BRICKSTONE APARTMENTS

3709 HARRISON STREET, OMAHA, NE 68147

44 UNITS | 1.58 ACRES

$3,300,000

INVESTORS REALTY INC.

PETERSON BROS REALTY

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ADDITIONAL DISCLOSURE

Alan Strong of Peterson Bros Realty has an equity interest in the property.

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EXECUTIVE SUMMARY

OFFER SUBMISSION

Offers shall include, but not be limited to:

- Purchase Price and Earnest Money
- Due Diligence Period
- Description of Financing Contingency, if any
- Closing Date

INTRODUCTION

Investors Realty, Inc. is pleased to present the opportunity to purchase the Brickstone Apartments. Located on the south edge of Omaha, NE with direct access to Harrison Street. The nearby access to Harrison Street allows easy access to Highway 75 in only 4 minutes.

Brickstone, consisting of 44 units, was built in 1966. The units surround a large greenspace, giving the property a warm community feel. Brickstone has undergone an extensive renovation in the past 12 months, including new roofs, gutters, windows, garage doors, water heaters and HVAC systems. Most units have been fully remodeled and upgraded.

The property is located in a very central location and is a 10 minute drive to each of these locations: Downtown Omaha, Blackstone, Aksarben, Shadow Lake Town Center, Lake Manawa Exit with major retail.

INVESTMENT SUMMARY

Prices:	$3,300,000
Property	Brickstone Apartments
NOI - Market Rate:	$219,636 (Pro Forma), 6.66% Cap Rate
Gross Building Area:	51,168 SF

INVESTMENT HIGHLIGHTS

- High visibiliy / traffic count on Harrison Street (7,100+ cars / day)
- Assigned to Bryan Schools
- Value-add play

TOURS

Prospective purchasers will have the opportunity to visit the property via pre-scheduled property tours. Tours will include access to a representative sampling of units and access to common areas, tours will require advance notice and scheduling though Investors Realty, Inc.

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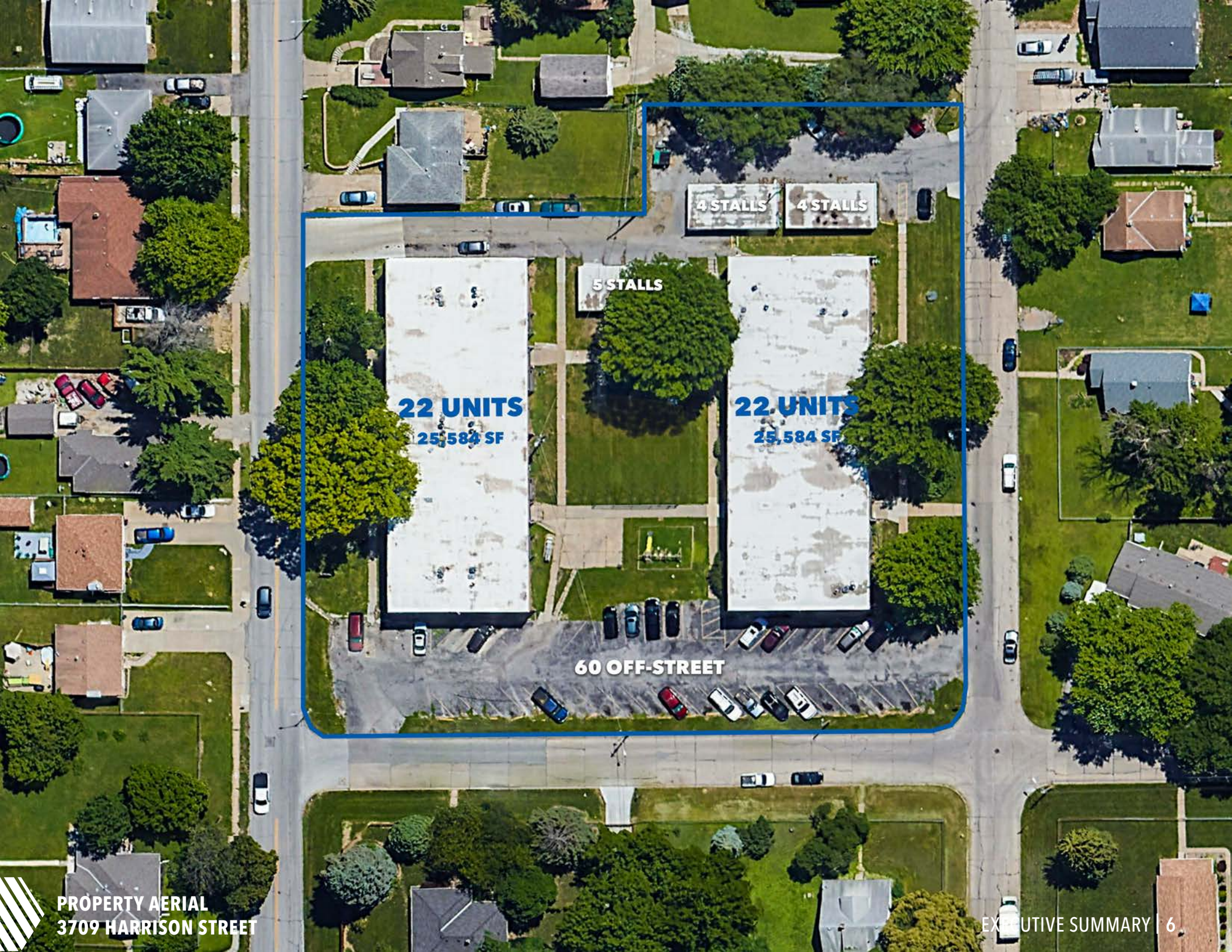


