

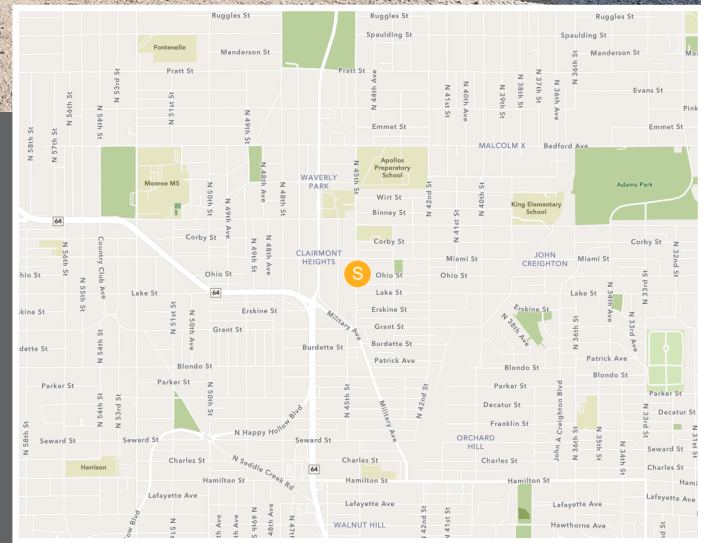
45th Street Lofts & Commercial Shop

2601/2603 N. 45th St
Omaha NE 68104



HIGHLIGHTS:

- » GI Zoning Heated Shop 1260 SF w/ 975 SF Office
- » 3 Residential Units w/ Loft Style Finishes & 14' Ceilings
- » Property Fully Renovated in 2021
- » Photocell Exterior Lighting
- » Office has a Walk-out basement with W/D hookups
- » Fenced Side Yards



Exclusively Marketed by:

Lisa Marie Pringle

BHGRE Commercial

Realtor

(402) 660-9078

lisa.pringle@betteromaha.com

20150747



BHGRE
COMMERCIAL

RESIDENTIAL

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Lease End
2603	2 bd + 1.75 ba	1,289	\$1.31	\$1,690.00	\$1,690.00	02/01/2026	01/31/2027
2603 1/2	2 bd + 1.75 ba	1,302	\$1.22	\$1,590.00	\$1,590.00	03/01/2026	02/28/2027
2601 1/2	2 bd + 1.5 ba	1,011	\$1.47	\$1,490.00	\$1,490.00	07/01/2026	06/30/2027
Totals / Averages		3,602	\$1.34	\$4,770.00	\$4,770.00		

COMMERCIAL

Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Monthly	PSF	Annual	PSF
2601		2,235	48.18%	08/01/26		\$2,049	\$0.92	\$24,585	\$11.00
	Totals:	2,235				\$0		\$10,243	
	Totals (Includes Vacant Space)					\$2,049		\$34,828	

PROPERTY SUMMARY	
Number of Units	4
Building SF	4,639
Outbuilding SF	1,260
Land Acres	.22
# of parcels	1
Year Built	1918
Year Renovated	2021
Zoning Type	GC-General Commercial
Land SF	9760

INVESTMENT SUMMARY	
Price	\$725,000
Price PSF	\$156.28
Occupancy	100%
NOI (CURRENT)	\$45,890
NOI (Pro Forma)	\$61,964
CAP RATE (CURRENT)	6.33%
CAP RATE (Pro Forma)	8.55%

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$57,240	84.8%	\$57,240	70.0%
Commercial Rent	\$10,243	15.2%	\$24,585	30.0%
Effective Gross Income	\$67,483		\$81,825	
Less Expenses	\$21,593	31.99%	\$19,861	24.27%
Net Operating Income	\$45,890		\$61,964	

EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$3,262	\$5,000
Insurance	\$5,770	\$6,500
Common Area Maintenance (CAM)	\$761	\$761
Repairs & Maintenance	\$3,000	\$4,000
Water / Sewer	\$600	\$600
Cleaning	\$1,000	
Unit Turns	\$3,600	\$3,000
Driveway	\$2,000	
Fence Repair	\$1,600	
Total Operating Expense	\$21,593	\$19,861
Expense / SF	\$4.65	\$4.28
% of EGI	31.99%	24.27%



UNIQUE INVESTMENT OPPORTUNITY – 2601 N 45TH ST

Great mixed-use investment opportunity in the heart of Benson. The property includes three loft-style residential units, a designated office space, and a detached outbuilding, all updated between 2019 and 2021.

Zoned GI (General Industrial), this property is well-suited for a business owner-user or investor. Additional features include fenced outdoor areas, off-street parking, and multiple income streams from residential and commercial tenants.

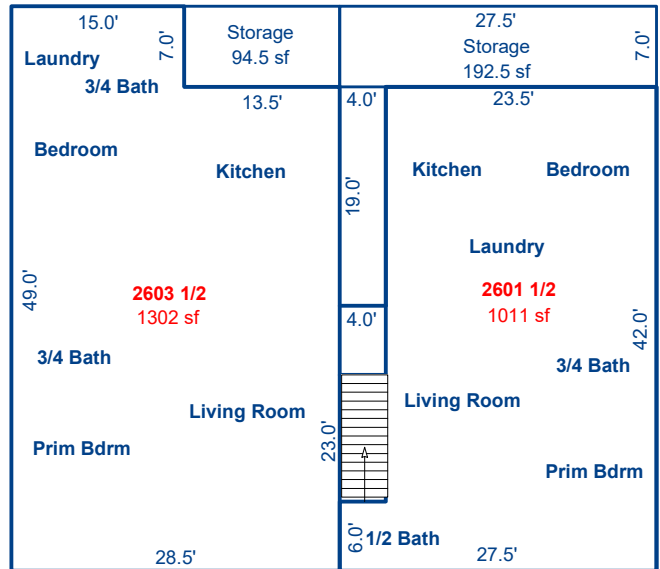
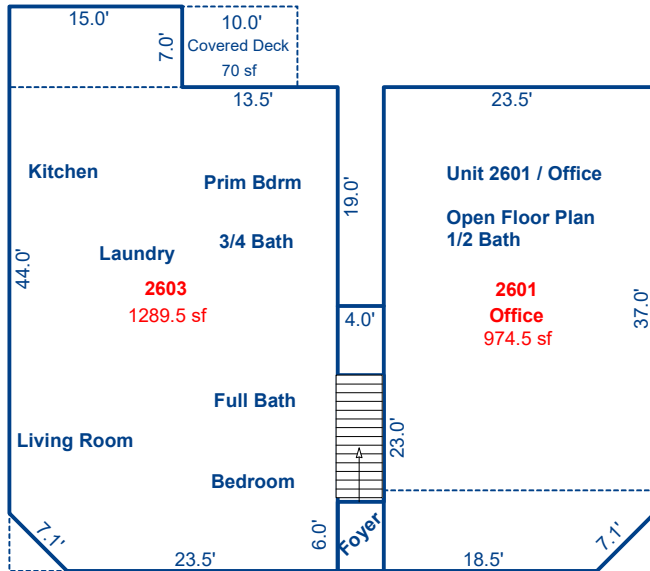
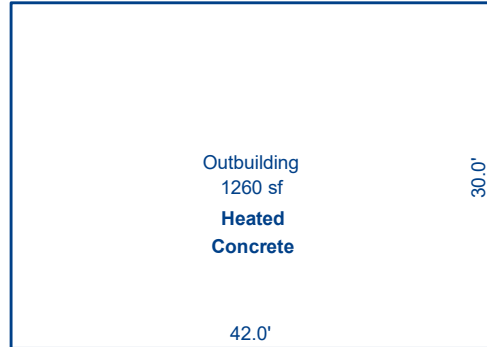
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No: Agent ID: 0252
 Property Address: 2603 N 45th St
 City: Omaha County: Douglas State: NE ZipCode: 68104
 Prepared For: Lisa Zimmerman
 Real Estate Co: Better Homes and Gardens Owner of Record: Kenneth Pringle
 Measurer Name: Mark Anding, NE R.E. Broker / Candid Creations dba 1st Realty, Inc. Measure Date: 09/05/2025

SKETCH

2 Story
2603 N 45th St
 Bsmnt Conc Block
 2111.5 sf



Unit 2603

Living Room: 20.00 x 13.04 (16.17.33)
 Kitchen: 26.03 x 13.02 (11.16.19.33)
 Gas Range, Ref, Micro, Disp, DW, Wash/Dryer
 Prim Bdrm: 13.02 x 12.01 (16.17.33)
 3/4 Bath
 Bedroom 2: 13.04 x 10.00 (1.16.17)
 Full Bath

Unit 2603 1/2

Living Room: 22.06 x 13.04 (2.11.16)
 Dining Area: 10.04 x 8.05 (2.11)
 Kitchen: 13.03 x 10.03 (3.19)
 Elec Range, Ref, Micro, Disp, DW, Wash/Dryer
 Prim Bdrm: 20.07 x 13.02 (2.11.16)
 3/4 Bath
 Bedroom 2: 13.05 x 13.01 (2.11)
 3/4 Bath
 Laundry: 7.00 x 5.01 (3)

Unit 2601 1/2

Living Room: 30.05 x 11.05 (1.16)
 Kitchen: 11.05 x 10.03 (3)
 Elec Range, Ref, Micro, Disp, DW, Wash/Dryer
 Prim Bdrm: 18.02 x 11.02 (1)
 3/4 Bath
 Bedroom 2: 12.10 x 11.06 (1)

DISCLAIMER

METHOD USED FOR CALCULATING FINISHED SQUARE FOOT: ANSIZ765-2020 GUIDELINES.

SKETCH WAS COMPLETED FOR AN ESTIMATED FINISHED SQUARE FOOT ONLY. THIS SKETCH IS FOR REFERENCE ONLY AND IS AN OPINION OF THE SUBJECT PROPERTY IMPROVEMENT(S). ALL INFORMATION DEEMED RELIABLE, NOT GUARANTEED AND IS THE RESPONSIBILITY OF THE CUSTOMER OR REAL ESTATE AGENT TO VERIFY BEFORE USING THE INFORMATION. THIS SKETCH IS NOT TO BE USED OR SUBMITTED FOR ANY FORM OF BUILDING PERMITS. MEASUREMENTS AND SKETCHS ARE PROPERTY OF CANDID CREATIONS AND MARK ANDING. THE SKETCH IS LICENSED ONLY TO THE ORDERING CUSTOMER OR REAL ESTATE AGENT FOR THEIR USE. NON-TRANSFERABLE WITHOUT THE EXPRESS WRITTEN CONSENT OF CANDID CREATIONS AND MARK ANDING. ©2025 CANDID CREATIONS dba 1ST REALTY.