

DEERFIELD PLACE RETAIL LAND FOR SALE

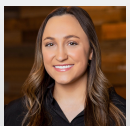
1.97 ACRES | \$5.00 / SF

5308 S 136TH STREET, OMAHA, NE 68137



INVESTORS
REALTY INC.

WWW.INVESTORSOMAHA.COM



MOLLY KUEHL

402.778.7532

mkuehl@investorsomaha.com

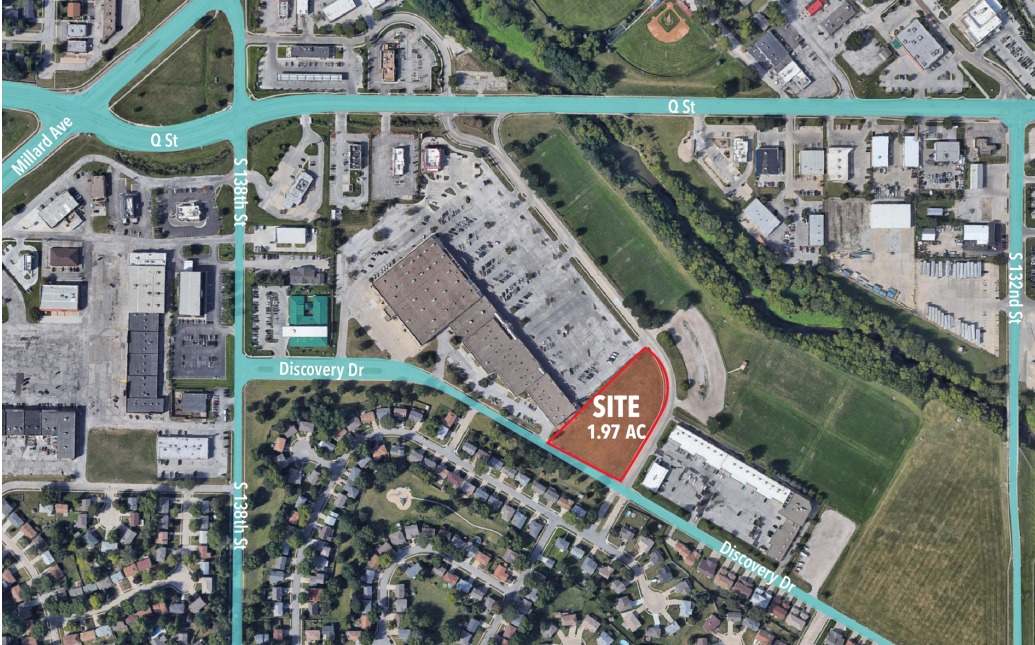


BRIAN FARRELL

402.778.7531

bfarrell@investorsomaha.com





5308 S 136TH STREET

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$5.00 / SF
Lot Size AC:	1.97 Acres
Lot Size SF:	85,813.2 SF
Price / ACRE:	\$217,800
Price / SF:	\$5.00
Zoning:	CC-FF

PROPERTY OVERVIEW

Retail lot for sale

PROPERTY HIGHLIGHTS

- 1.97 acre lot
- Zoned CC
- Frontage on 136th & Discovery Drive
- 1 block south of Q Street
- Located just northeast of Millard Airport

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,413	77,381	191,373
Average Age	36.6	36.3	36.3
HOUSEHOLDS			
Total Households	4,124	30,874	74,384
People Per HH	2.5	2.5	2.6
Average HH Income	\$66,856	\$75,663	\$88,700
Average HH Value	\$159,461	\$161,733	\$194,392

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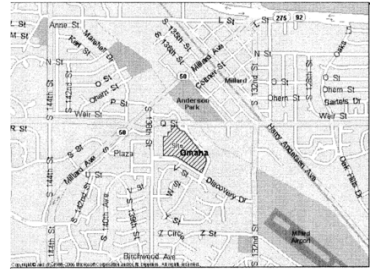
BRIAN FARRELL

402.778.7531 | bfarrell@investorsomaha.com

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5308 S 136TH STREET ALTA SURVEY



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to Aerial Capital Corporation, as Agent for the Lenders, Fidelity National Title Insurance Company, Nebraska Title Company, The Planning and Zoning Commission, Deerfield Station LLC, and their respective successors and/or assigns as follows:

