

Colleen Mason  
colleen@oak-ire.com  
402.702.2713

Colten Adams  
colten@oak-ire.com  
402.394.7300





#### LOCATION INFORMATION

|                     |                      |
|---------------------|----------------------|
| County              | Douglas              |
| Market              | Omaha/Council Bluffs |
| Sub-market          | Southeast Omaha      |
| Cross-Streets       | 10th & Bancroft      |
| Signal Intersection | Yes                  |

#### PROPERTY INFORMATION

|               |                      |
|---------------|----------------------|
| Land Area     | .32 Acre (2 Parcels) |
| Building Size | 2,713 SF             |
| Year Built    | 1900                 |
| Tenancy       | Multiple             |

#### PROPERTY HIGHLIGHTS

- Historic Building located on the SE Corner of 10th & Bancroft
- Building encompasses three retail/office bays, each with a full basement
  - Bay 1: Former Pharmacy 1,000 SF
  - Bay 2: Spring Inn Bar 1,000 SF
  - Bay 3: Office 713 SF
- Sale includes a dedicated parking lot on the NEC of 10th and Bancroft with 14 stalls
- Signaled Intersection and access to Lauritzen Gardens/Kenefick Park off Bancroft and Henry Doorly Zoo off S 10th Street

Colleen Mason  
colleen@oak-ire.com  
402.702.2713

Colten Adams  
colten@oak-ire.com  
402.394.7300

*Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.*

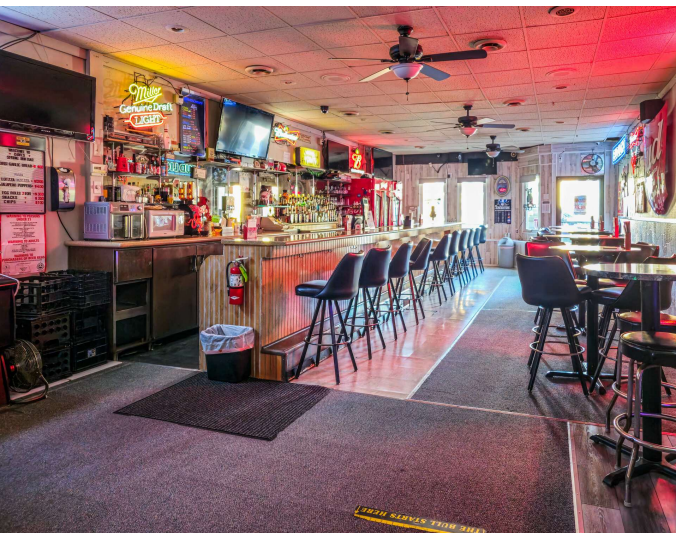
#### PROJECTED PROFORMA

| Bay                         | SF                 | PSF Rent | Monthly Rent      | Annual Rent        |
|-----------------------------|--------------------|----------|-------------------|--------------------|
| Bay 1                       | 1000               | \$16.00  | \$1,333.33        | \$16,000.00        |
| Bay 2                       | 1000               | \$18.00  | \$1,166.67        | \$14,000.00        |
| Bay 3                       | 700                | \$16.00  | \$933.33          | \$11,200.00        |
| Total                       |                    |          | \$3,433.34        | \$41,200.00        |
| Vacancy Factor 5%           |                    |          | \$171.67          | \$2,060.00         |
| CAM Income                  |                    |          |                   | \$24,601.44        |
| <b>Gross Income</b>         |                    |          | <b>\$3,261.67</b> | <b>\$63,741.44</b> |
| <b>Annual Expenses</b>      |                    |          |                   |                    |
| Property Taxes              | \$6,444.44         |          |                   | Paid by Tenant     |
| Property Insurance          | \$5,000.00         |          |                   | Paid by Tenant     |
| Utilities                   |                    |          |                   | Paid by Tenant     |
| Trash                       | \$4,200.00         |          |                   | Paid by Tenant     |
| Landscaping                 | \$7,000.00         |          |                   | Paid by Tenant     |
| Management                  | \$1,957.00         |          |                   | Paid by Tenant     |
| Legal/Accounting            | \$1,200.00         |          |                   | Paid by Owner      |
| <b>Total Expenses</b>       | <b>\$25,801.44</b> |          |                   |                    |
| <b>Net Operating Income</b> | <b>\$37,940.00</b> |          |                   |                    |

#### RENT ROLL

| Bay   | Square Feet | Occupied | Rent        | Lease Type | Notes                               |
|-------|-------------|----------|-------------|------------|-------------------------------------|
| Bay 1 | 1000        | No       |             |            | Former Pharmacy                     |
| Bay 2 | 1000        | Yes      | \$600/month | MG         | Spring Inn Bar 60 day vacate notice |
| Bay 3 | 713         | No       |             |            | Former Owner Occupied Office        |