PROPERTY AERIAL
3709 HARRISON STREET

AREA HIGHLIGHTS
3709 HARRISON STREET

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

Number of Units	44
Number of Buildings	2
Garage Stalls	13
Gross Building Area	51,168 SF
Land Area	1.58 ACRES
Year Completed	1966
Zoning	RG-8
Flood Plain	No
Density	28 Units / Acre
Parking Ratio	1.66

UNIT MIX

1 Bed, 1 Bath	21
2 Bed, 1 Bath	23

PROPERTY DESCRIPTION
3709 HARRISON STREET

CONSTRUCTION

Frame	Wood
Roof	Flat Membrane (NEW)
Plumbing	Copper supply, Caste waste
Electric	Conduit, Copper & Aluminum wiring
HVAC	Central Air, Gas Furnaces
Exterior Finish	Vinyl Siding, Brick Veneer

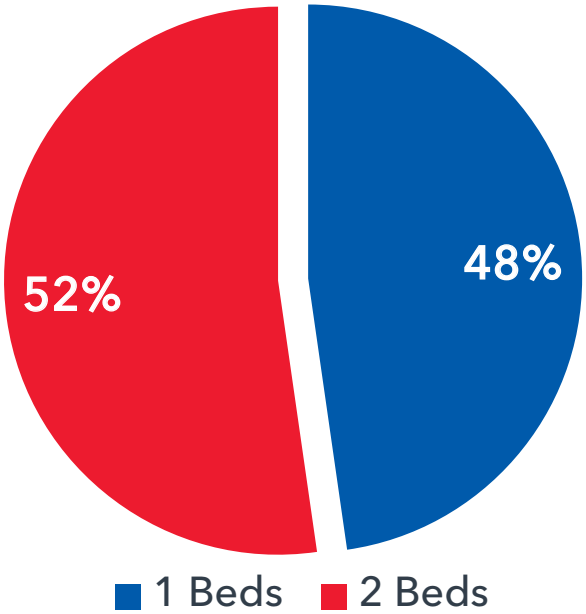
PROPERTY DESCRIPTION
3709 HARRISON STREET

UTILITIES/SERVICES

Cable | Internet | Phone	Cox	Tenant
Electric	OPPD	Landlord - Individually Metered
Gas	MUD	Tenant - Individually Metered
Water | Sewer	MUD	Tenant - Master Metered

UNIT BREAKDOWN

			UNIT MIX		AVG RENT	
BED	BATH	AVG SF	UNITS	MIX %	PER UNIT	PER SF
1	1	750	21	48%	$648	$0.86
2	2	1000	23	52%	$783	$0.78



UNIT AMENITIES

- Lower level walk-outs
- Balconies
- Smoke free
- Large bedrooms
- Individual furnaces
- Garbage disposals

COMMON AREA AMENITIES

- Available storage units
- Detached garage stalls
- Courtyard / Picnic area
- Playground
- Laundry center in each building

PARKING/PUBLIC TRANSPORTATION

- Many parking spaces
- Off street parking
- 13 garage stalls

AREA PHOTOS
3709 HARRISON STREET

EXTERIOR PHOTOS
3709 HARRISON STREET

INTERIOR PHOTOS
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