- The drawing in which this certification is contained, which was prepared by the undersigned from a survey made on May 27, 2014 (herein the "Drawing"), is a true and accurate survey of the real estate described by metes and bounds description contained on said Drawing (the "Property") and each parcel identified therein (the "Parcel").
- The boundaries of the Property and each Parcel as depicted on the Drawing were established by actual field measurements and the pins, monuments or other markers were set or found as shown thereon. The Drawing accurately sets forth the area of the Property and each parcel in acres and square feet.
- Unless otherwise shown on the survey, the property as surveyed and described in the drawing is contiguous along its entire boundaries and is enclosed within the perimeter thereof.
- Unless otherwise shown on the survey, the parcels are completely contiguous with one another and there are no gaps or gaps between or among any of the parcels.
- The right-of-way lines for 136th Street and Discovery Drive are completely contiguous to the perimeter lines of the property along the entire right-of-way as shown on the Drawing.
- Each of the streets identified in the above paragraph is noted as a private or public street, road or highway.
- Vacated ingress and egress to and from the property is shown on the drawing.
- Other than those visibly observed and shown on the survey, there are no encroachments, overlaps, or overhangs by any improvements on the property onto other property or any easement. There are no encroachments, overlaps or overhangs by any improvements on other property on, over or across the property other than those shown on the survey.
- All visible buildings, railroad tracks, drives, parking areas and other improvements located on the property and existing on the date of this certification together with the site, location and type of improvements have been accurately depicted on the drawing, including the dimensions thereof and the relationship to the boundary lines of the property. All such improvements are shown on the survey as they relate to the boundaries of the property.
- Other than those visibly observed and shown on the survey, there are no ditches, streams, rivers, gravel pits or other forms of excavation (active or inactive) or drilling (active or inactive) for minerals, oil or gas apparent on the property or evidence of any prior use of the property for any of the foregoing.
- Other than those visibly observed and shown on the survey, there is no evidence that any portion of the property is being or was previously used for the dumping or disposal of waste materials of any nature or kind. There is no evidence that there exists any toxic or hazardous material on the property, other than visibly observed and shown on the survey.
- The property described here on is the same as the property described in Fidelity National Title Insurance Company Commitment No. 0258694, with an effective date of June 24, 2014, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted herein or otherwise noted as to their effect on the subject property.
- A physical examination of the property reveals no apparent use of the property for pathways, driveways or roadways for which there are no recorded easements, other than those visibly observed and shown on the survey.
- All building set back lines created, reserved or imposed by all public authorities having jurisdiction over the Property or by any of the instruments referred to in the Commitment have been graphically depicted on the Drawing. There are no visible encroachments, overlaps or overhangs by any improvements on the Property on to any one within any such building set back except those shown on the survey.
- Other than those visibly observed and shown on the survey, there are no overhead electric or telephone wires or structures or supports therefor, including poles, anchor and guy wires on or over the Property.
- Observed evidence of storm sewer, sanitary sewer, electric service, telephone service, gas service and public water service are shown on the survey.
- Unless otherwise noted or shown on the survey, the Property is not located in a flood prone area, flood hazard area or in a flood plain of flood way district, including, but not limited to: (a) a flood prone area or flood hazard area as defined by the United States Department of Housing and Urban Development in the Flood Disaster Protection Act of 1973, as amended; or (b) within an area shown on Maps entitled "Flood Insurance Rate Map", "Flood Hazard Flood way Boundary Map", "Flood Insurance Boundary Map", "Flood Boundary Map" and "Flood way Map" or any other map or filing published by the Federal Emergency Management Agency, the United States Department of Housing and Urban Development or the United States Army Corps of Engineers.
- The subject Property is currently zoned CC & CC-FF. The Property now contains 746 parking spaces of which 24 are handicapped parking spaces and 722 are non-handicapped parking spaces.
- This is to certify that this map or plot of the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 16, and 21 of Table A thereof. The field work was completed on May 27, 2014.
- The Property is located within the Northeast Quarter of Section 12, Township 14, Range 11, Douglas County, Nebraska.
- All other information set forth on the Drawing is true and correct.
- Professional liability insurance policy obtained by the surveyor in the minimum amount of \$2,000,000.00 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request.

