OFFERING MEMORANDUM

Lepuy Apartments

7810 Blondo St, Omaha, NE 68134

35 units • built 1972

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EXCLUSIVELY PRESENTED BY

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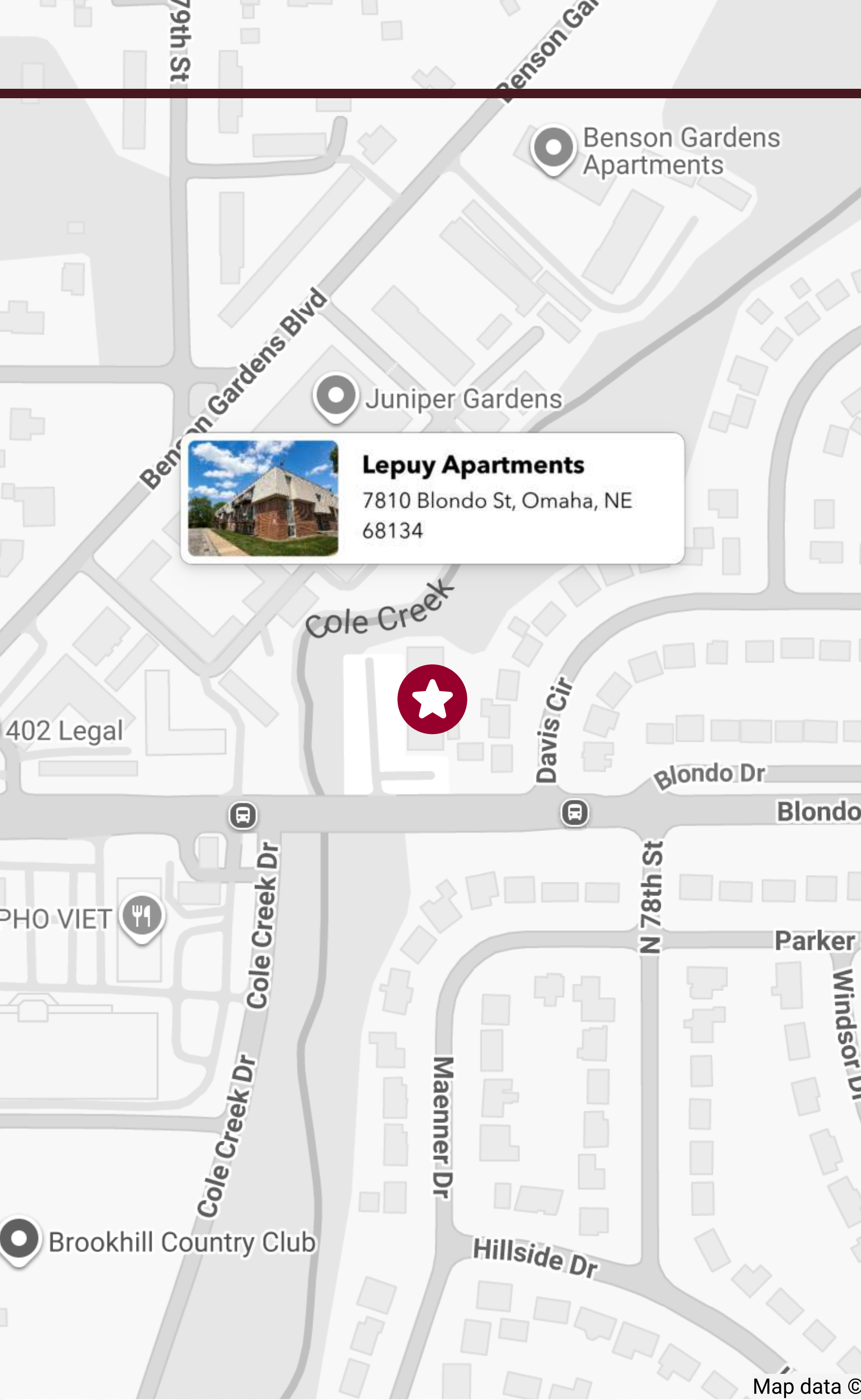
OFFERING SUMMARY

Lepuy Apartments is a 35-unit, all one-bedroom community in Omaha's Benson Gardens neighborhood, situated between the Maple and Dodge Street corridors. It is a steady, easy-to-rent location, walkable to grocery, dining, and schools and close to the city's largest employers.
At $1,960,000, or $56,000 a unit, the property is priced well below what comparable buildings have recently sold for and below its own appraised range, allowing a buyer to step in at a discount before executing any part of the business plan.

Much of the heavy capital is already behind you. The roof was freshly coated in 2025, three of the four water heaters have been replaced, more than half of the HVAC has been updated within the past five years, and the majority of windows and sliding doors are newer. The property is not turnkey and some work remains, but the largest-ticket items are largely handled, allowing new capital to go toward filling and turning units rather than major repairs.

The real story is management upside. This is a well-located building that has simply been under-managed. Five units sit vacant, rents are running roughly $130 below market, and the expense load is heavier than it should be. That inefficiency is the opportunity. The property trades at approximately a 7% cap in place, with a clear path to a 9.5% to 10% cap once stabilized. Filling the vacancies, marking rents to the $800 market as leases turn, and tightening operations pushes the yield-on-cost to around 10.9%, meaningfully above today's going-in return and above where comparable stabilized product trades.

For the buyer, that management turnaround is where the cash return lives. Cash-on-cash begins near 4% while the building is being stabilized, then climbs to roughly 19 to 20% once the plan is executed, nearly a five-fold increase driven entirely by leasing and operations. None of it depends on cap rates compressing; the return is earned by running the property more efficiently.



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Property Overview

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EXECUTIVE SUMMARY

Price	Price/unit	Price/SF	Units	Year Built
$1,960,000	$56,000	$80.00	35	1972

Property Info	
Property type	Multifamily
Building size	24,500 SF
Unit mix	35x 1+1
Bedrooms	35
Stories	2
Number of buildings	1

Price Estimate	
Price	$2,176,430 - $2,405,528
Price per unit	$62,184 - $68,729
Price per SF	$88.83 - $98.18

Return Metrics	current	proforma
CAP	7.01%	9.48%
Stabilized CAP		10.97%
GRM	5.73	4.84
Cash-on-Cash	4.3%	19.54%
YoC		10.89%
		avg.
IRR		46.89%
Equity X		4.97x
ROE	9.43%	44%
ROI		44%

INVESTMENT HIGHLIGHTS

Priced Below Market and Below Appraised Value

At $56,000 per unit and $80 per square foot, Lepuy is priced well beneath both recent comparable sales and its own appraised range. That discount is the buyer's margin of safety, protecting equity on day one before any of the operational upside is executed.

