



ACCESS Commercial, LLC

8 PLEX
3441 11th Avenue, Council Bluffs, IA 51501

OFFERING MEMORANDUM
\$650,000.00 | \$81,250.00 Per Unit



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

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Property Description

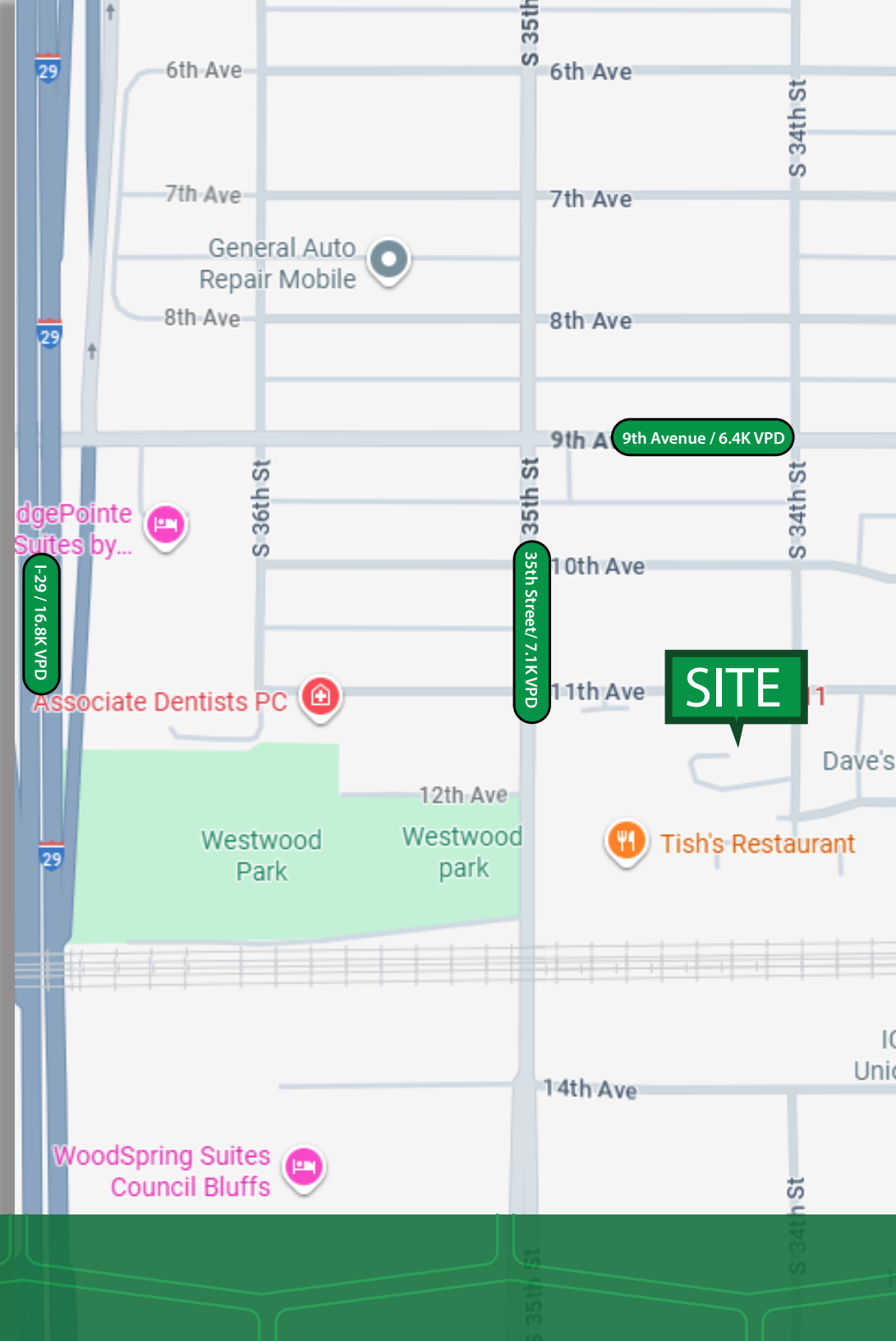
Situated in Council Bluffs, IA, this inviting 8-unit apartment community boasts unbeatable convenience with quick access to I-29. Surrounded by popular, high-traffic tourist destinations, the property sits in a prime and consistently active location. Fully occupied and supported by strong rental demand, it presents a rare opportunity to acquire a well-performing investment with reliable returns. Don't miss your chance to add a standout asset to your portfolio in a flourishing community.