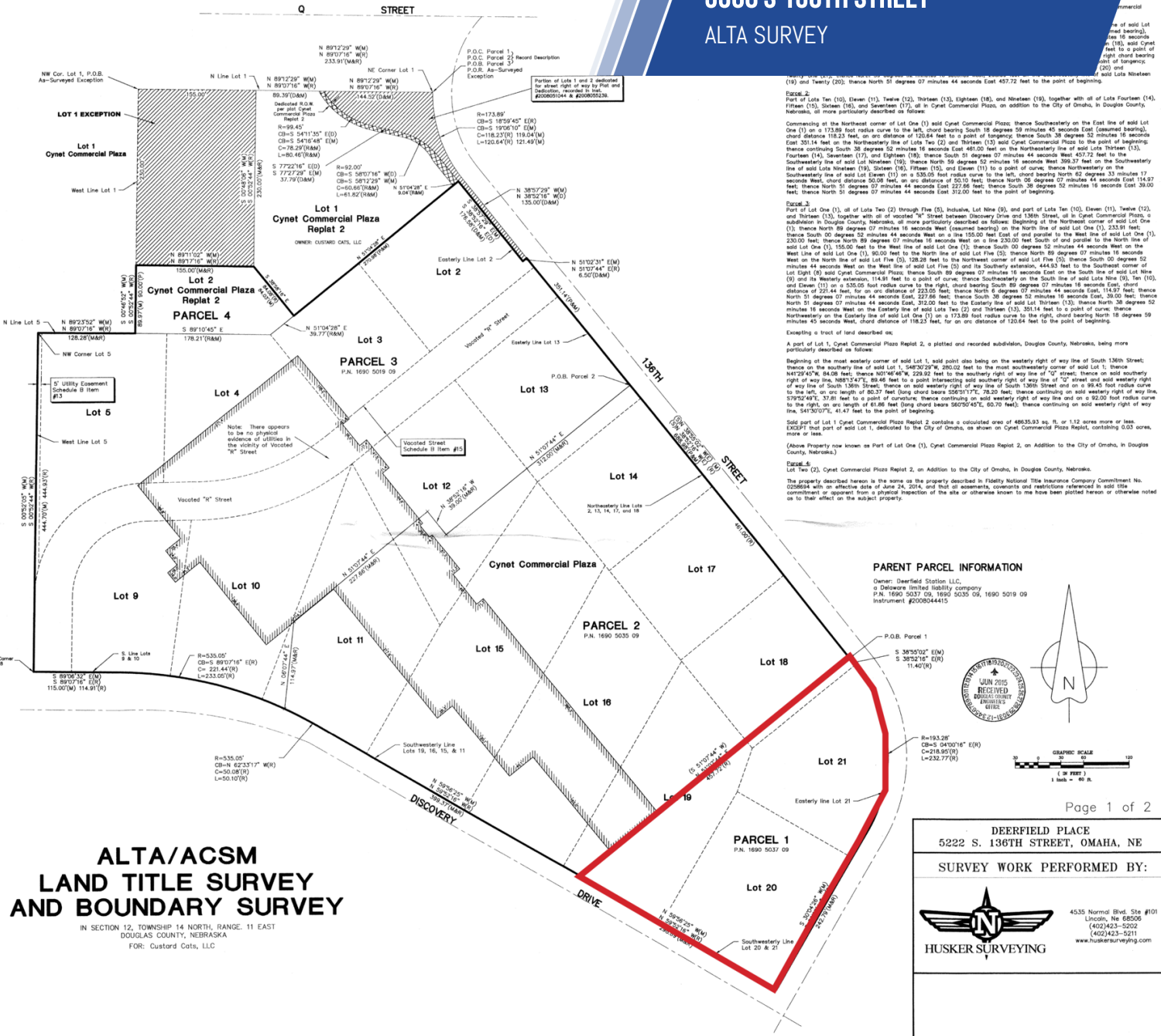
Husker Surveying LLC

Joyne M. Matlock
Nebraska P.L.S. #440
Date of Survey: May 13, 2015
Date of Last Review: May 14, 2015



ALTA/ACSM LAND TITLE SURVEY AND BOUNDARY SURVEY

IN SECTION 12, TOWNSHIP 14 NORTH, RANGE 11 EAST
DOUGLAS COUNTY, NEBRASKA
FOR: Custard Cats, LLC



PARENT PARCEL INFORMATION

Owner: Deerfield Station LLC
a Delaware limited liability company
P.N. 1690 5037 09, 1690 5035 09, 1690 5019 09
Instrument #200804415



GRAPHIC SCALE
1 inch = 66.7 feet

Page 1 of 2

DEERFIELD PLACE
5222 S. 136TH STREET, OMAHA, NE

SURVEY WORK PERFORMED BY:

HUSKER SURVEYING

4535 Normal Blvd., Ste #101
Lincoln, NE 68506
(402)423-5202
(402)423-5211
www.huskersurveying.com

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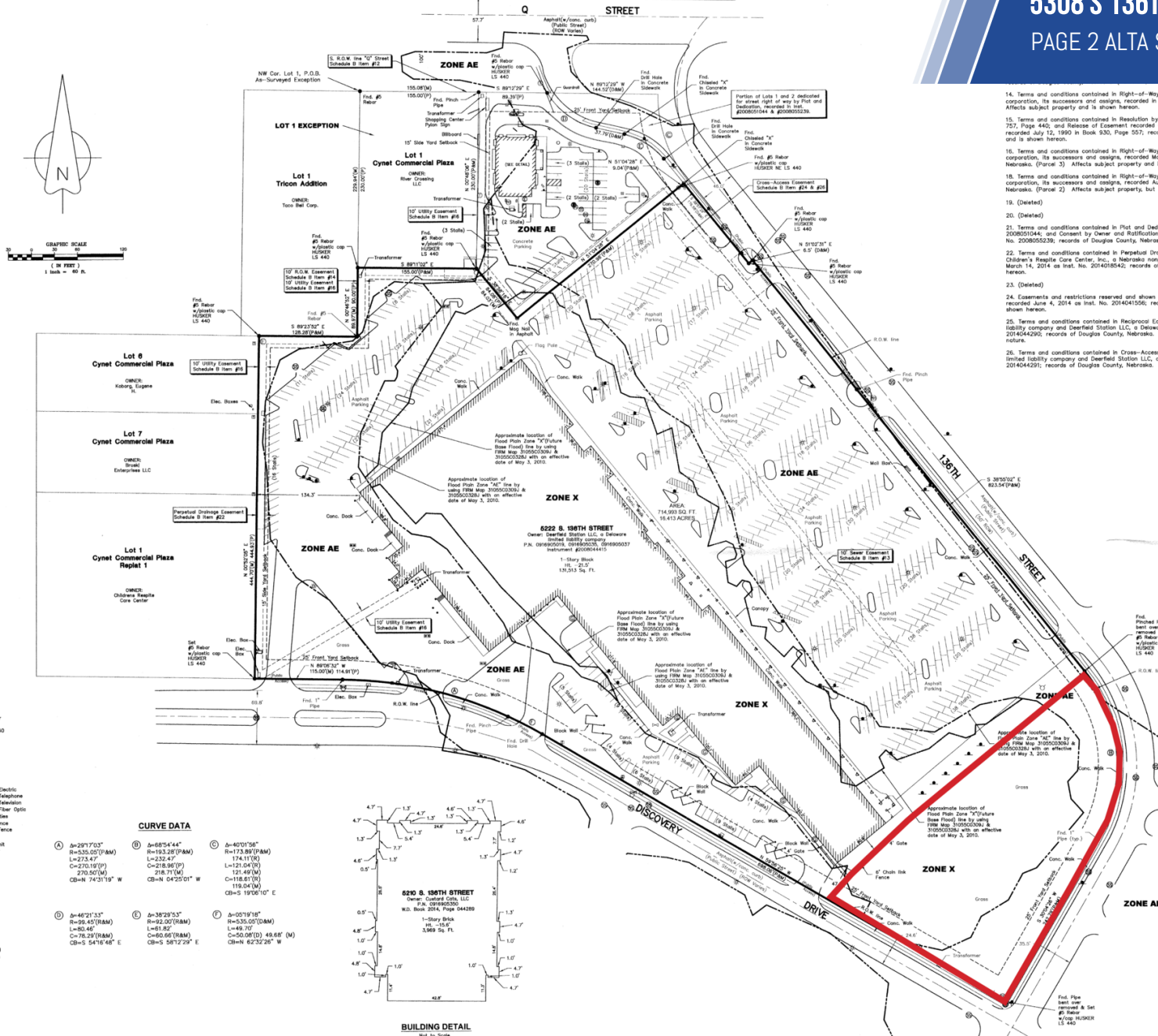
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14. Terms and conditions contained in Right-of-Way Easement granted to the Omaha Public Power District, a public corporation, its successors and assigns, recorded in Book 706, Page 385; records of Douglas County, Nebraska. (Parcel 3) Affects subject property and is shown hereon.
15. Terms and conditions contained in Resolution by Board of County Commissioners recorded November 14, 1985 in Book 757, Page 440, and Release of Easement recorded October 22, 1986 in Book 792, Page 612; and Declaration and Release recorded July 12, 1990 in Book 830, Page 557; records of Douglas County, Nebraska. (Parcel 3) Affects subject property and is shown hereon.
16. Terms and conditions contained in Right-of-Way Easement granted to the Omaha Public Power District, a public corporation, its successors and assigns, recorded March 10, 1987 in Book 807, Page 32; records of Douglas County, Nebraska. (Parcel 3) Affects subject property and is shown hereon.
17. Terms and conditions contained in Right-of-Way Easement granted to the Omaha Public Power District, a public corporation, its successors and assigns, recorded August 14, 1990 in Book 834, Page 668; records of Douglas County, Nebraska. (Parcel 2) Affects subject property, but cannot be plotted due to being blanket in nature.
18. (Deleted)
19. (Deleted)
20. (Deleted)
21. Terms and conditions contained in Plat and Dedication for Street Widening, recorded May 23, 2008 as Inst. No. 2008050344 and Consent by Owner and Ratification Plat and Dedication for Street Widening, recorded June 6, 2008 as Inst. No. 2008050339, records of Douglas County, Nebraska. (Parcel 3) Affects subject property and is shown hereon.
22. Terms and conditions contained in Perpetual Drainage Easement by and between Deerfield Station LLC, Grantor, and Children's People Care Center, Inc., a Nebraska nonprofit corporation, and its successors and assigns, Grantor, recorded March 14, 2014 as Inst. No. 2014010542, records of Douglas County, Nebraska. Affects subject property and is shown hereon.
23. (Deleted)
24. Easements and restrictions reserved and shown in the Plat and Dedication of Cynet Commercial Plaza Replat 2, recorded June 4, 2014 as Inst. No. 2014041556; records of Douglas County, Nebraska. Affects the subject property, and is shown hereon.
25. Terms and conditions contained in Reciprocal Easement Agreement by and between Cystad Cotts, LLC, a Kansas limited liability company and Deerfield Station LLC, a Delaware limited liability company, recorded June 12, 2014 as Inst. No. 2014042950; records of Douglas County, Nebraska. Affects subject property, but cannot be plotted due to being blanket in nature.
26. Terms and conditions contained in Cross-Access Easement Agreement by and between Cystad Cotts, LLC, a Kansas limited liability company and Deerfield Station LLC, a Delaware limited liability company, recorded June 12, 2014 as Inst. No. 2014042951; records of Douglas County, Nebraska. Affects subject property and is shown hereon.

