



4501 LAFAYETTE AVE, OMAHA, NE 68132-1777

\$1,550,000

Turn Key 12-unit

100% Leased - 11 CAP



Ryan Basye
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Listing Added: Today
Listing Updated: Today

NR NEBRASKA
REALTY



Details			
Asking Price	\$1,550,000	Property Type	Multifamily
Sub Type	Apartment Building	Investment Type	Stabilized
Investment Sub Type	TURN KEY Investment Property	Class	B
Tenancy	Multi	Square Footage	9,055
Cap Rate	11.21%	Occupancy	100%
NOI	\$173,717	Units	12
Year Built	1964	Year Renovated	2026
Buildings	1	Stories	2
Zoning	R7	Lot Size (SqFt)	10,000
Parking (per unit)	1	Rent Bumps	VA bumps 5% per year
Broker Co-Op	True	APN	2407320000
Price/Unit	\$129,000	Ownership	fee simple
Sale Condition	1031 exchange		

Marketing Description

This fully stabilized brick 12-plex offers an exceptional turn-key opportunity, projecting an impressive ~11% cap rate with robust cash flow from day one. Situated in a highly desirable rental pocket, the property is just minutes from the University of Nebraska Medical Center (UNMC), historic Dundee, and vibrant Midtown

Premium Asset Overview

- **Unit Mix:** Twelve spacious 1-bed, 1-bath units, each averaging ~650 sq. ft.
- **Renovation Quality:** Absolute down-to-the-studs overhaul completed in 2026.
- **Maintenance Profile:** Engineered for near-zero ongoing maintenance costs.
- **Tenant Base:** High-quality, diversified mix combining stable government-backed HUD-VASH veteran programs with premium-rate traveling nurse contracts.

Comprehensive Renovation Details

Mechanical & Structural Upgrades

- **All-New Plumbing:** Complete replacement of lines to ensure zero legacy pipe issues.
- **New Electrical Systems:** Modernized wiring, panels, and fixtures throughout the building.
- **High-Efficiency HVAC:** Individualized heating and cooling systems for optimized climate control.
- **Thermal Envelope:** Brand new energy-efficient windows and secure exterior doors.

Premium Interior Finishes

- **Modern Kitchens:** Equipped with all-new appliances, durable countertops, and fresh cabinetry.
- **Full Bathrooms:** Totally updated with modern plumbing fixtures, vanities, and clean tiling.
- **Living Spaces:** Fresh paint, durable contemporary flooring, and brand new interior doors.
- **On-Site Laundry:** Completely upgraded facility providing maximum convenience for tenants.
- **WIFI** for building included

Elite Location & Strategic Cash Flow

Prime Geographic Location

- **UNMC Proximity:** Located under 5 minutes from the medical center, creating a constant influx of medical professionals and traveling nurses.
- **Dundee & Midtown:** Immediate access to Omaha's premier dining, shopping, and entertainment districts, ensuring long-term historical appreciation and low vacancy risk.

Optimized Rental Income Strategy

- **Furnished Executive Rentals:** Select units are fully furnished to capture premium weekly/monthly rates from traveling healthcare professionals.
- **Guaranteed Government Revenue:** Backed by the HUD-VASH program, ensuring consistent, timely, and government-subsidized rental distributions dedicated to housing veterans.

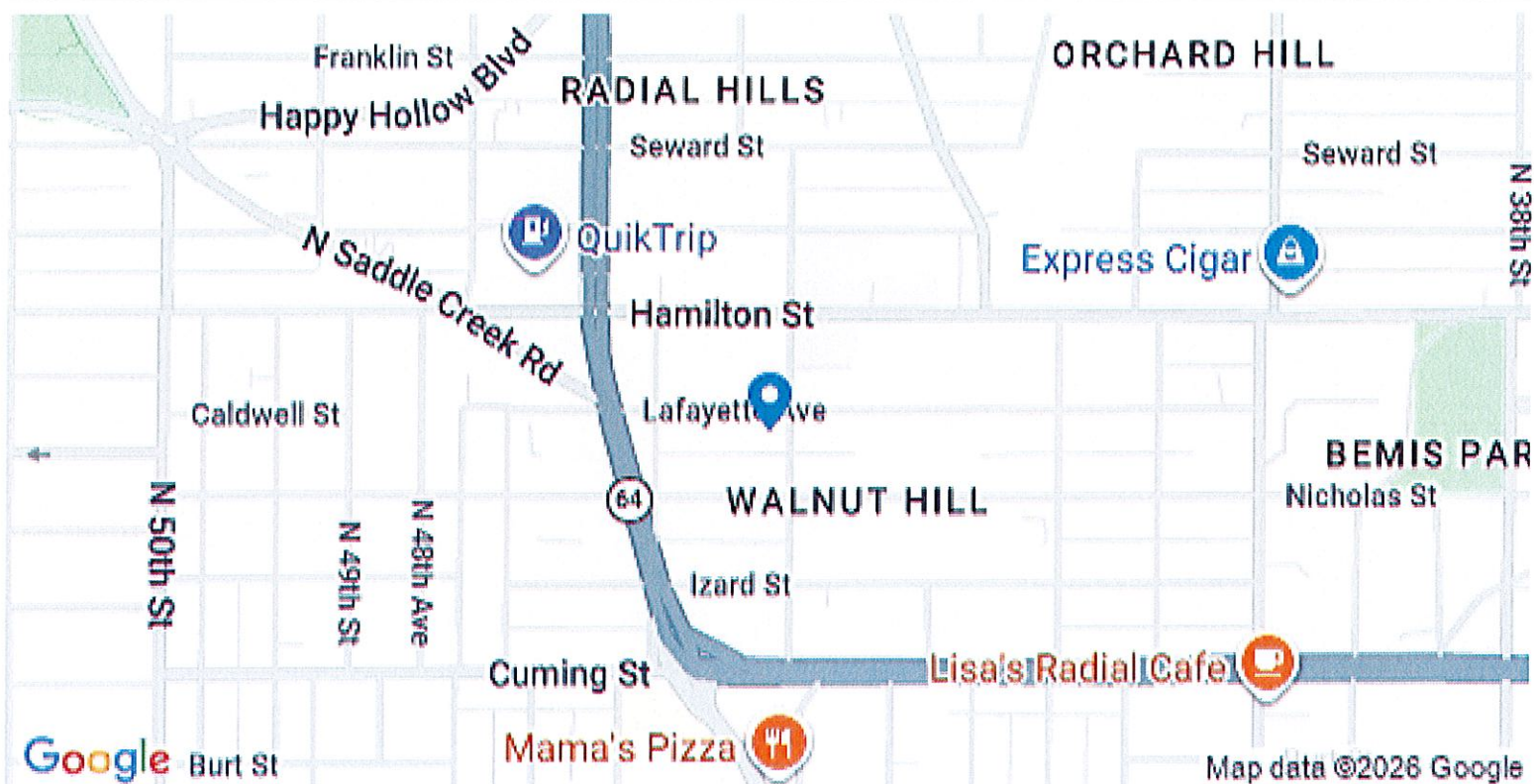
Investment Highlights

TURN KEY 12-plex near UNMC, Midtown & Dundee

ALL NEW - Plumbing, Electrical, windows, doors, appliances, HVAC, laundry!

Solid brick building

Location (1 Location)



Property Photos (45 photos)

