

MULTIFAMILY OFFERING MEMORANDUM

PRICE: \$6,750,000

PROPERTY PROSPECTUS



PRESENTED BY:

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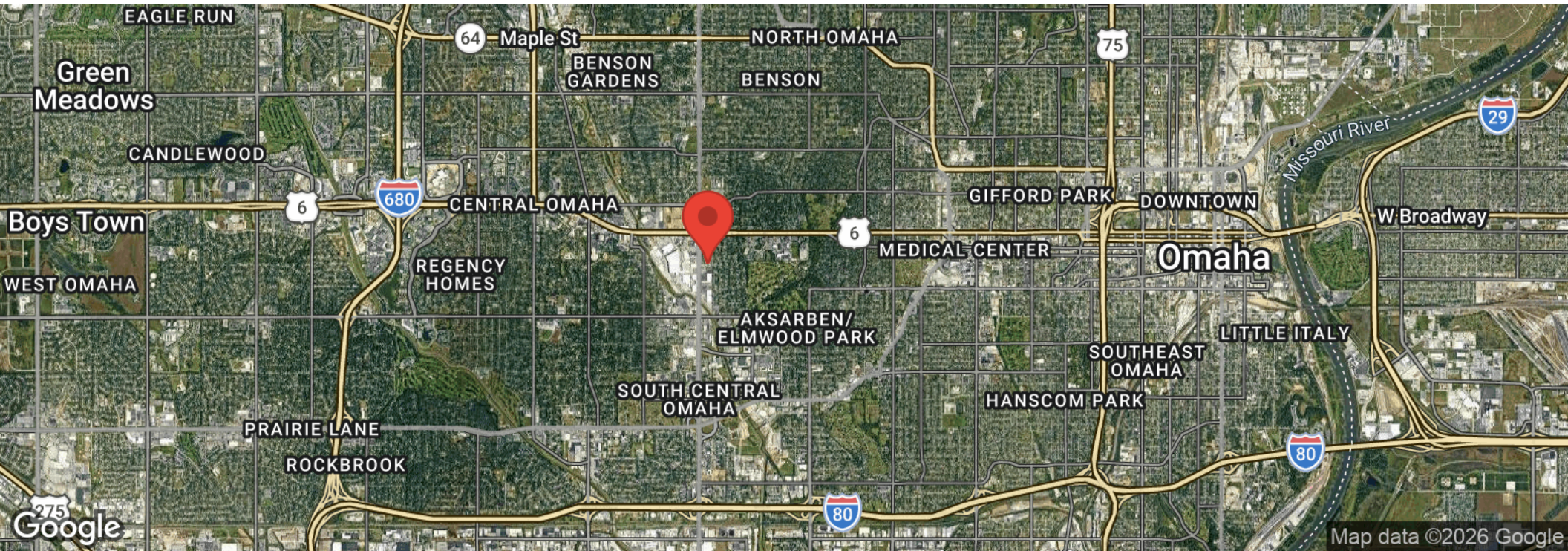
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LOCATION MAPS

Langston Loge
7110 Jones Circle | Omaha, NE 68106

02

United States



Property Summary

Building SF:	48,850
Cap Ex:	Current owners have invested over \$280,000
Lot Size:	2.18 Acres
Parking Ratio:	1.06
Parking:	Private Lot
Price:	\$6,750,000
Year Built:	1990, 1991
Zoning:	CC-Community Commercial

Property Overview

The Langston Loge Apartments is an 81-unit complex located at 7110-71166 Jones Circle in Omaha, Nebraska
Built in 1990, and consisting of a mix of studio and one bed room apartments, the property serves a stable tenant base, including international scholars and students, due to its strategic proximity to major academic centers

