



ACCESS Commercial, LLC

5 PLEX
41-49 Kimberly Drive, Council Bluffs, IA 51503

OFFERING MEMORANDUM
\$25,000.00 | \$105,000.00 Per Unit



Broc Gregory
C: 402-968-9200
Broc@AccessCommercial.com

TABLE OF CONTENTS

01 Property Description

02 Property Highlights
And Investment Highlights

03 Property Information

04 Operating Proforma
And Rent Roll

05 Location Mapping

06 Property Photos

07 Our Mission

08 Broker Information

Property Description

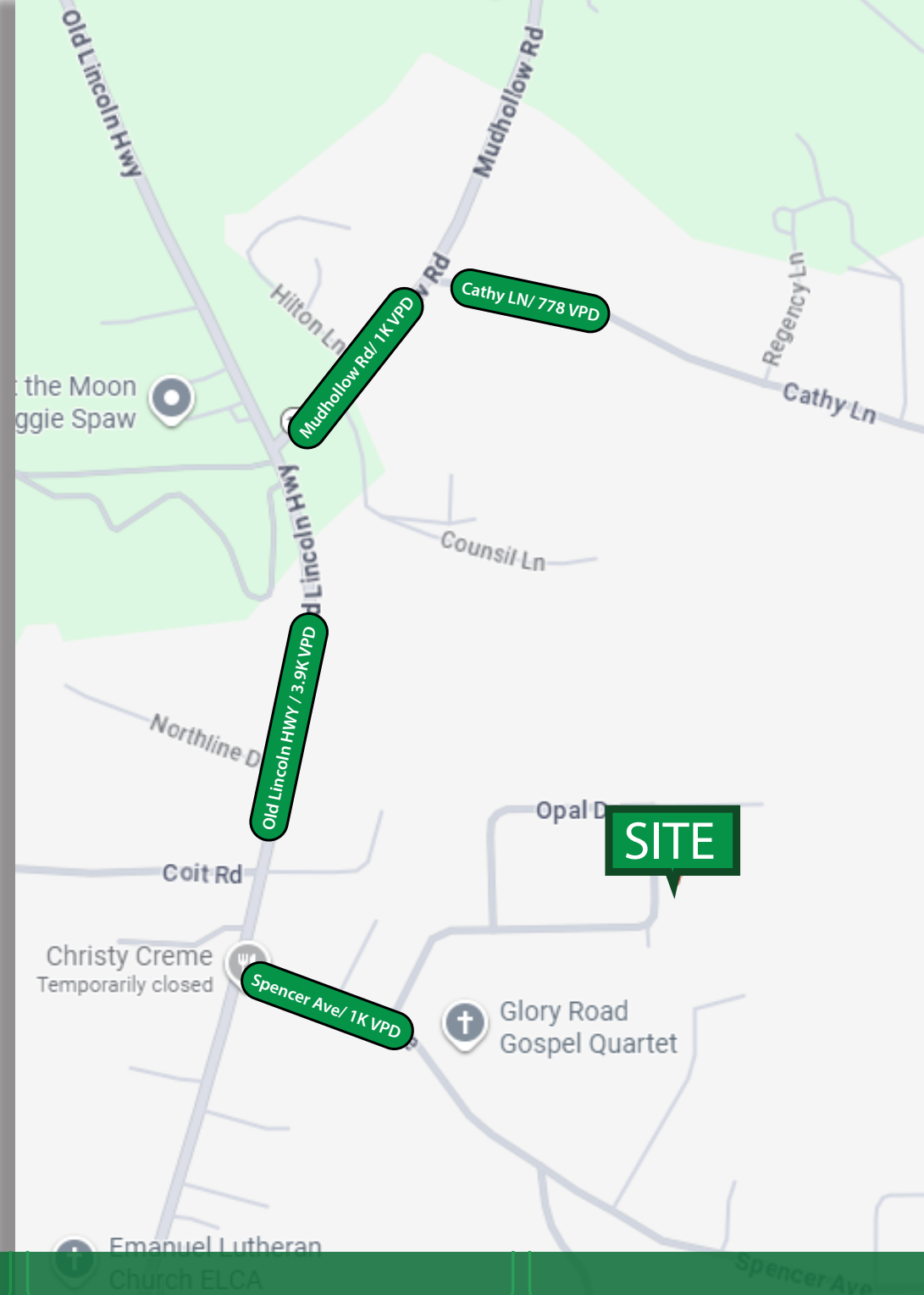
Nestled in a quiet Council Bluffs neighborhood, this charming 5-unit apartment community offers exceptional convenience with quick access to Old Lincoln Highway. With full occupancy and consistently strong rental demand, it stands as a rare opportunity to secure a high-performing investment with dependable returns. Don't miss your chance to add a reliable, well-positioned asset to your portfolio in a thriving area.