Path-of-Growth Location Between Two Major Corridors

IPositioned between the Maple and Dodge Street corridors in Benson Gardens, the property is walkable to grocery, dining, and schools and within five miles of Omaha's largest employers. It sits in a defensive, low-vacancy workforce submarket with roughly 4% unemployment, supporting stable occupancy and long-term appreciation.

Significant Management Upside

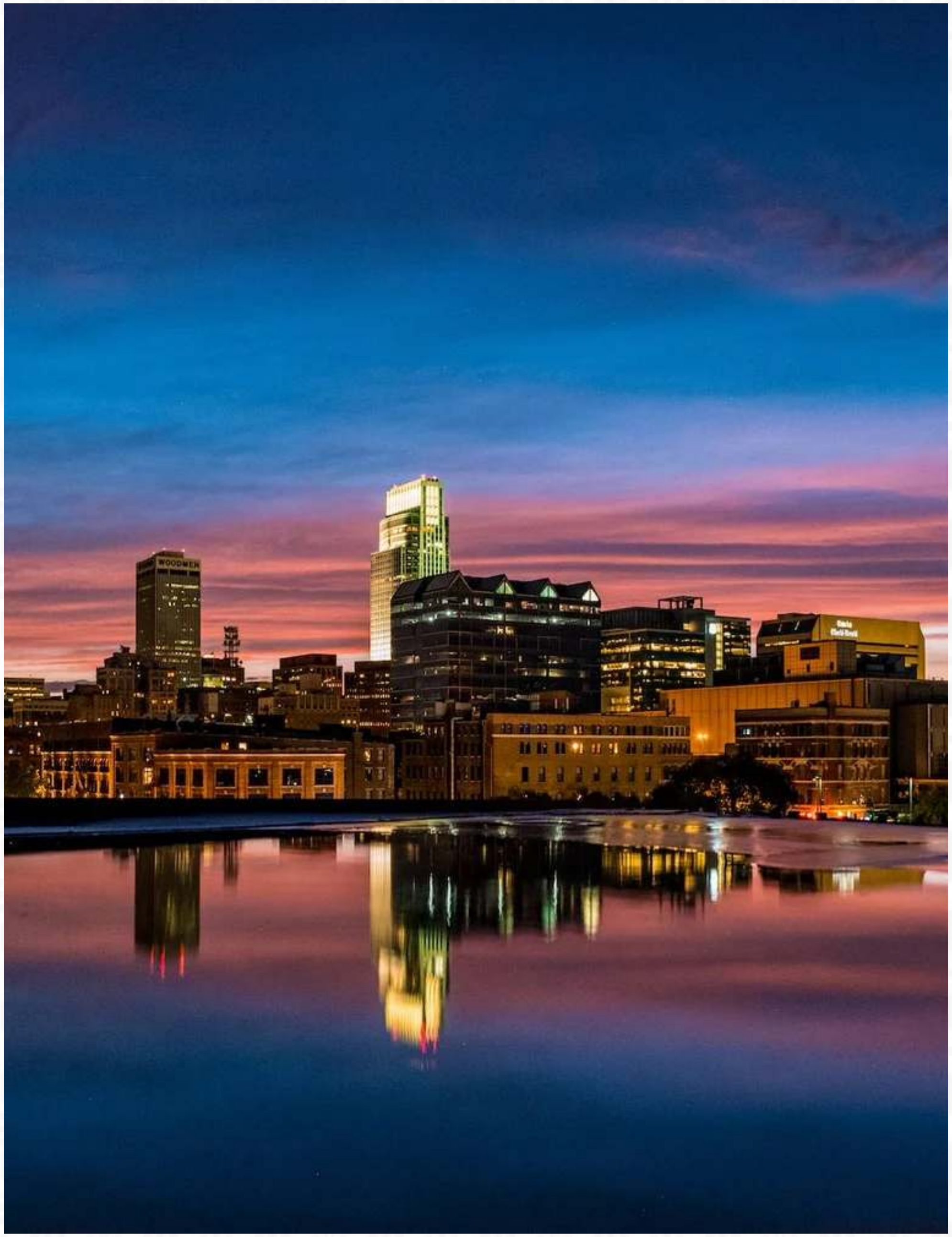
The clearest opportunity is operational rather than physical. Five units sit vacant, rents run roughly $130 below market, and the expense load is heavier than it should be. A hands-on owner who fills the vacancies, marks rents to market as leases turn, and tightens operations can grow income substantially, moving the cap rate from approximately 7% in place toward 9.5% to 10% stabilized and a yield-on-cost near 10.9%.

Embedded Rent Growth Without Major Renovation

In-place rents average roughly $666 against an $800 market supported by comparable properties, representing meaningful upside on the same 700 square-foot units. Because comparable one-bedrooms command $812 at smaller sizes, the $800 target is conservative and achievable simply by bringing rents to market as units turn, without a capital-intensive repositioning.

Major Capital Largely Addressed

The roof was freshly coated in 2025, three of the four water heaters have been replaced, more than half of the HVAC has been updated within the past five years, and the majority of windows and sliding doors are newer. While some work remains, the largest-ticket items are largely handled, allowing new capital to focus on unit turns and lease-up and converting more cash flow into investor returns.