Location Overview

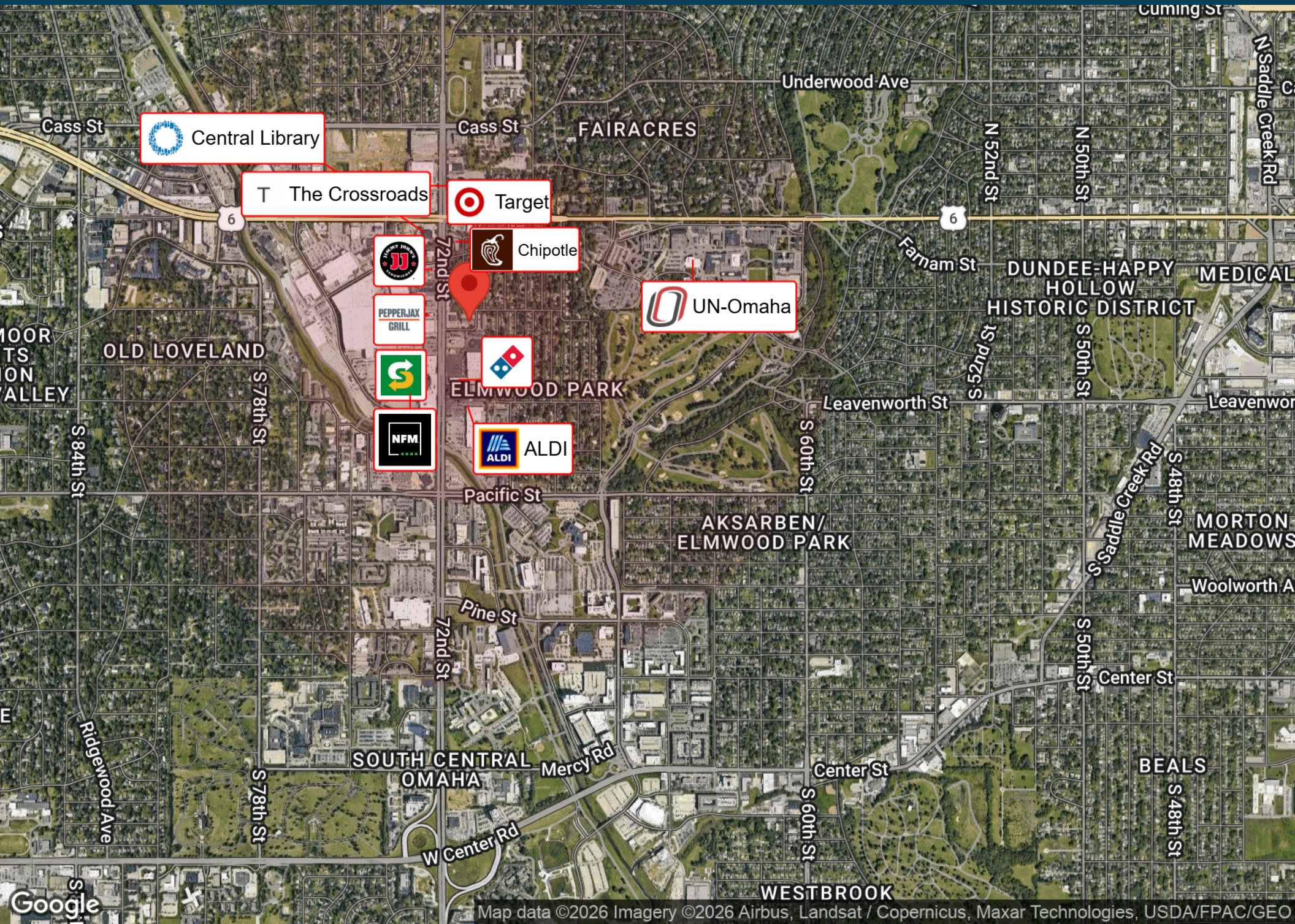
The location is a primary draw for the property, offering proximity to major institutions and a massive new mixed-use development:
Proximity to Campuses: The apartments are located approximately 1 km from the University of Nebraska Omaha (UNO) Dodge Campus and are just minutes from the University of Nebraska Medical Center (UNMC)
The Crossroads Redevelopment: A major transformative project is underway at the nearby intersection of 72nd and Dodge Streets
This 42-acre mixed-use development will feature a public plaza alongside residential, retail, and office components
A centerpiece of the first phase is Gamescape, a 90,000-square-foot Cinemark entertainment venue featuring bowling, an arcade, laser tag, and a full-service restaurant
This project signals significant momentum for the corridor and is expected to enhance the appeal of surrounding properties like Langston
Recreation and Lifestyle:
Elmwood Park: This historic 19th-century park is just a few blocks away and offers walking trails, a public pool, a pavilion, a baseball field, and an 18-hole golf course
Aksarben Village: Located 4–5 minutes away, this popular hub provides a variety of restaurants, bars, shops, businesses, and parks
Convenience: The property is near diverse shopping and dining opportunities and is served by local bus lines