Colleen Mason  
colleen@oak-ire.com  
402.702.2713

Colten Adams  
colten@oak-ire.com  
402.394.7300

*Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.*



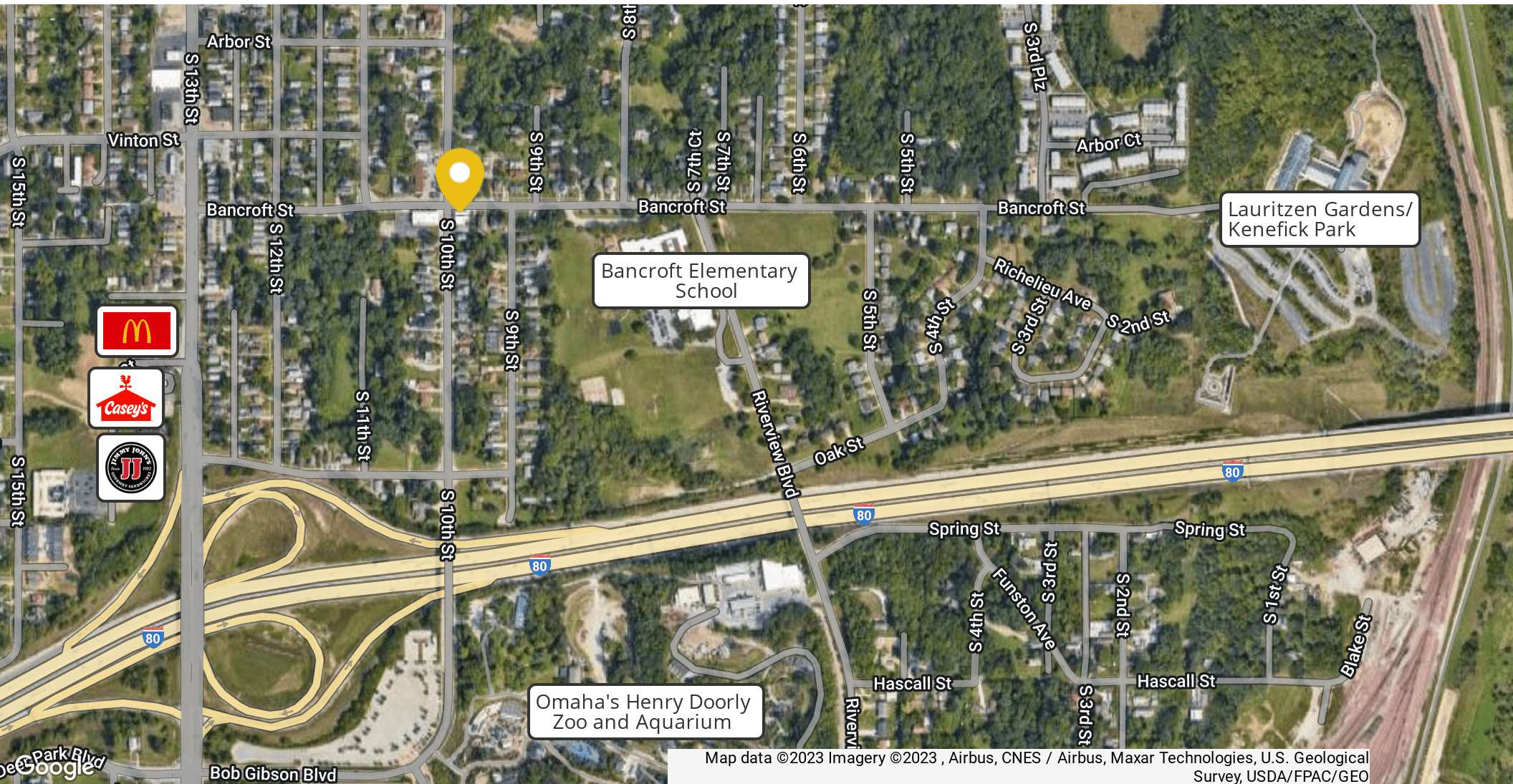


Colleen Mason  
colleen@oak-ire.com  
402.702.2713

Colten Adams  
colten@oak-ire.com  
402.394.7300

*Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.*





Map data ©2023 Imagery ©2023 , Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Colleen Mason  
colleen@oak-ire.com  
402.702.2713

Colten Adams  
colten@oak-ire.com  
402.394.7300

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice.