



ACCESS Commercial, LLC

6 PLEX

1018 S 31st Street, Omaha, NE 68105

OFFERING MEMORANDUM

\$504,000.00 | \$56,250.05 Per Unit



Broc Gregory

C: 402-968-9200

Broc@AccessCommercial.com

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Property Description

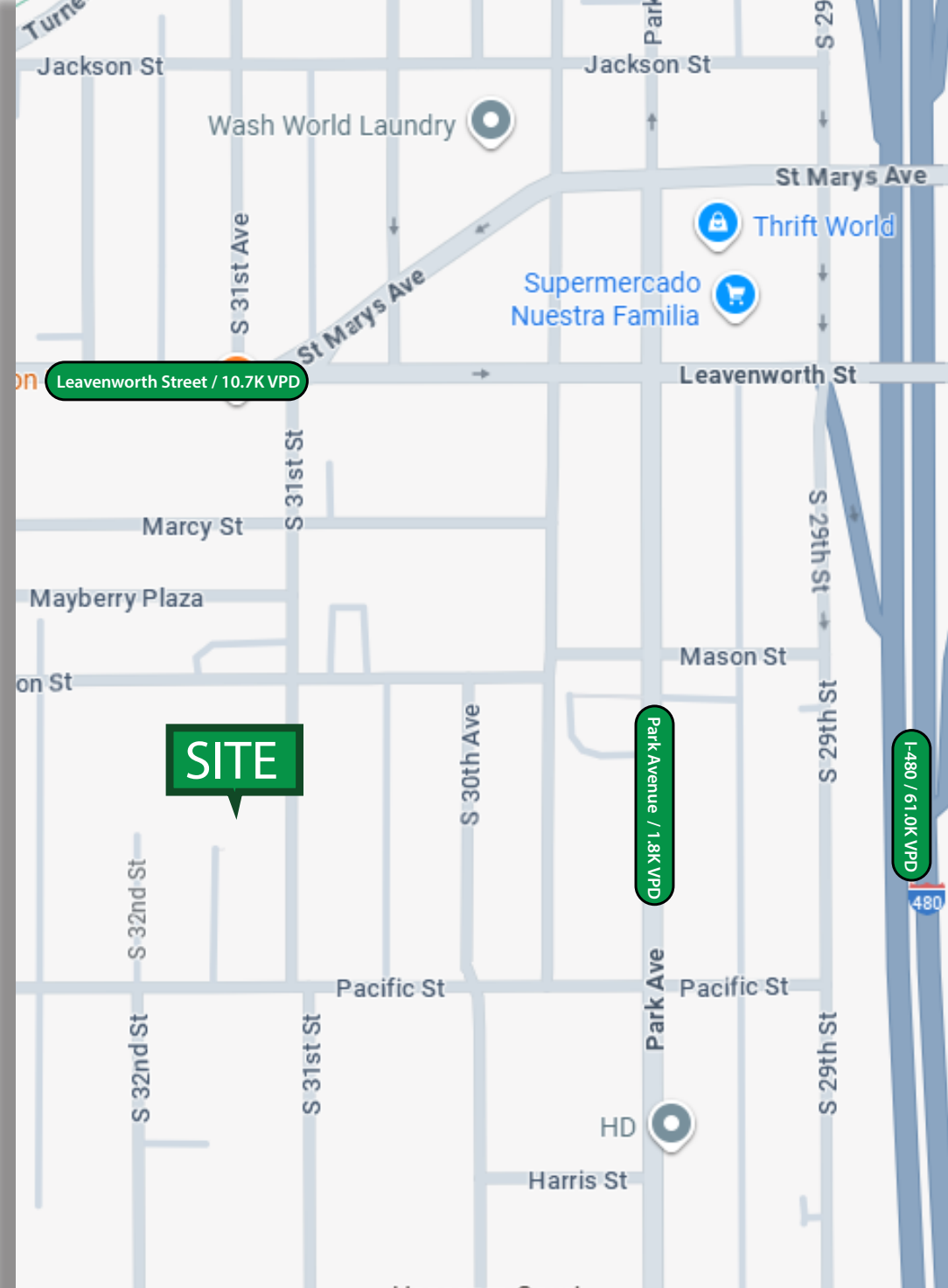
Located in the heart of Omaha, this charming 6-unit apartment community offers prime access to I-480 and popular neighborhoods like Blackstone, Midtown Crossing, and The Old Market. With 80% occupancy and strong demand, this property is a rare investment opportunity with proven returns. Don't miss your chance to secure a standout asset in a thriving area.

Offering Summary

Sale Price:	\$510,000.00
Price Per Unit:	\$85,000.00
Number of Units:	6
Total Combined SF:	5,654 SF

Demographics

	1 MILE	3 MILES	5 MILES
Total Households:	10,652	54,709	109,134
Total Population:	22,096	134,095	276,563
Average HH Income:	\$64,642	\$84,726	\$82,137



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Property Highlights

- 1 Three-Story Multi-Family Apartment Building
- 6 individual units
- Shared washer and dryer
- Furnished kitchen
- 1 Garage
- Easy access to I-480
- Close to Blackstone, Midtown Crossing and The Old Market

Investment Highlights

- Conveniently located near prominent schools, including:
 - Field Club Elementary: 581 students
 - Norris Middle School: 1,187 students
 - Central High School: 2,728 students
 - Jackson Elementary: 260 students
 - Our Lady of Lourdes School: 261 students



PROPERTY

Units:	6
Price Per Square Footage:	\$90
Year Built:	1889

SITE DETAILS

Zoning:	Residential
Lot Size:	0.143 AC

MECHANICAL

Heating:	Forced Air
HVAC:	Central
Laundry:	In Building

STRUCTURE

Stories:	3
Foundation:	Masonry
Framing:	Masonry and Wood
Exterior:	Brick
Roof & Gutters:	Composition Shingle