BUSINESS MAP

Langston Loge

7110 Jones Circle | Omaha, NE 68106

04



The Omaha Macro Advantage: Resilience Over Volatility

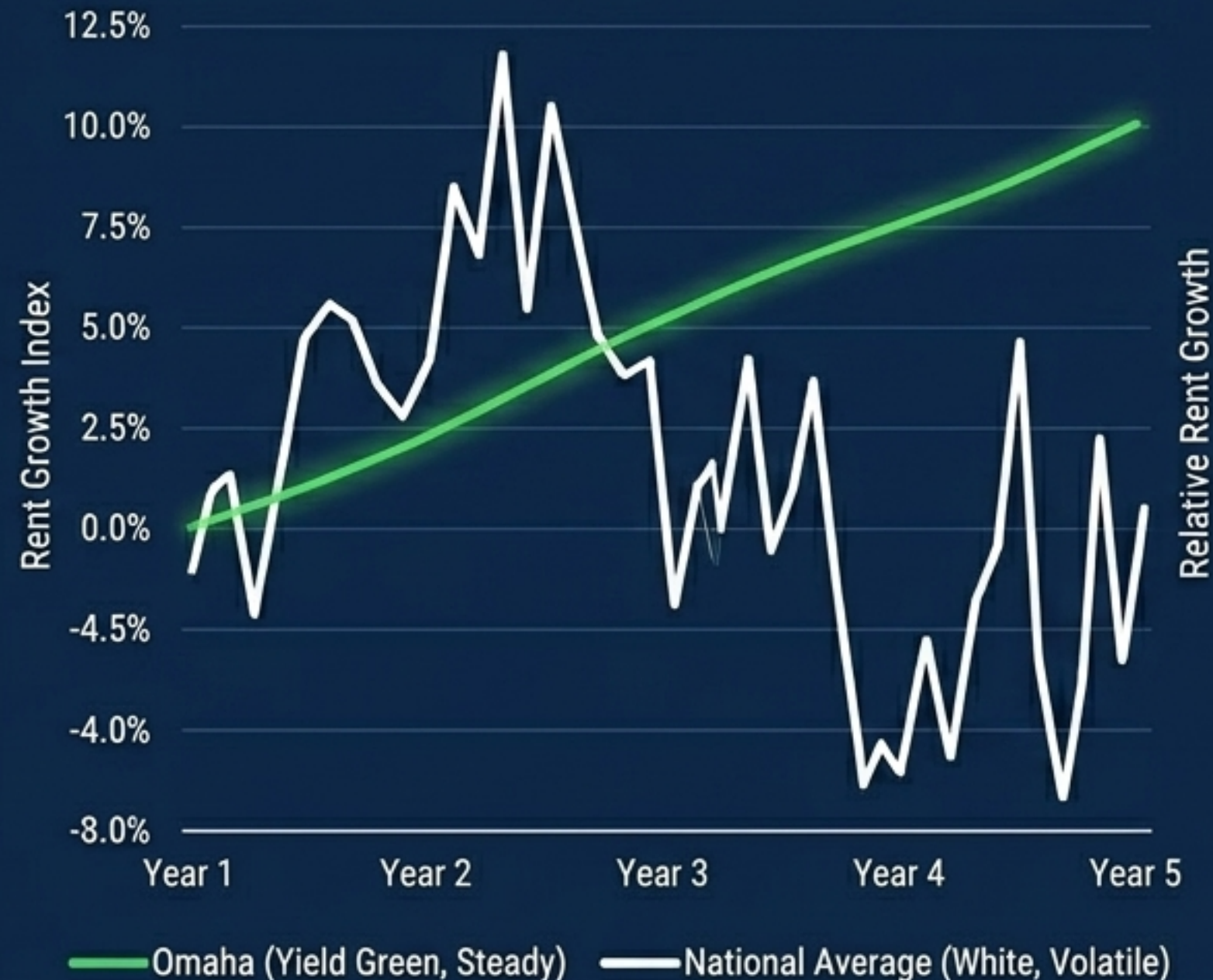
THE DATA CONTEXT

While national rent growth swings unpredictably, Omaha delivers steady, landlord-friendly returns.

Median Omaha Rent:
\$970 (+1.8% MoM growth trend)

National Context: Cities like Fargo (+4.8%) and Omaha are capturing population and rent growth, contrasting sharply with oversupplied sunbelt boom/bust cycles.

5-Year Rent Growth Trend: Omaha vs. National Markets



SUPPLY & DEMAND DYNAMICS

Unlike the highly elastic and oversupplied Class A national market, Omaha's Class B/C housing stock maintains near-peak occupancy due to structurally constrained affordable supply.

The Captive Audience: Irreplaceable Hyper-Local Demand



NODE 1: UNO Dodge Campus (~1km Radius)

The Driver: Langston Loge is explicitly vetted and listed by the University of Nebraska Omaha as preferred housing for International Scholars. This creates an automatic, recurring pipeline of high-quality tenants.

NODE 2: Aksarben Village (4-5 Min Drive)

The Driver: Omaha's premier live-work-play hub. Proximity offers tenants Class A neighborhood amenities (employment, retail, entertainment) at a Class B/C rental price point.