PROPERTY FEATURES

NO OF UNITS	35
BUILDING SF	24,804 SF
LAND SF	46,400 SF
YEAR BUILT	1972
ZONING TYPE	R8
CLASS	C
NUMBER OF STORIES	2
WASHER/DRYER	Community

UTILITIES

WATER	RUBS
TRASH	RUBS
GAS	RUBS
ELECTRIC	RUBS

CONSTRUCTION

FRAMING	Masonry Common Brick
EXTERIOR	Masonry Common Brick
PARKING	Off-Street (Asphalt)
ROOF	Flat
HVAC	Central Air
METERING	Single

STANDARD UNITS

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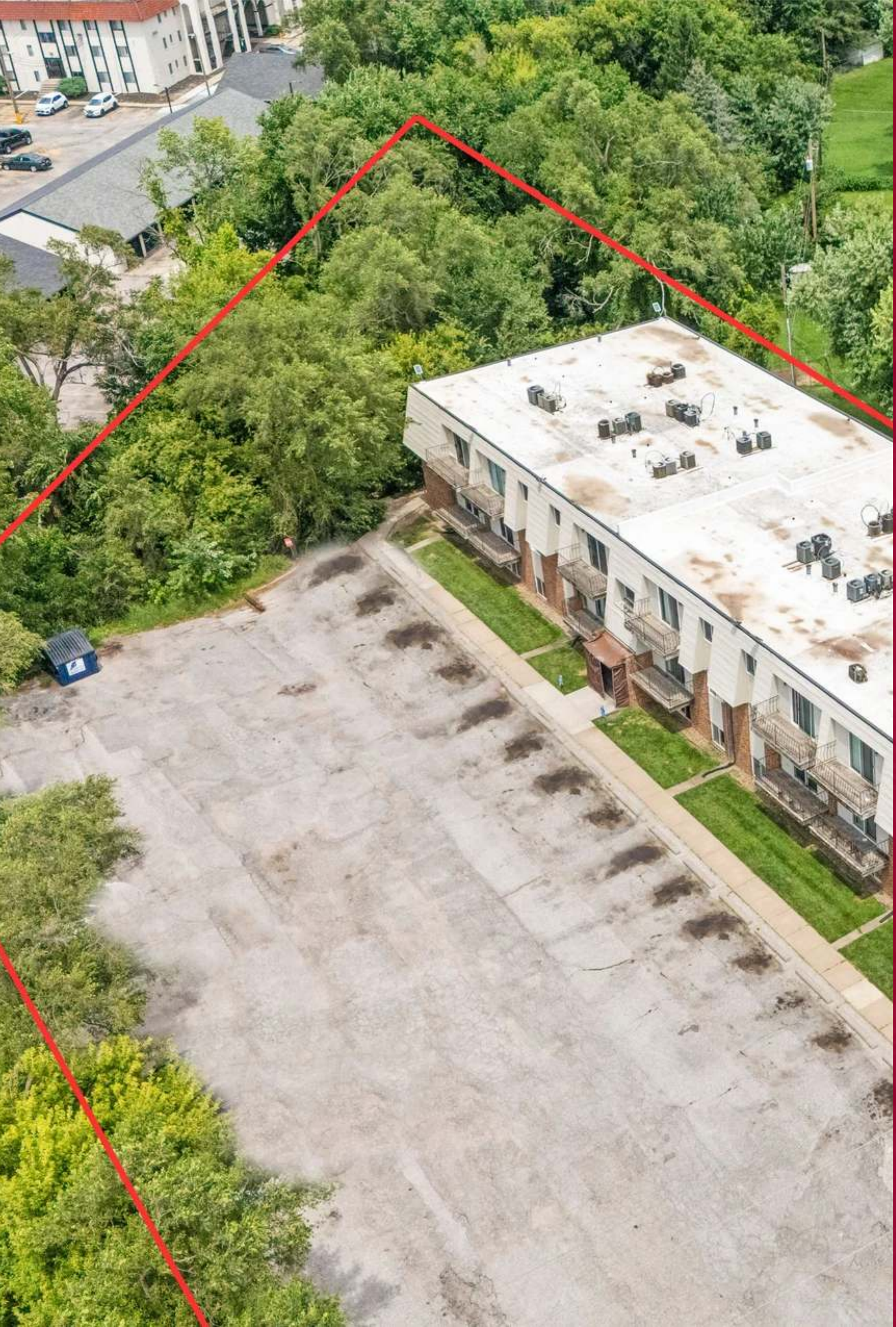
TURNED UNITS

UTILITY ROOM



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Financial Overview

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Income and Expenses Analysis

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Financing & Value-Add

Assumptions

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RENT ROLL

unit type	SF	current	per SF	annually	proforma	per SF	annually	note
1BR/1BA	700	$650	$0.93	$7,800	$800	$1.14	$9,600	
1BR/1BA	700	$650	$0.93	$7,800	$800	$1.14	$9,600	
1BR/1BA	700	$620	$0.89	$7,440	$800	$1.14	$9,600	
1BR/1BA	700	$660	$0.94	$7,920	$800	$1.14	$9,600	
1BR/1BA	700	$700	$1.00	$8,400	$800	$1.14	$9,600	
1BR/1BA	700	$650	$0.93	$7,800	$800	$1.14	$9,600	
1BR/1BA	700	$700	$1.00	$8,400	$800	$1.14	$9,600	
1BR/1BA	700	$620	$0.89	$7,440	$800	$1.14	$9,600	
1BR/1BA	700	* $620	$0.89	$7,440	$800	$1.14	$9,600	
1BR/1BA	700	$610	$0.87	$7,320	$800	$1.14	$9,600	
1BR/1BA	700	$650	$0.93	$7,800	$800	$1.14	$9,600	
1BR/1BA	700	$620	$0.89	$7,440	$800	$1.14	$9,600	
1BR/1BA	700	$660	$0.94	$7,920	$800	$1.14	$9,600	
1BR/1BA	700	* $725	$1.04	$8,700	$800	$1.14	$9,600	
1BR/1BA	700	$650	$0.93	$7,800	$800	$1.14	$9,600	Currently Vecant
1BR/1BA	700	$700	$1.00	$8,400	$800	$1.14	$9,600	
1BR/1BA	700	* $725	$1.04	$8,700	$800	$1.14	$9,600	Currently Vecant
1BR/1BA	700	$620	$0.89	$7,440	$800	$1.14	$9,600	
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1BR/1BA	700	$620	$0.89	$7,440	$800	$1.14	$9,600	
1BR/1BA	700	* $725	$1.04	$8,700	$800	$1.14	$9,600	Currently vecant
1BR/1BA	700	$635	$0.91	$7,620	$800	$1.14	$9,600	
1BR/1BA	700	$750	$1.07	$9,000	$800	$1.14	$9,600	
1BR/1BA	700	* $725	$1.04	$8,700	$800	$1.14	$9,600	Currently vecant
1BR/1BA	700	$675	$0.96	$8,100	$800	$1.14	$9,600	
1BR/1BA	700	$675	$0.96	$8,100	$800	$1.14	$9,600	
1BR/1BA	700	* $635	$0.91	$7,620	$800	$1.14	$9,600	
1BR/1BA	700	$665	$0.95	$7,985	$800	$1.14	$9,600	
	24,500	**$23,290**	**$0.95**	**$279,480**	**$28,000**	**$1.14**	**$336,000**	

Note: Currently vacant units are marked with * in the current rent column.

INCOME AND EXPENSES ANALYSIS

Multifamily

Income	Current	Per unit	PSF	% GOI	Proforma	Per unit	PSF	% GOI	Note
Multifamily Rental Revenue	**$279,480**	**$7,985**	**$11.41**		**$336,000**	**$9,600**	**$13.71**		
Vacancy - 5.00% (C) 5.00% (P)	$13,974	$399	$0.57		$16,800	$480	$0.69		
Effective Multifamily Rental Revenue	**$265,506**	**$7,586**	**$10.84**	**80.94%**	**$319,200**	**$9,120**	**$13.03**	**82.21%**	
Other Income									
Utility Reimbursement (RUBS)	$53,568	$1,531	$2.19		$54,000	$1,543	$2.20		Held at T12 actual; rises with occupancy. Note: T12 recovery exceeds billback – confirm RUBS method.
Cam Fee	$7,573	$216	$0.31		$7,573	$216	$0.31		Held at T12 actual.
Pet Rent	$920	$26	$0.04		$1,500	$43	$0.06		T12 $920; modest program upside to $1,500.
Laundry	$390	$11	$0.02		$3,000	$86	$0.12		T12 shows income only in the final month; underwritten conservatively at $3,000/yr.
Other fees (late/app/admin)	$90	$3	$0.00		$3,000	$86	$0.12		Near zero today; conservative ancillary capture.
Total other income	$62,541	$1,787	$2.55	19.06%	$69,073	$1,974	$2.82	17.79%	
Gross Operating Income	**$328,047**	**$9,373**	**$13.39**		**$388,273**	**$11,094**	**$15.85**		
Expenses									

Expenses									
Management fee	$18,900	$540	$0.77	5.76%	$19,470	$556	$0.79	5.01%	
Utilities (owner-borne, gross)	$61,598	$1,760	$2.51	18.78%	$56,000	$1,600	$2.29	14.42%	Falls from T12 as vacant-unit utility load drops at stabilization.
Contract svcs (lawn/snow/clean/pest/fire/insp)	$21,642	$618	$0.88	6.6%	$17,000	$486	$0.69	4.38%	Lawn/snow/ cleaning/pest/fire/insp normalized below T12
Repairs & maintenance (recurring)	$30,101	$860	$1.23	9.18%	$28,000	$800	$1.14	7.21%	$800/unit recurring for a 1972 Class C; excludes capitalized items.
Turnover / make-ready (recurring)	$11,078	$317	$0.45	3.38%	$11,000	$314	$0.45	2.83%	17 turns/yr x ~$650. One-time 5-unit lease-up turns are below-line capital.
G&A / legal / professional	$3,462	$99	$0.14	1.06%	$2,000	$57	$0.08	0.52%	keeps eviction/legal/fire-prevention.
Insurance	$29,000	$829	$1.18	8.84%	$20,000	$571	$0.82	5.15%	Institutional held at re-shopped $20,000. T12 actual was ~$29,000.
Replacement reserves	$0	$0	$0.00	0%	$10,500	$300	$0.43	2.7%	Institutional standard $300/unit. T12 carries none – the single biggest add-back.
Property Taxes	$14,808	$423	$0.60	4.51%	$14,808	$423	$0.60	3.81%	
Total expenses	**$190,588**	**$5,445**	**$7.78**	**58.1%**	**$178,778**	**$5,108**	**$7.30**	**46.04%**	
NET OPERATING INCOME	**$137,459**	**$3,927**	**$5.61**	**41.9%**	**$209,495**	**$5,986**	**$8.55**	**53.96%**	

OPERATING PROJECTIONS

	Current	Proforma Y1	Y2	Y3	Y4	Y5
Gross Rental Revenue	**$279,480**	**$313,021**	**$345,850**	**$352,767**	**$359,823**	**$367,019**
Total Rental Loss	$13,974	$15,651	$17,293	$17,638	$17,991	$18,351
Effective Rental Revenue	**$265,506**	**$297,370**	**$328,558**	**$335,129**	**$341,832**	**$348,668**
Utility Reimbursement (RUBS)	$53,568	$54,370	$55,186	$56,014	$56,854	$57,707
Cam Fee	$7,573	$7,625	$7,739	$7,855	$7,973	$8,093
Pet Rent	$920	$1,510	$1,533	$1,556	$1,579	$1,603
Laundry	$390	$3,021	$3,066	$3,112	$3,159	$3,206
Other fees (late/app/admin)	$90	$3,021	$3,066	$3,112	$3,159	$3,206
Total Other Income	$62,541	$69,547	$70,590	$71,649	$72,723	$73,814
Gross Operating Income	**$328,047**	**$366,916**	**$399,148**	**$406,778**	**$414,555**	**$422,482**
Management fee	$18,900	$19,736	$20,328	$20,938	$21,566	$22,213
Utilities (owner-borne, gross)	$61,598	$56,766	$58,469	$60,223	$62,030	$63,891
Contract svcs (lawn/snow/clean/pest/fire/insp)	$21,642	$17,233	$17,749	$18,282	$18,830	$19,395
Repairs & maintenance (recurring)	$30,101	$28,383	$29,234	$30,111	$31,015	$31,945
Turnover / make-ready (recurring)	$11,078	$11,150	$11,485	$11,830	$12,184	$12,550
G&A / legal / professional	$3,462	$2,027	$2,088	$2,151	$2,215	$2,282
Insurance	$29,000	$20,274	$20,882	$21,508	$22,153	$22,818
Replacement reserves	$0	$10,644	$10,963	$11,292	$11,631	$11,979
Taxes	$14,808	$14,808	$15,104	$15,406	$15,714	$16,029
Total Operating Expenses	**$190,588**	**$181,020**	**$186,303**	**$191,741**	**$197,339**	**$203,102**

Net Operating Income	**$137,459**	**$185,896**	**$212,845**	**$215,037**	**$217,216**	**$219,380**
Total Capex and Renovations	$0	$87,500	$0	$0	$0	$0
Cash Flow before Debt Service	**$137,459**	**$185,896**	**$212,845**	**$215,037**	**$217,216**	**$219,380**
Debt Service	--	$91,875	$116,366	$116,366	$116,366	$116,366
Cash Flow after Debt Service	**--**	**$94,021**	**$96,479**	**$98,671**	**$100,850**	**$103,015**
Principal Reduction	--	$0	$25,205	$26,826	$28,551	$30,388

FINANCING & VALUE-ADD

A three-lever, management-led stabilization. None of the levers depends on cap-rate compression; the underwriting even assumes a slightly higher exit cap (6.50%) than the going-in basis, so the return is driven by NOI growth the buyer controls.