Offering Summary

Sale Price:	\$650,000.00
Price Per Unit:	\$81,250.00
Number of Units:	8
Total Combined SF:	2,992 SF

Demographics

	1 MILE	3 MILES	5 MILES
Total Households:	2,960	34,348	80,051
Total Population:	6,763	85,389	202,007
Average HH Income:	\$74,008	\$73,859	\$76,262



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Property Highlights

- 1 Two-Story Multi-Family Apartment Building
- 8 individual units
- Furnished kitchen
- Off street parking
- Easy access to I-29
- Nearby Henry Doorly Zoo, Lauritzen Gardens, Omaha Children's Museum, West Broadway Centre, and much more.

Investment Highlights

- Conveniently located near prominent schools, including:
 - Rue Elementary: 372 students
 - Woodrow Wilson Middle School: 900 students
 - Thomas Jefferson High School: 1,243 students
 - Franklin Elementary: 497 students
 - Our Lady of Lourdes School: 261 students



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Maxim Realty Group, LLC.

PROPERTY

Units:	8
Price Per Square Footage:	\$217.25
Year Built:	1985

SITE DETAILS

Zoning:	Residential
Lot Size:	0.26 AC

MECHANICAL

Heating:	Forced Air
HVAC:	Central

STRUCTURE

Stories:	2
Foundation:	Concrete
Framing:	Wood
Exterior:	Siding
Roof & Gutters:	Composition Shingle

UTILITES

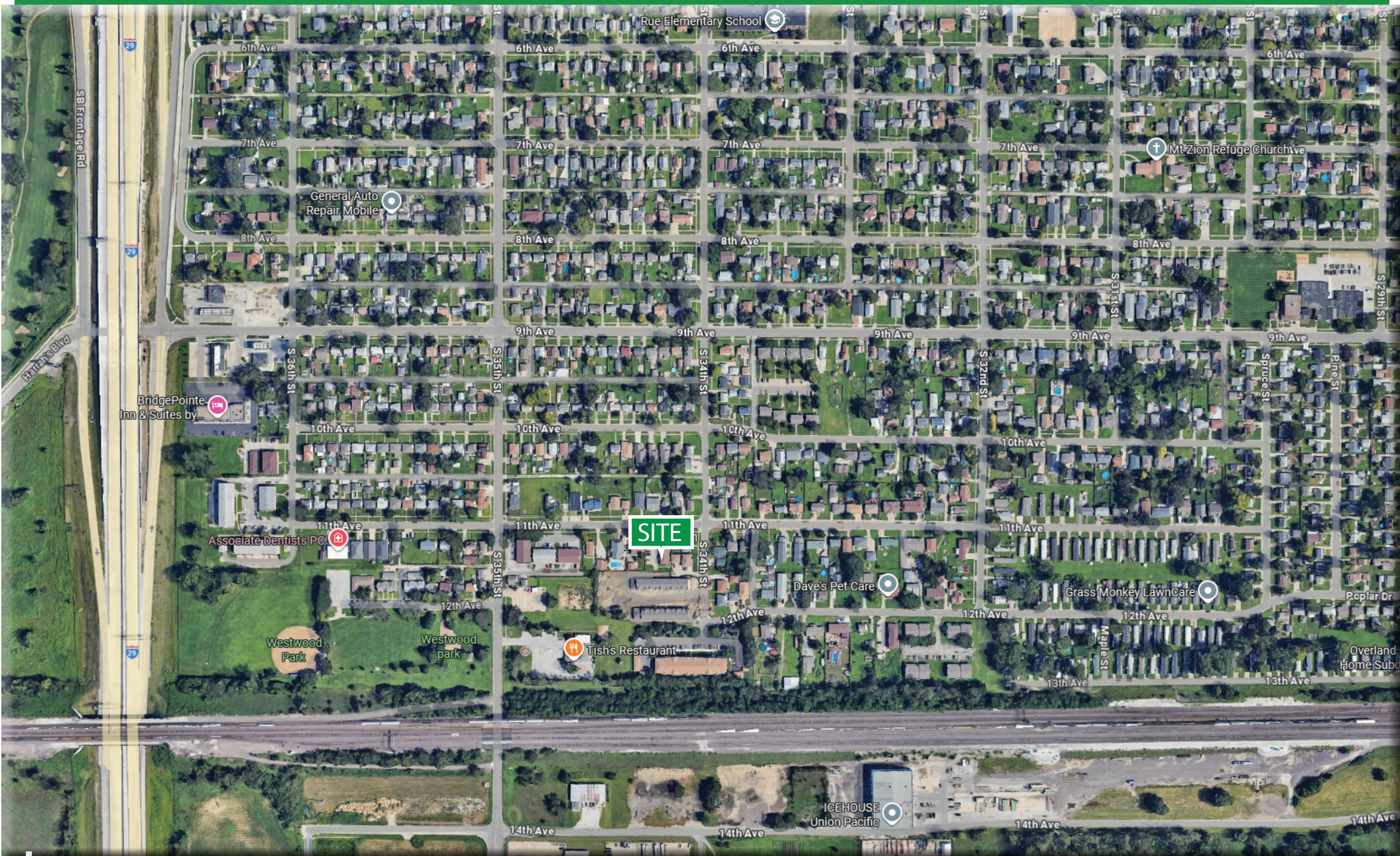
Electricity:	City of Council Bluffs
Gas:	City of Council Bluffs
Water/Sewer:	City of Council Bluffs