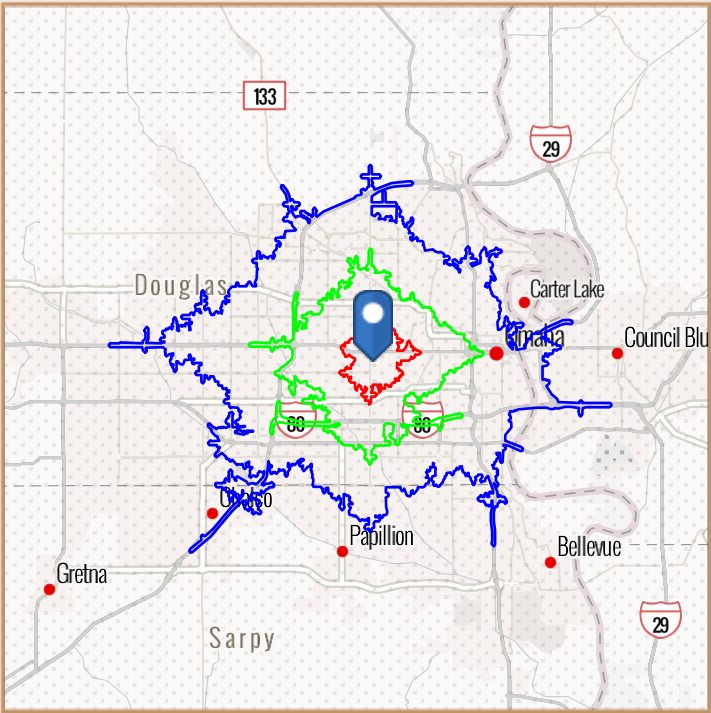
NODE 3: Elmwood Park (Walking Distance)

The Driver: Historic, 19th-century green space featuring trails, a public pool, and an 18-hole golf course, offering exceptional quality of life for long-term resident retention.

BENCHMARK DEMOGRAPHICS

7110 Jones Cir, Omaha, Nebraska, 68106

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M.Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties Douglas County	CBSAs Omaha, NE-IA	States Nebraska	USA
AGE SEGMENTS							
0 - 4	5.18%	5.58%	6.39%	6.56%	6.41%	6.28%	5.39%
5 - 9	5.13%	5.46%	6.33%	6.84%	6.72%	6.49%	5.68%
10 - 14	4.25%	4.97%	6.11%	6.79%	6.88%	6.64%	5.93%
15 - 19	7.27%	5.55%	6.82%	6.87%	6.90%	6.96%	6.43%
20 - 34	30.62%	27.52%	24.51%	21.53%	20.24%	19.91%	20.35%
35 - 54	21.47%	24.10%	24.35%	25.72%	25.68%	24.53%	25.21%
55 - 74	18.08%	19.19%	18.89%	19.20%	20.30%	21.25%	22.77%
75+	8.02%	7.64%	6.59%	6.52%	6.86%	7.94%	8.23%
HOUSEHOLD INCOME							
<\$15,000	7.1%	8.1%	8.8%	6.9%	6.1%	6.9%	8.0%
\$15,000-\$24,999	5.3%	5.5%	6.5%	5.3%	5.2%	6.0%	5.5%
\$25,000-\$34,999	5.7%	7.0%	7.1%	5.7%	5.5%	6.5%	5.8%
\$35,000-\$49,999	8.9%	12.7%	13.2%	11.0%	10.0%	10.9%	9.3%
\$50,000-\$74,999	18.2%	19.7%	18.9%	16.5%	16.0%	16.9%	15.1%
\$75,000-\$99,999	10.6%	10.7%	11.6%	10.9%	12.0%	13.0%	12.4%
\$100,000-\$149,999	19.7%	17.3%	18.4%	20.0%	20.9%	19.8%	18.0%
\$150,000-\$199,999	12.8%	9.8%	8.7%	11.9%	12.4%	10.5%	10.4%
\$200,000+	11.8%	9.3%	6.9%	11.8%	11.8%	9.6%	15.4%
KEY FACTS							
Population	13,358	100,288	364,742	612,218	1,017,471	2,031,801	343,528,394
Daytime Population	21,965	147,248	449,393	659,593	1,016,712	2,044,304	341,846,552
Employees	7,598	56,312	193,663	329,595	544,085	1,086,188	168,700,572
Households	5,316	47,202	153,621	245,077	401,787	813,686	134,397,562
Average HH Size	2.24	2.05	2.31	2.45	2.49	2.44	2.49
Median Age	33.5	35.6	34.9	36.0	37.0	37.8	39.6
HOUSING FACTS							
Median Home Value	333,860	286,548	251,581	295,155	298,620	267,880	376,272
Owner Occupied %	47.6%	46.9%	50.3%	59.3%	64.2%	65.5%	64.0%
Renter Occupied %	52.4%	53.1%	49.7%	40.7%	35.8%	34.5%	36.0%
Total Housing Units	5,737	51,722	166,451	262,903	430,422	893,068	149,274,959
INCOME FACTS							
Median HH Income	\$84,965	\$70,412	\$68,282	\$84,151	\$88,361	\$79,427	\$85,893
Per Capita Income	\$53,518	\$49,881	\$40,343	\$47,635	\$46,544	\$42,816	\$48,241
Median Net Worth	\$165,618	\$124,754	\$119,825	\$229,924	\$272,597	\$256,714	\$276,821