Lever 1: Lease up the five vacant units. Five of 35 units sit vacant (about 14%) in a strong-demand submarket. Professional leasing (listings on Zillow and Apartments.com, signage, real marketing) plus the roughly $87,500 Year-1 turn budget moves the property toward stabilized 95% occupancy. This is the single fastest NOI gain.

Lever 2: Capture loss-to-lease as units turn. Mark rents from roughly $666 toward the comp-supported $800 at turnover and renewal, about $56,000/year captured gradually without the vacancy spike of a portfolio-wide rent shock.

Lever 3: Normalize the expense base to institutional standards. Re-shop insurance (about $29,000 to $20,000), tighten the single-metered RUBS recovery (currently about 87% of owner utility cost), and normalize lumpy contract-services and R&M spend. Together, expenses fall from roughly $190,600 to about $178,800 even after adding a $10,500 replacement reserve the current owner does not carry, improving the expense ratio from 58% to about 46%.

Stabilized outcome. The three levers lift NOI from roughly $137,700 to about $209,500 (about a 52% increase), driving the yield-on-cost to about 9.7% and the stabilized cap to about 9.5%, before modest organic growth over a five-year hold.

ASSUMPTIONS

Income Assumptions	Occupancy	Rent growth	OI growth
Year 1	95%	2%	1.5%
Year 2	95%	2%	1.5%
Year 3	95%	2%	1.5%
Year 4	95%	2%	1.5%
Year 5	95%	2%	1.5%

Expense assumptions	
Management fee	4.87% of GOI
Proforma OE offset	no

Loan Assumptions	
Loan Term	5 years
LTV	75%
Interest rate	6.25%
Amortization	25 years
I/O	yes

Property Tax Assumptions	
Effective tax rate	1.36%
Reassess on sale	no
Property tax growth rate	2%

Acquisition & Sale	
Hold term	5 years
Exit cap rate	6.50%
Closing costs - sale	$0
Total cash to close	$504,700
Acquisition date	May 4, 2026

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Comparables

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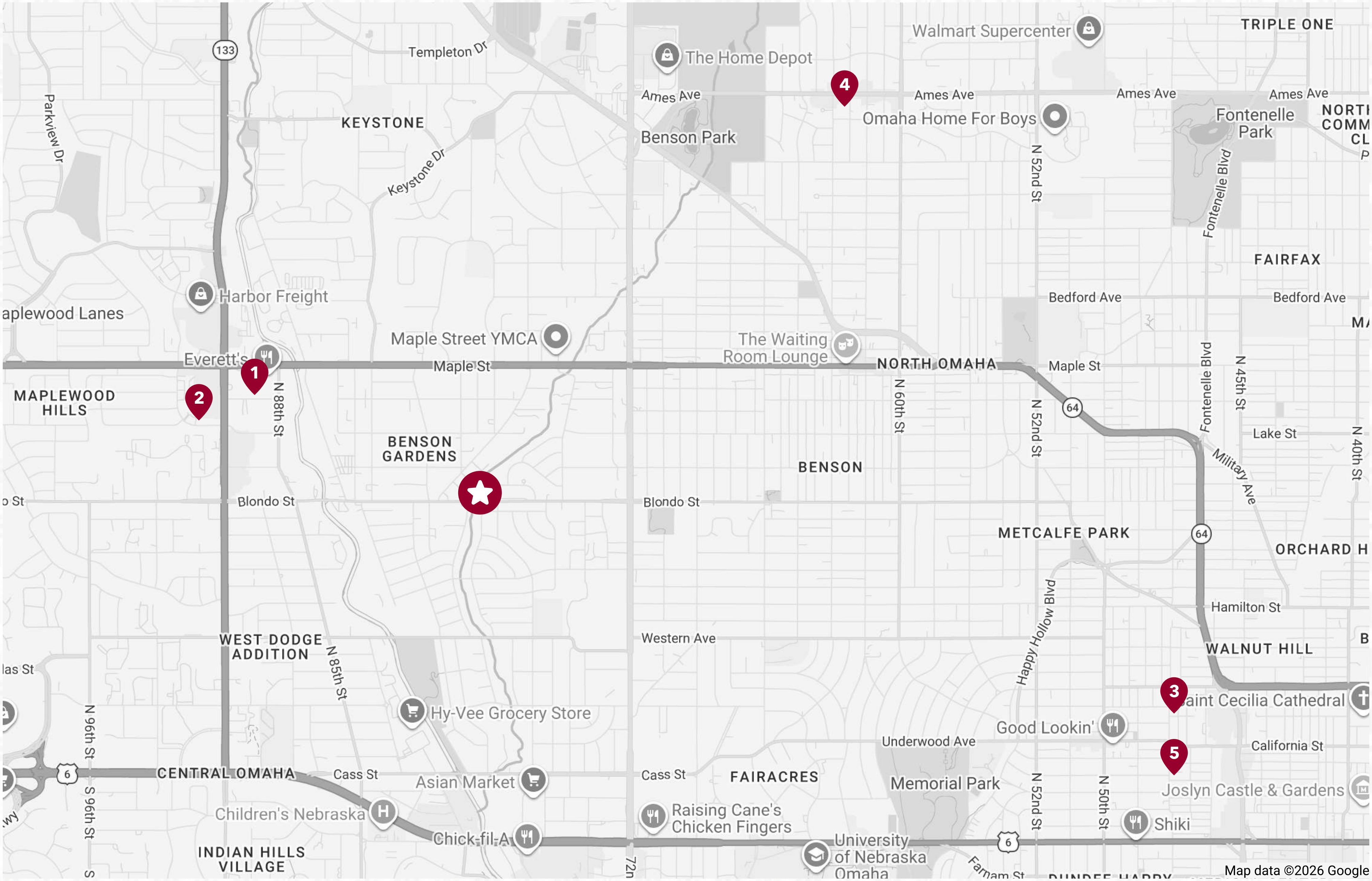
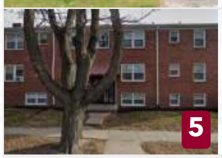
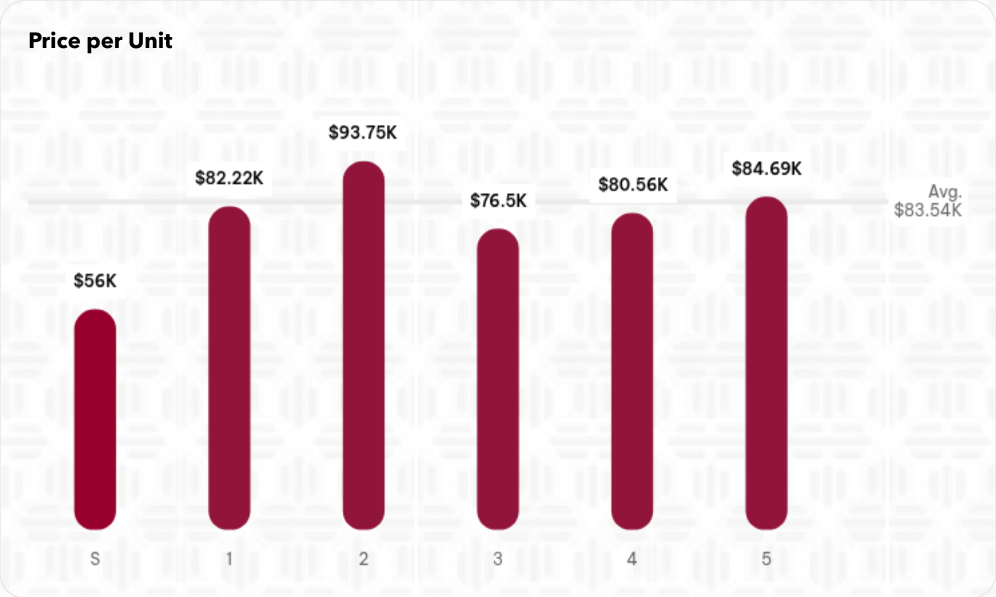
SALE COMPS MAP