SURVEYOR'S NOTES

- 1.) No observable evidence of earth moving, building construction or building additions within recent months.
- 2.) No changes in street right of way lines, completed or proposed, and no evidence of recent street or sidewalk construction or repairs.
- 3.) No observable evidence of site use as a solid waste dump, pump or sanitary landfill, cemetery or burial grounds.

UTILITY NOTE

The utility locations shown hereon were determined by observed above ground evidence only. This survey was not designed with underground plans or above ground markings to determine any subsurface locations.

ZONING

Zoning and Site Requirements Summary (PDR Site Number 75935-1) prepared by the Planning & Zoning Resource Corporation, 100 North East 5th Street, Oklahoma City, OK 73104.
Zone: CC Community Commercial & CC-FT Community Commercial Flood Fringe

- Setbacks:
Front - 25'
Side - 15'
Rear - 15'
Height - 60'
- Parking Requirements:
- 1 space per 230 Square feet of gross floor space
- 1 Handicap stall per 25 regular stalls

ENCROACHMENT STATEMENT


None at time of survey.

FLOOD NOTE

According to my interpretations of Community Panel No. 310500309J & 310500309K of the current Flood Insurance Rate Maps for City of Omaha, Nebraska, dated 5/2/10 the subject property is in Flood Zone "AE" (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BEFs are shown within these zones.) and Flood Zone "X" (Moderate risk areas within the 0.2-percent-annual-chance floodplain, areas of 1-percent-annual-chance flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 1-percent-annual-chance flood by a levee. No BEFs or base flood depths are shown within these zones.)

DEERFIELD PLACE
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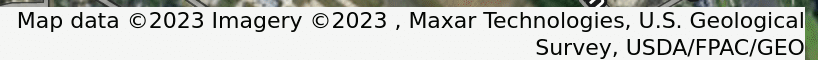
SURVEY WORK PERFORMED BY:



HUSKER SURVEYING

4535 Normal Blvd. Ste #101
Lincoln, NE 68506
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RETAILER MAP



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