

FOR SALE

1940 S COTNER BLVD, LINCOLN, NE 68506

MULTIFAMILY | 17-UNITS | \$2,200,000



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Empowered Brokers. Exceptional Results.

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PROPERTY DESCRIPTION

1940 S Cotner Blvd. presents investors with the opportunity to acquire a well-located, neighborhood-scale apartment and townhome portfolio located in the established 48th Street corridor. With steady leasing velocity and high lease renewal rates, 1940 S Cotner has attractive, straightforward operations in a stable Southeast Lincoln location.

The property provides investors with in-place cash flow while also offering a clear path to future upside through rental growth and operating efficiencies. With 17 units, the asset presents a manageable value-add opportunity for a hands-on owner seeking to enhance revenue and optimize expenses over time. In particular, self-management could provide a meaningful opportunity.

This property appeals to tenants due to its ample green space, off-street parking, and functional housing in a quiet residential setting. 1940 S Cotner also attracts a broad tenant base due to its unit mix, creating durable tenant appeal and livability for small families, as well as individuals looking for a one-bedroom in a great location.

OFFERING SUMMARY

Sale Price:	\$2,200,000
Number of Units:	17
Lot Size:	1.11 Acres
Building Size:	14,252 SF

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PROPERTY HIGHLIGHTS

- Four-building, 17-unit Multifamily investment opportunity
- Four 3 bedroom/1 bathroom units
- Eight 2 bedroom/1 bathroom units
- Five 1 bedroom/1 bathroom units
- 94% occupancy
- Positioned in the 48th Street corridor, near Bryan Medical Center East Campus
- Original hardwood floors, updated bathroom and kitchen appliances, onsite laundry, large off-street parking area
- Potential for value-add through lease roll and optimization of operations

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LINCOLN MARKET DESCRIPTION

Lincoln is Nebraska's capital and second-largest city. It serves as the center of the state's governmental and educational activity. Lincoln is home to the University of Nebraska-Lincoln, with roughly 25,000 students enrolled. It has a diverse economic base that is less dependent on a single industry, unlike markets of similar size. Lincoln is estimated to have a population of roughly 350,000 with an unemployment rate of about 2.8%, creating a credible case for consistent renter demand.

SUBMARKET

The South Cotner and South 48th corridor submarket offers a combination of neighborhood stability, daily convenience, and durable renter demand drivers. 1940 S Cotner is surrounded by a longtime residential neighborhood, retail services, and practical access across the city. A major strength is the property's proximity to Bryan Medical Center East Campus. This healthcare infrastructure creates a steady base of employment, recurring demand from medical staff and support workers, and a level of locational relevance that holds up well across market cycles. Instead of growth-driven demand, 1940 S Cotner caters to everyday housing demand driven by an established healthcare anchor.

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Expenses	2025	Monthly Average	2026 Budget
Taxes	\$16,835.28	\$1,402.94	\$16,835.28
Insurance	\$14,755.00	\$1,229.58	\$14,755.00
Internet/Cable	\$8,181.22	\$681.77	\$5,121.40
LES	\$3,548.82	\$295.74	\$3,600.00
Black Hills Energy	\$396.75	\$33.06	\$400.00
Water/Sewage	\$6,954.10	\$579.51	\$5,100.00
Trash Removal	\$4,136.12	\$344.68	\$4,000.00
Maintenance Supplies	\$4,152.98	\$346.08	\$4,200.00
Maintenance Labor	\$12,192.37	\$1,016.03	\$9,600.00
HVAC	\$6,340.73	\$528.39	\$1,200.00
Plumbing/Electric/Fire/Pest Control	\$516.80	\$43.07	\$600.00
Snow Removal	\$478.13	\$39.84	\$500.00
Lawn Care	\$1,223.07	\$101.92	\$1,000.00
Key/Lock Replacement	\$181.49	\$15.12	\$180.00
Misc.	\$-	\$-	\$-
Advertising	\$296.30	\$24.69	\$300.00
Accounting/Attorney Fees	\$1,559.22	\$129.94	\$1,600.00
	\$9,562.50	\$796.88	\$-
	\$91,310.88	\$7,609.24	\$68,991.88
Income	\$226,225.58	\$18,852.13	\$229,740.00
Monthly Income	\$11,242.89		
Net Operating Income	\$134,914.70		\$160,748.32
Mortgage Payment	\$111,500.00		\$111,500.00
Cash Flow	\$23,414.70		\$49,248.32