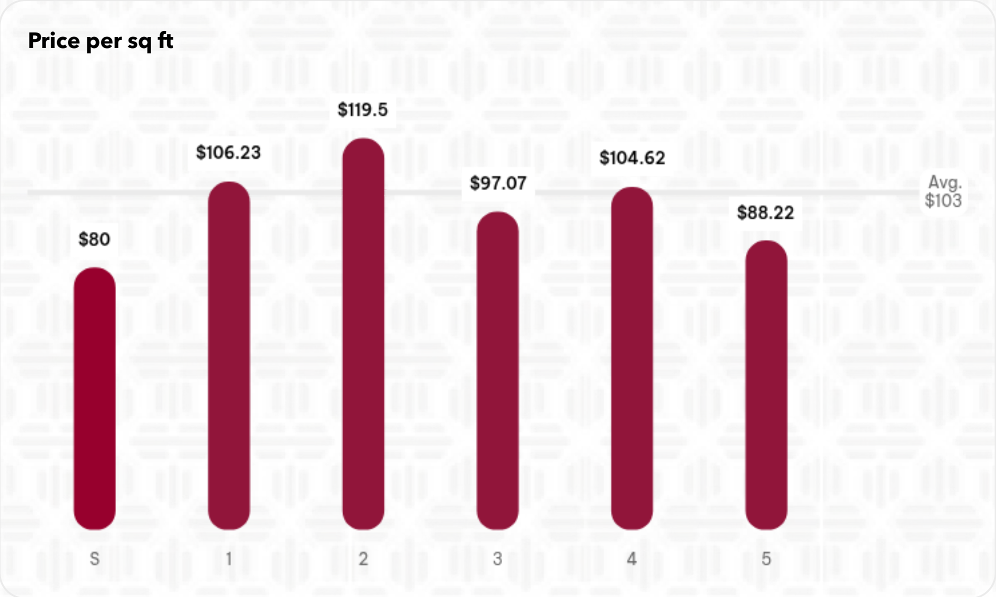


SALE COMPS SUMMARY

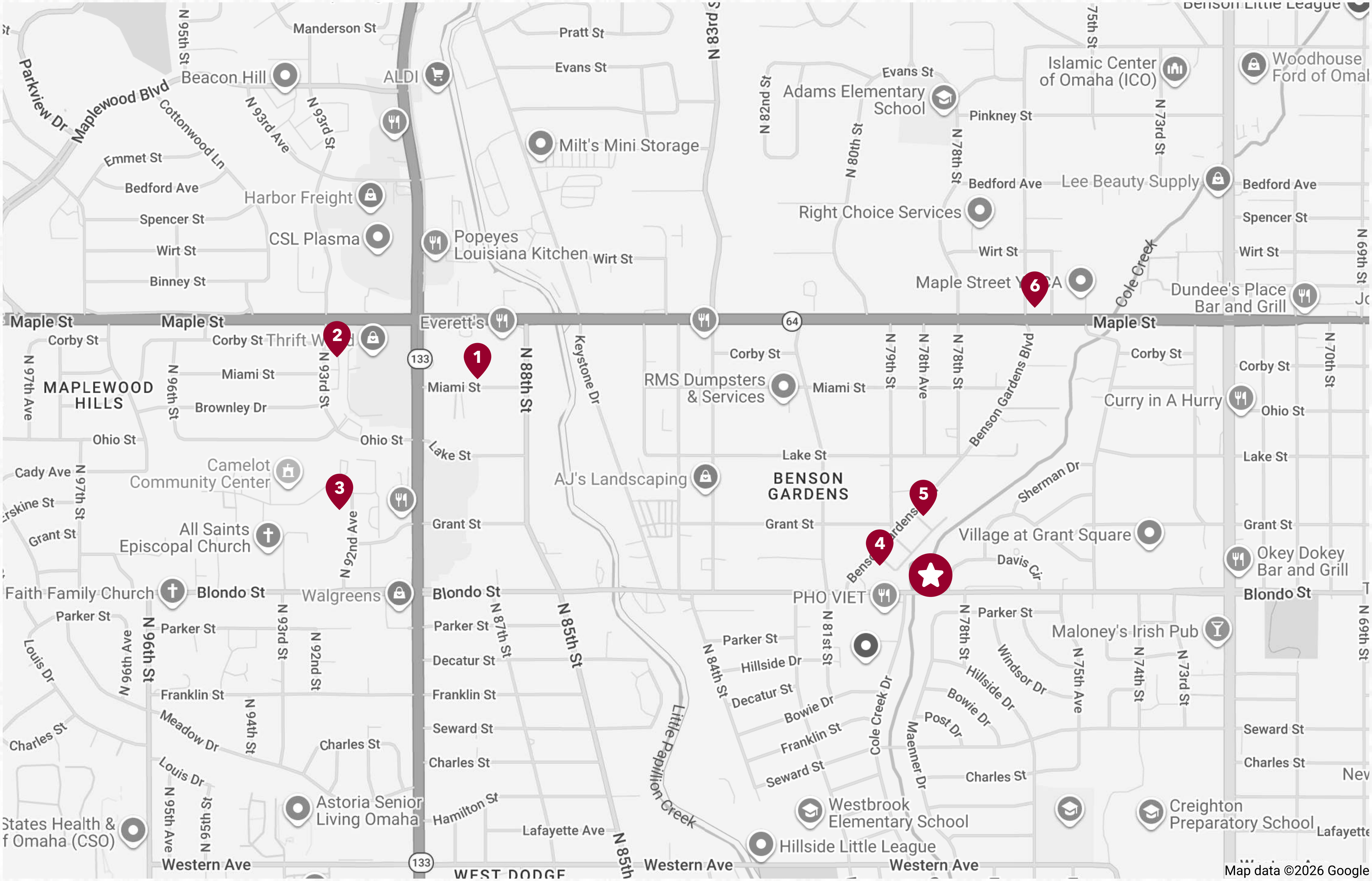
property		built /renovated	units	sale price /date	$/unit	RSF	$/SF	avg SF
	8826 Miami St, Omaha, NE 68134, USA	**1984**	18	**$1.48M** 06/26/2025	$82,222	13,932	$106.23	774
	9208 Ohio St, Omaha, NE 68134, USA	**1965**	8	**$750,000** 09/03/2024	$93,750	6,276	$119.50	785
	801 N 48th St, Omaha, NE 68132, USA	**1952**	10	**$765,000** 12/15/2025	$76,500	7,881	$97.07	788
	4416 N 62nd St, Omaha, NE 68104, USA	**1965**	9	**$725,000** 08/18/2025	$80,556	6,930	$104.62	770
	4728 Chicago St, Omaha, NE 68132, USA		16	**$1.36M** 07/14/2025	$84,688	15,360	$88.22	960
	Averages	**1967**	12.2	**$1.02M**	$83,543	10,076	$103.13	815
	Subject	**1972**	35	**$1.96M**	$56,000	24,500	$80.00	700

SALE COMPS CHART





RENT COMPS MAP



RENT COMPS SUMMARY

property	built /renovated	units	unit type	rent	avg SF	$/SF
 8826 Miami St, Omaha, NE 68134, USA	**1984**	2	1BR/1BA	**$700**	650	$1.08
			1BR/1BA	**$775**	675	$1.15
 **Lamplighter 2** 2715 N 93rd St, Omaha, NE 68134, USA		1	1BR/1BA	**$900**	750	$1.20
 **Camelot Village** 2344 N 92nd Ave, Omaha, NE 68134, USA		1	1BR/1BA	**$867**	700	$1.24
 **Benson Garden** 2019 Benson Gardens Blvd, Omaha, NE 68134, USA		1	1BR/1BA	**$825**	600	$1.38
 **Juniper gardens** 2303 Benson Gardens Blvd, Omaha, NE 68134, USA		1	1BR/1BA	--	604	--

RENT COMPS SUMMARY

property	built /renovated	units	unit type	rent	avg SF	$/SF
 **qMaple Place** 2903 N 76th St, Omaha, NE 68134, USA		1	1BR/1BA	**$805**	630	$1.28
Averages	**1984**	1.2	1BR/1BA	**$812**	658	$1.06
			All types	**$812**	658	$1.06
Subject	**1972**	35	1BR/1BA	**$800** -1.48%	700 +6.31%	$1.14 +8.12%
			All types	**$800** -1.48%	700 +6.31%	$1.14 +8.12%

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Market Overview

City Overview