Offering Summary

Sale Price:	\$525,000.00
Price Per Unit:	\$105,000.00
Number of Units:	5
Total Combined SF:	4,160 SF

Demographics

	1 MILE	3 MILES	5 MILES
Total Households:	2,051	12,195	27,291
Total Population:	4,859	30,230	69,237
Average HH Income:	\$91,847	\$77,843	\$85,204



Property Highlights

- 1 Two-Story Multi-Family Apartment Building
- 5 individual units
- Furnished kitchen
- Off street parking and attached garage
- Private balconies
- Easy access to Old Lincoln Highway
- Short drive from Downtown Omaha, Henry Doorly Zoo, Eppley Airfield

Investment Highlights

- Conveniently located near prominent schools, including:
 - College View Elementary: 449 students
 - Gerald W Kirn Middle School: 956 students
 - Abraham Lincoln High School: 1,399 students
 - Lewis & Clark Elementary: 449 students
 - Hoover Elementary: 429 students



Broc Gregory

C: 402-968-9200

Broc@AccessCommercial.com

PROPERTY

Units:	5
Price Per Square Footage:	\$126
Year Built:	1982

SITE DETAILS

Zoning:	Residential
Lot Size:	0.23 AC

MECHANICAL

Heating:	Forced Air
HVAC:	Central

STRUCTURE

Stories:	2
Foundation:	Concrete
Framing:	Wood
Exterior:	Vinyl
Roof & Gutters:	Asphalt Shingle

UTILITES

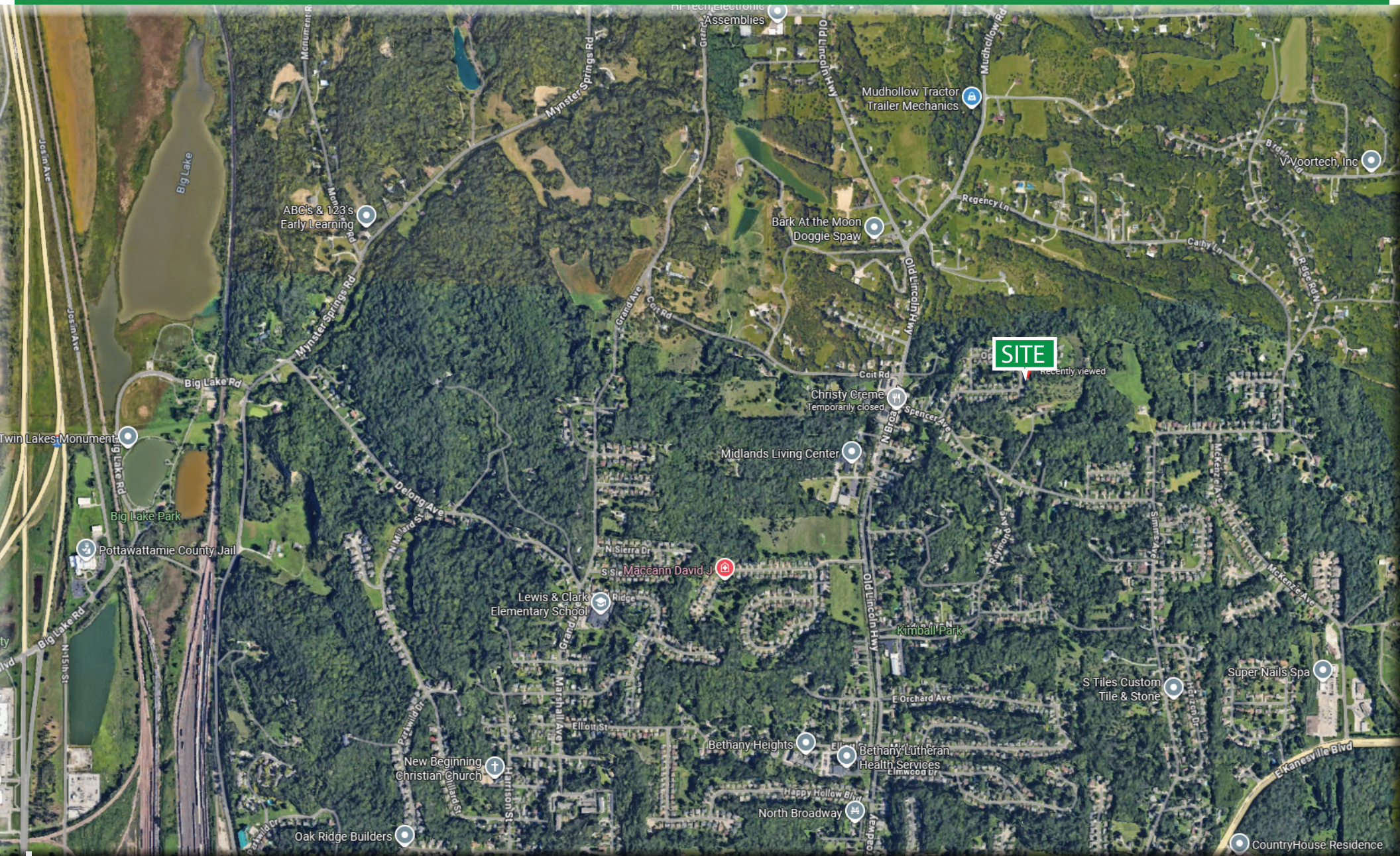
Electricity:	City of Council Bluffs
Gas:	City of Council Bluffs
Water/Sewer:	City of Council Bluffs

