FORMA CAP
RATE: **11.87%**

PROJECTED CASH
FLOW
VS.
INITIAL INVESTMENT
ON YEAR 3 **29%**

ESTIMATED AVG.
ANNUAL DEBT*: **(\$11,000)/yr**

Market Rental Figures

2x One Bedroom Apartments | 630 SF | \$650.00/mo.

1x Studio Apartment | 450 SF | \$450/mo.

Commercial Flex Space | 2,328 SF | \$1,125/mo.

Pro forma Profit/Loss

- Potential Gross Income: \$35,382/yr | Includes additional Income
- Vacancy: (\$1,518.00)/yr | CoStar Market AVG. 4.4%
- Taxes: (\$4,215)/yr | Insurance: (\$1,447)/yr
- Repairs & Maintenance: (\$928)/yr | Misc Expenses: (\$1,872)/yr
- Utilities: (\$3,259)/yr | Electricity in tenants name | Water/Gas at Landlords Cost
- Net Operating Income: \$22,443/yr

6007, 6011, 6023 N 30th Street | Omaha, NE 68112



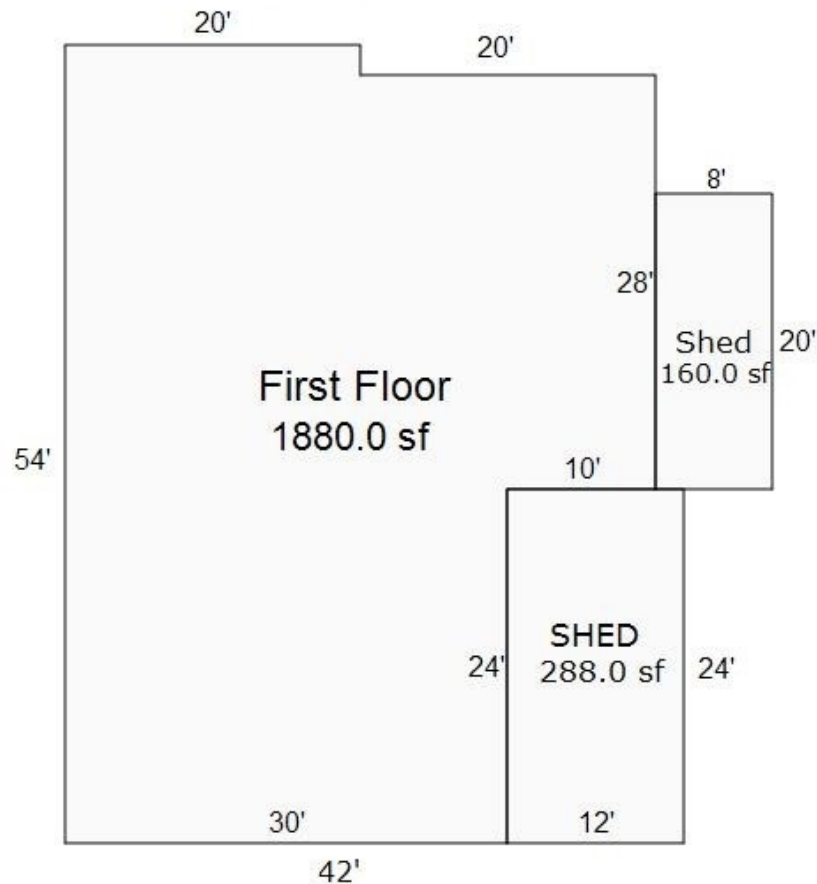
6007, 6011, 6023 N 30th Street | Omaha, NE 68112



6007, 6011, 6023 N 30th Street | Omaha, NE 68112



SERVICE GARAGE 6011 No. 30th St.



One Story Triplex 6007 N 30 St. Bsmnt Block 8 ft 1260.0 sf 450 Sq. Ft. Min Fin Bsmt



6007, 6011, 6023 N 30th Street | Omaha, NE 68112