Demographics

Nearby Amenities

Lepuy Apartments

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Area Description

Omaha, NE, situated along the Missouri River in the heart of the Midwest, is the largest city in Nebraska and the gateway to the Great Plains. Known for its rich history as a transportation hub and vibrant cultural scene, Omaha boasts attractions such as the Henry Doorly Zoo and the iconic Old Market district. Renowned for its unique culinary landscape, particularly the Reuben sandwich and hearty steakhouses, Omaha has a thriving economy supported by numerous Fortune 500 companies. With a diverse population and a wide range of recreational opportunities, this dynamic city perfectly blends urban sophistication with Midwestern charm.

Recreational Delights

Omaha offers an abundance of recreational activities and green spaces for residents and visitors alike. The city is home to a variety of parks, including the sprawling Elmwood Park, which offers trails, sports fields, and picnic areas. The beautiful Lauritzen Gardens provides a serene escape with its diverse flora and themed garden sections. Outdoor enthusiasts can enjoy the scenic views along the Missouri River on the Riverwalk Trail, perfect for walking, running, or biking. Additionally, the Omaha Community Playhouse and the Omaha Symphony provide cultural programming throughout the year. Not to miss is the renowned Henry Doorly Zoo and Aquarium, consistently rated as one of the best in the world, featuring incredible exhibits such as the Desert Dome and the Kingdoms of the Night. The nearby Lake Manawa State Park offers beach access, fishing, and boating activities, making it an ideal destination during the summer months. With its blend of parks and recreational facilities, Omaha fosters an active lifestyle year-round.