Operating Proforma

	January	February	March	April	May	June	July	August	September	October	November	December	Total
Operating Income & Expense													
Income													
Rent Income													
Rent Income Residential	6,160.00	6,160.00	6,160.00	6,160.00	6,160.00	6,160.00	6,160.00	6,160.00	6,160.00	6,160.00	6,160.00	6,160.00	73,920.00
Pet Rent	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	600.00
Total Rent Income	6,210.00	6,210.00	6,210.00	6,210.00	6,210.00	6,210.00	6,210.00	6,210.00	6,210.00	6,210.00	6,210.00	6,210.00	74,520.00
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	6,730.00	6,730.00	6,730.00	6,730.00	6,730.00	6,730.00	6,730.00	6,730.00	6,730.00	6,730.00	6,730.00	6,730.00	80,760.00
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
Trash	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	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
Cleaning & Upkeep													
Lawn Care-Snow Removal-Grounds	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
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	1,200.00
Total Cleaning & Upkeep	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
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	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	290.00	3,480.00
Total Taxes & Insurance	736.74	736.74	736.74	736.74	736.74	736.74	736.74	736.74	736.74	736.74	736.74	736.74	8,840.88
Repairs													
Maintenance	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
Total Repairs	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00
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	3,056.74	3,056.74	3,056.74	3,056.74	3,056.74	3,056.74	3,056.74	3,056.74	3,056.74	3,056.74	3,056.74	3,056.74	35,580.88
NOI - Net Operating Income	3,673.26	3,673.26	3,673.26	3,673.26	3,673.26	3,673.26	3,673.26	3,673.26	3,673.26	3,673.26	3,673.26	3,673.26	45,179.12

Rent Roll

Unit	BD/BA	Status	Sqft	Rent	Deposit
1	2/1.00	Current	800	\$725.00	\$625.00
2	2/1.00	Current	800	\$795.00	\$795.00
3	2/1.00	Current	800	\$795.00	\$795.00
4	2/1.00	Current	800	\$795.00	\$795.00
5	2/1.00	Current	800	\$825.00	\$825.00
6	2/1.00	Current	800	\$750.00	\$695.00
7	2/1.00	Vacant	800	\$750.00	\$695.00
8	2/1.00	Current	800	\$725.00	\$00.00
		95% Occ.	6,400	\$6,160.00	\$5,225.00





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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