

**FOR SALE**

**2501 A ST, LINCOLN, NE 68502**

**MULTIFAMILY | 12-UNITS | \$1,100,000**



**Empowered Brokers. Exceptional Results.**

**PRESENTED BY:**

**Drew West**

402.405.1087

dwest@lee-associates.com

**Daniel Dutton**

402.677.1247

ddutton@lee-associates.com

**Daniel J. Goaley**

402.690.0400

dgoaley@lee-associates.com

**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

**Lincoln:** 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



# FOR SALE

2501 A ST, LINCOLN, NE 68502

Multifamily | 12-Units | \$1,100,000



## PROPERTY DESCRIPTION

2501 and 2505 A St. is a renovated, smaller-scale multifamily asset perfect for an investor looking to manage the property themselves. It has experienced steady occupancy rates with quick leasing turnarounds due to the property's appeal to a broad tenant base.

The property provides investors with stable in-place income while also offering meaningful upside through future rent growth and operational efficiencies. With 12 units, the asset presents an attractive value-add opportunity for an owner-operator looking to improve performance through hands-on management and disciplined expense control. Self-management could be an effective way to reduce operating costs, increase net income, and create additional value over time, all while maintaining a manageable day-to-day workload due to the property's smaller scale.

2501 and 2505 A St. is perfect for renters seeking a property with character in a neighborhood setting, while also having quick access to downtown and South Lincoln. This asset offers investors the chance to own a property in a central infill location where tenant demand is supported by access, convenience, and surrounding housing stock.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,100,000
<b>Number of Units:</b>	12
<b>Lot Size:</b>	0.32 Acres
<b>Building Size:</b>	8,160 SF

## CONTACT

**Drew West**

dwest@lee-associates.com  
C 402.405.1087

**Daniel Dutton**

ddutton@lee-associates.com  
C 402.677.1247

**Daniel J. Goaley**

dgoaley@lee-associates.com  
C 402.690.0400

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

**FOR SALE**

2501 A ST, LINCOLN, NE 68502

Multifamily | 12-Units | \$1,100,000



## PROPERTY HIGHLIGHTS

- Two-building, 12-unit Multifamily investment opportunity
- Ten 1 bedroom/ 1 bathroom units
- Two studio units
- 100% occupancy
- Positioned on the A Street corridor, near the Lincoln Children's Zoo
- Original hardwood floors, updated bathroom and kitchen appliances, onsite laundry, off-street covered parking
- Potential for value-add through lease roll and optimization of operations

### CONTACT

**Drew West**

dwest@lee-associates.com  
C 402.405.1087

**Daniel Dutton**

ddutton@lee-associates.com  
C 402.677.1247

**Daniel J. Goaley**

dgoaley@lee-associates.com  
C 402.690.0400

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

**FOR SALE**

2501 A ST, LINCOLN, NE 68502

Multifamily | 12-Units | \$1,100,000



## 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 DESCRIPTION

2501 and 2505 A St. is located in Lincoln's Near South neighborhood, one of the city's more established in-town residential submarkets. Near South is a historic neighborhood known for its parks, community character, and proximity to both Downtown Lincoln and the University of Nebraska-Lincoln, making it the perfect area for students and young professionals to live. The area's proximity to governmental, educational, and healthcare hubs creates consistent tenant demand drawn more towards a convenient location rather than high-end amenities.

### CONTACT

**Drew West**

dwest@lee-associates.com  
C 402.405.1087

**Daniel Dutton**

ddutton@lee-associates.com  
C 402.677.1247

**Daniel J. Goaley**

dgoaley@lee-associates.com  
C 402.690.0400

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

**FOR SALE**

**2501 A ST, LINCOLN, NE 68502**

**Multifamily | 12-Units | \$1,100,000**



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



**CONTACT**

**Drew West**

dwest@lee-associates.com  
C 402.405.1087

**Daniel Dutton**

ddutton@lee-associates.com  
C 402.677.1247

**Daniel J. Goaley**

dgoaley@lee-associates.com  
C 402.690.0400

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

# FOR SALE

2501 A ST, LINCOLN, NE 68502

Multifamily | 12-Units | \$1,100,000

Expenses	2025	Monthly Average	2026 Budget
Taxes	\$9,171.88	\$764.32	\$9,171.88
Insurance	\$11,412.00	\$951.00	\$11,412.00
Internet/Cable	\$5,774.98	\$481.25	\$3,815.10
LES	\$2,163.91	\$180.33	\$2,100.00
Black Hills Energy	\$2,853.59	\$221.13	\$2,400.00
Water/Sewage	\$3,588.75	\$299.08	\$3,800.00
Trash Removal	\$700.97	\$58.41	\$700.00
Maintenance Supplies	\$2,931.53	\$244.29	\$2,984.71
Maintenance Labor	\$8,806.38	\$717.20	\$8,400.00
HVAC	\$918.22	\$76.52	\$720.00
Plumbing/Electric/Fire/Pest Control	\$161.03	\$13.42	\$380.00
Snow Removal	\$337.50	\$28.13	\$400.00
Lawn Care	\$863.34	\$71.95	\$800.00
Key/Lock Replacement	\$128.11	\$10.68	\$120.00
Misc.	\$3,748.88	\$312.41	\$1,200.00
Advertising	\$209.15	\$17.43	\$180.00
Accounting/Attorney Fees	\$1,480.63	\$123.39	\$1,129.41
Property Management Flat Fee	\$8,750.00	\$582.50	\$-
	\$81,600.85	\$5,133.40	\$47,273.10
Income	\$117,052.10	\$9,754.34	\$130,020.00
Monthly Income	\$4,820.94		
Net Operating Income	\$55,451.25		\$82,748.90
Mortgage Payment	\$53,000.00		\$58,886.00
Cash Flow	\$2,451.25		\$25,860.90

## CONTACT

**Drew West**

dwest@lee-associates.com  
C 402.405.1087

**Daniel Dutton**

ddutton@lee-associates.com  
C 402.677.1247

**Daniel J. Goaley**

dgoaley@lee-associates.com  
C 402.690.0400

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