Culinary Scene

Omaha's culinary scene is a delightful tapestry of flavors and influences reflecting its diverse population. Famous for its iconic Reuben sandwich, the city is also celebrated for its rich steakhouse tradition. The Old Market district is a culinary hotspot, featuring a wide range of eateries from gourmet restaurants to casual cafes. Food trucks and local farmers' markets highlight the city's farm-to-table movement, showcasing fresh produce and artisan products. In addition to steakhouses, visitors can enjoy various ethnic cuisines, including Vietnamese, Mexican, and Italian options. The neighborhood of South Omaha is known for its vibrant Hispanic culture, offering authentic Mexican restaurants that serve enchiladas, tacos, and tamales. The city also hosts several annual food events, such as Omaha Beer Week and the Omaha Restaurant Week, celebrating its local dining scene.

DEMOGRAPHICS

Highlights

- Omaha metro area population stands at approximately 488,059.
- The median age in Omaha is 35, younger than the national median of 38.5.
- Omaha's median household income is $65,359, lower than the U.S. median of $75,149.

Population	Households	Median Age	Median Household Income
959,306	**372,590**	**36.1**	**$73,757**
Growth 2022-2027* -1%	Growth 2022-2027* -2%	US Median Age 38.5	US Median Household Income $75,149

2022 POPULATION BY AGE

7%	20%	7%	29%	22%	14%
0-4 Years	5-19 Years	20-24 Years	25-44 Years	45-64 Years	65+ Years

Quality of Life

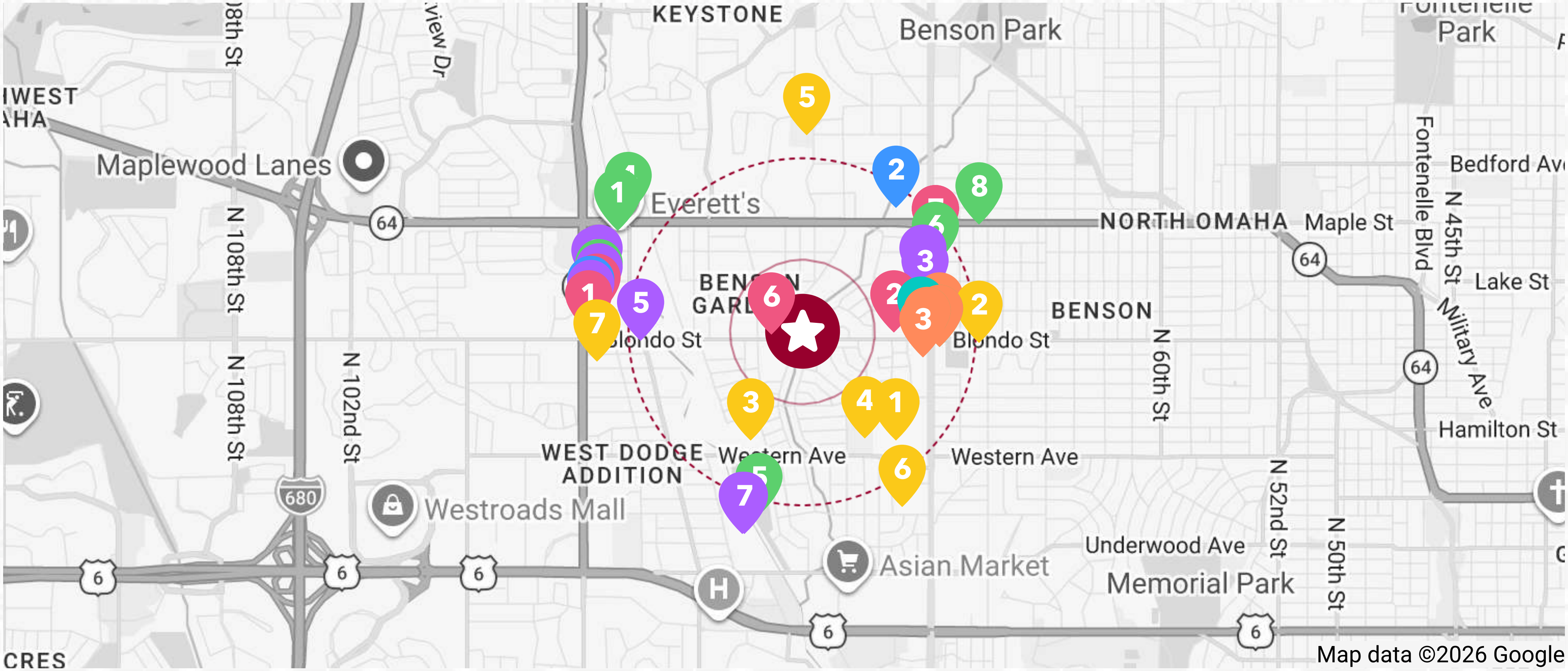
Omaha provides a commendable quality of life, characterized by affordable housing, excellent schools, and abundant recreational activities. The city's vibrant community and cultural offerings foster a strong sense of belonging among residents, making it an attractive place to live and work.

Entertainment

Orpheum Theater
Lincoln Financial Field
Omaha Community Playhouse
The Holland Performing Arts Center

NEARBY AMENITIES

— 5min walk --- 10min walk



DAILY NEEDS

1 Hy-Vee Grocery Store
2 Walmart Neighborhood M…
3 Subzi Mundi
4 Omaha Tropical Market
5 Mediterranean Grocery
6 African Farms
7 Hy-Vee Pharmacy
8 Babeker Market Halal Supply
9 Walmart Pharmacy

HEALTHCARE

1 Summit Dental Health
2 Hoover Dental
3 Dr. David M. Batko, DDS
4 Benson Dentistry
5 Dr. Scott M. Stormberg, DDS
6 Stom Nancy
7 Holloway Lesley S DDS
8 Thomas Jordan DDS
9 Dr. Elizabeth A. Szeliga, DDS

WALKABLE DINING & GATHERING

1 Everett's
2 McDonald's
3 Dairy Queen Grill & Chill
4 KFC
5 Roberts Park
6 Curry in a Hurry
7 Romeo's Mexican Food & P…
8 Mantra Bar & Grille

QUICK MEALS

1 McDonald's
2 Dairy Queen Grill & Chill
3 Burger King
4 Jericho Mediterranean Grill

CULTURE & RECREATION

1 Drip Athletic Club
2 Shred Fitness

EDUCATION

1 Creighton Preparatory Sch…
2 St Pius X / St Leo Catholic S…
3 Westbrook Elementary Sch…
4 Hillside Elementary School
5 Adams Elementary School
6 Montessori Children's Room
7 St. Mark Lutheran Preschoo…

Lepuy Apartments

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