UTILITES

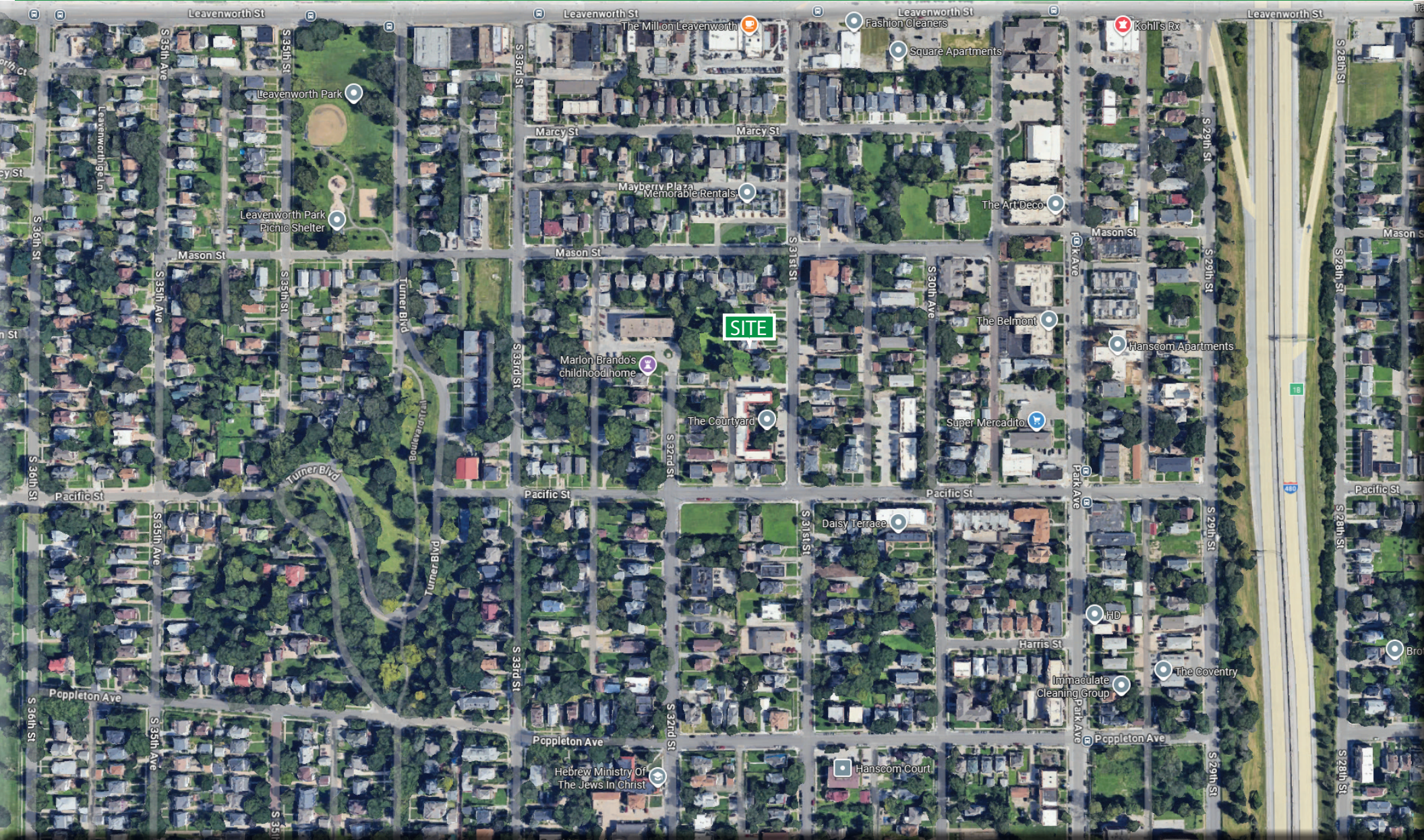
Electricity:	OOPD
Gas:	OOPD
Water/Sewer:	M.U.D

Operating Proforma

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Operating Income & Expense													
Income													
Rent Income													
Rent Income Residential	4,875.00	4,875.00	4,875.00	4,875.00	4,875.00	4,875.00	4,875.00	4,875.00	4,875.00	4,875.00	4,875.00	4,875.00	58,500.00
Pet Rent	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	300.00
Total Rent Income	4,900.00	4,900.00	4,900.00	4,900.00	4,900.00	4,900.00	4,900.00	4,900.00	4,900.00	4,900.00	4,900.00	4,900.00	58,800.00
Fees													
Utility Reimbursement Fee	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	6,240.00
Total Fees	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	520.00	6,240.00
Total Operating Income	5,420.00	5,420.00	5,420.00	5,420.00	5,420.00	5,420.00	5,420.00	5,420.00	5,420.00	5,420.00	5,420.00	5,420.00	65,040.00
Expense													
Utilities													
Electricity	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,920.00
Water-Sewer	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	180.00	2,160.00
Total Utilities	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	340.00	4,080.00
Cleaning & Upkeep													
Lawn Care-Snow Removal-Grounds	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Interior Cleaning & Pest Control	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,000.00
Total Cleaning & Upkeep	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	3,700.00
Taxes & Insurance													
Property Tax	446.74	446.74	446.74	446.74	446.74	446.74	446.74	446.74	446.74	446.74	446.74	446.74	5,360.88
Insurance	488.00	488.00	488.00	488.00	488.00	488.00	488.00	488.00	488.00	488.00	488.00	488.00	5,856.00
Total Taxes & Insurance	934.74	934.74	934.74	934.74	934.74	934.74	934.74	934.74	934.74	934.74	934.74	934.74	11,216.88
Repairs													
Maintenance	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
Total Repairs	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00
Unit Turnover													
Unit Turn	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Total Unit Turnover	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Total Operating Expense	2,824.74	2,824.74	2,824.74	2,824.74	2,824.74	2,824.74	2,824.74	2,824.74	2,824.74	2,824.74	2,824.74	2,824.74	32,796.88
NOI - Net Operating Income	2,595.26	2,595.26	2,595.26	2,595.26	2,595.26	2,595.26	2,595.26	2,595.26	2,595.26	2,595.26	2,595.26	2,595.26	32,243.12

Rent Roll

Unit	BD/BA	Status	Price	Lease To
1	1/1.00	Current	\$745	3/31/26
2	1/1.50	Current	\$800	6/30/26
3	1/1.50	Vacant	\$800	n/a
4	1/1.00	Current	\$800	4/30/26
5	1/1.00	Current	\$600	Month to Month
6	1/1.00	Current	\$825	Month to Month



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KITCHEN



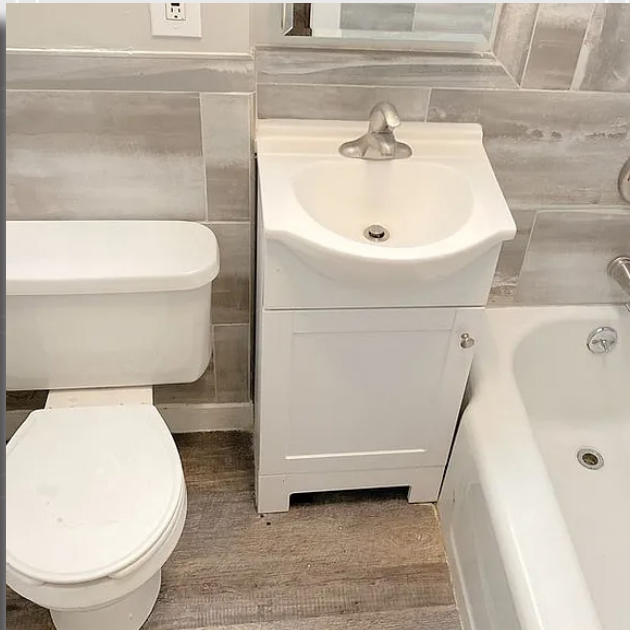
LIVING ROOM



LIVING ROOM



BEDROOM



BATHROOM



BUILDING EXTERIOR

07

OUR MISSION



OUR MISSION

To form strategic partnerships and maximize value for every stakeholder involved in a project.

Our Brokerage Team forms strategic partnerships by aligning with forward-thinking clients who are ready to experience a refreshing approach to their real estate objectives. Our experienced brokerage team creates value across all real estate sectors. Whether a single transaction or a large portfolio, we work relentlessly to execute your strategy. Although Omaha, Nebraska is our home, we have a strong transactional footprint in the Midwest and substantial National experience.



Broc Gregory

LISTING BROKER

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Broc Gregory serves as Executive Vice President of ACCESS Commercial, where he oversees the firm's property management division and provides strategic leadership across a diverse portfolio of commercial and multifamily assets. In this role, he is responsible for portfolio performance, investor and ownership reporting, operational oversight, and long-term strategic planning designed to maximize asset value and investor returns.

With more than 12 years of experience in both residential and commercial real estate, Broc has successfully managed large-scale portfolios and facilitated complex multifamily brokerage transactions. His background enables him to deliver a unique perspective that blends hands-on operational expertise with investment-level strategy. He is committed to building enduring relationships with owners, investors, tenants, and industry partners while driving operational efficiency and portfolio growth.

Broc earned his bachelor's degree in business administration from Nebraska Wesleyan University and an M.B.A. from the University of Nebraska at Omaha. Before joining ACCESS, he worked in project and business development at Concrete Industries, where he gained valuable experience in operations and client relations that continue to inform his approach to real estate leadership today.



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