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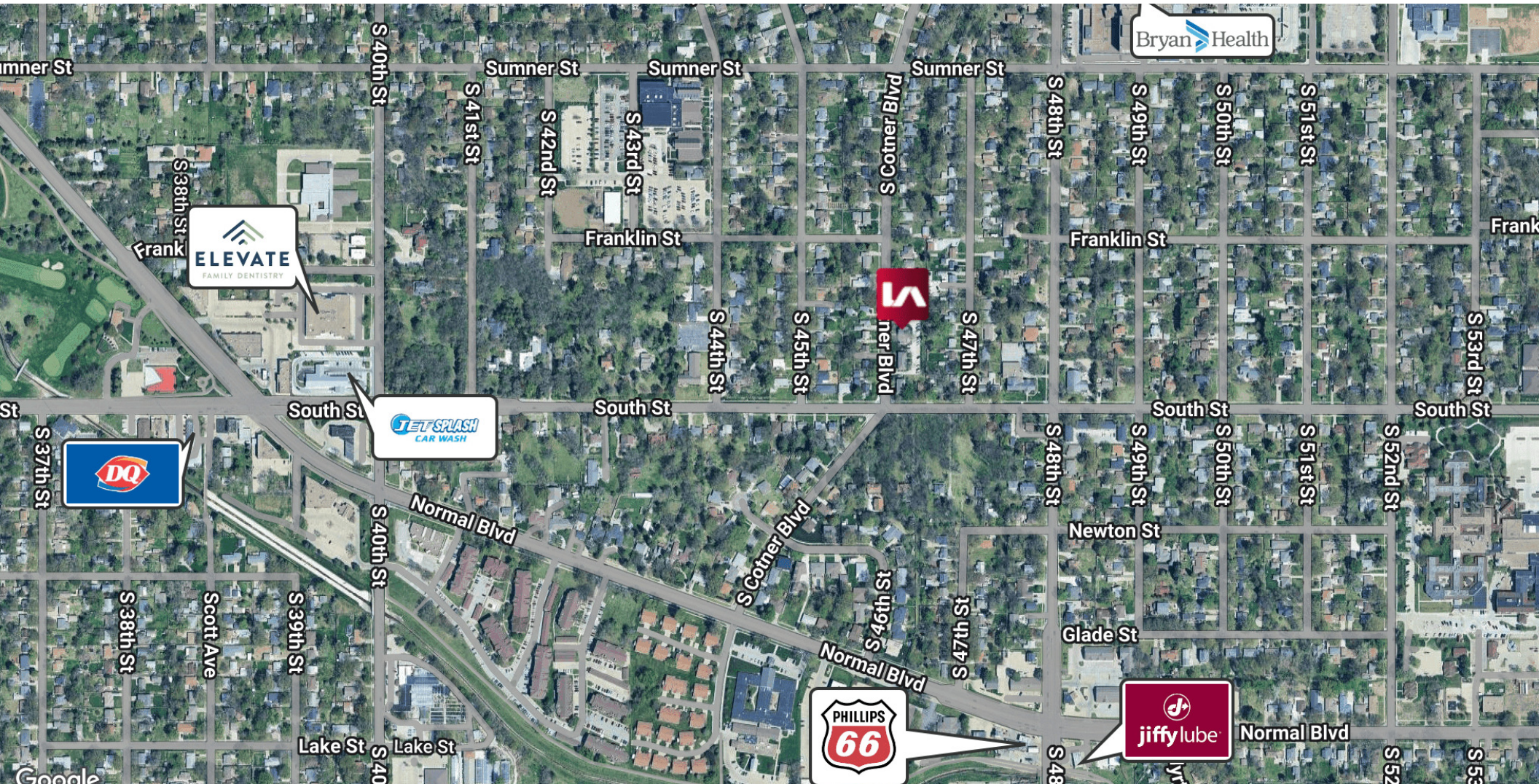
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