Operating Proforma

	January	February	March	April	May	June	July	August	September	October	November	December	Total	
Operating Income & Expense														
Income														
Rent Income														
Rent Income Residential	4,625.00	4,625.00	4,625.00	4,625.00	4,625.00	4,625.00	4,625.00	4,625.00	4,625.00	4,625.00	4,625.00	4,625.00	4,625.00	55,500.00
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	25.00	300.00
Total Rent Income	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	55,800.00
Total Operating Income	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	4,650.00	55,800.00
Expense														
Utilities														
Trash	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	3,780.00
Total Utilities	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	3,780.00
Cleaning & Upkeep														
Lawn Care-Snow Removal-Gr	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Total Cleaning & Upkeep	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Taxes and 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	446.74	5,360.88
Insurance	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	4,560.00
Total Taxes & Insurance	826.74	826.74	826.74	826.74	826.74	826.74	826.74	826.74	826.74	826.74	826.74	826.74	826.74	9,920.88
Repairs														
Maintenance	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Total Repairs	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
Unit Turnover														
Unit Turn	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
Total Unit Turnover	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
Total Operating Expense	1,566.74	1,566.74	1,566.74	1,566.74	1,566.74	1,566.74	1,566.74	1,566.74	1,566.74	1,566.74	1,566.74	1,566.74	1,566.74	18,800.88
NOI - Net Operating Income	3,083.26	3,083.26	3,083.26	3,083.26	3,083.26	3,083.26	3,083.26	3,083.26	3,083.26	3,083.26	3,083.26	3,083.26	3,083.26	36,999.12

Rent Roll

Unit	BD/BA	Status	Sqft	Rent	Deposit
1	2/1.00	Current	830	\$925.00	\$925.00
2	2/1.50	Current	830	\$925.00	\$925.00
3	2/1.50	Current	830	\$925.00	\$925.00
4	2/1.00	Current	830	\$725.00	\$725.00
5	2/1.00	Current	830	\$750.00	\$750.00
		100% Occ.	4,150	\$4,250.00	\$4,150.00



Broc Gregory

C: 402-968-9200

Broc@AccessCommercial.com



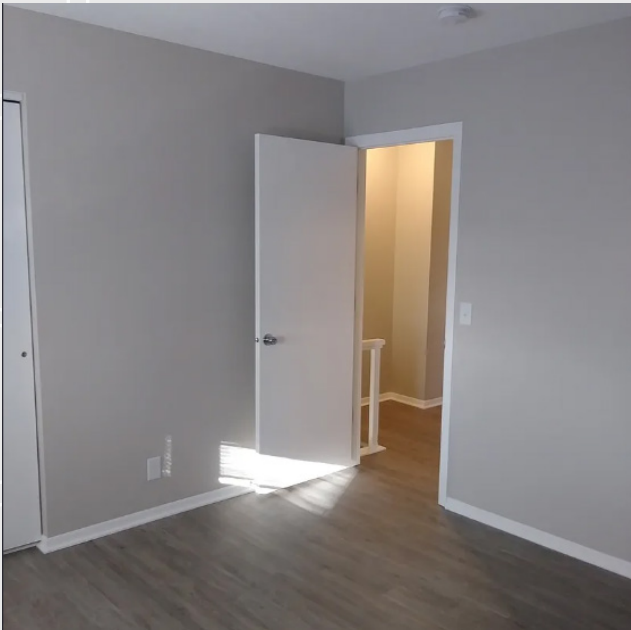
KITCHEN



LIVING ROOM



LIVING ROOM



BEDROOM



BEDROOM



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

C: 402-968-9200 Broc@AccessCommercial.com

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.



ACCESS Commercial, LLC

www.ACCESSCOMMERCIAL.com