PROPERTY PHOTOS

Langston Lodge
7110 Jones Circle | Omaha, NE 68106

08



PROPERTY PHOTOS

Langston Loge
7110 Jones Circle | Omaha, NE 68106

09



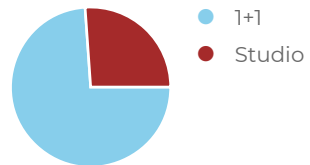
UNIT MIX REPORT

Langston Loge
7110 Jones Circle | Omaha, NE 68106

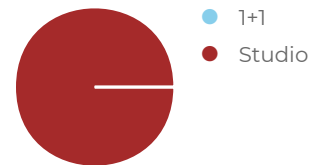
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Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
60	1+1	0	\$861	\$51,634	\$915	\$54,900
21	Studio	0	\$776	\$16,296	\$820	\$17,220
81		0		\$67,930		\$72,120

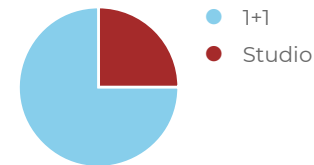
UNIT MIX



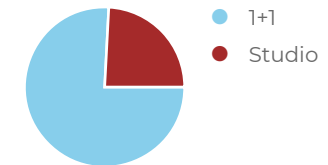
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



PRO FORMA SUMMARY

Langston Loge
7110 Jones Circle | Omaha, NE 68106

11



Investment Summary

Price	\$6,750,000
Year Built	1990
Units	81
Price/Unit	\$83,333
RSF	54,600
Price/RSF	\$123.63
Lot Size	2.18 acres
Floors	2
APN	1919872510
Cap Rate	6.57%
Market Cap Rate	8.09%
GRM	7.1
Market GRM	6.7

Financing Summary

Loan 1 (Fixed)	\$4,910,306
Initial Equity	\$1,839,694
Interest Rate	6.25%
Term	30 years
Monthly Payment	\$30,234
DCR	1.22

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
1+1	60	\$10,327	\$619,610	\$10,980	\$658,800
Studio	21	\$9,312	\$195,552	\$9,840	\$206,640
Totals	81		\$815,162		\$865,440

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$815,162	\$865,440
- Less: Vacancy	(\$48,910)	(\$43,272)
+ Misc. Income	\$135,828	\$141,780
Effective Gross Income	\$902,081	\$963,948
- Less: Expenses	(\$458,579)	(\$417,700)
Net Operating Income	\$443,502	\$546,248
- Debt Service	(\$362,803)	(\$362,803)
Net Cash Flow after Debt Service	\$80,698	\$183,445
+ Principal Reduction	\$57,539	\$57,539
Total Return	\$138,237	\$240,984

Annualized Expenses

Description	Actual	Market
Total Expenses	\$458,579	\$417,700
Expenses Per RSF	\$8.40	\$7.65
Expenses Per Unit	\$5,661	\$5,157

Proforma Notes

Misc. includes: CAM Fees, Lease Fees, Pet Rent & Utility Chargebacks

RECENT SALE COMPARABLES

Langston Loge

7110 Jones Circle | Omaha, NE 68106



RECENT SALE COMPARABLES

Langston Loge
7110 Jones Circle | Omaha, NE 68106

13

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Langston Loge

7110 Jones Circle, Omaha, NE 68106

Sale Price	\$6,750,000
Units	81
Price/Unit	\$83,333
Price/SF	\$123.63
Acres	2.180
Cap Rate	6.57%
GRM	7.1
Year Built	1990

Units	Unit Type	Avg Rent	Size
60	1+1	\$861	
21	Studio	\$776	

1



Woolworth Estates

1405 South 75th Street, Omaha, NE 68124

Notes

Affordable Housing Property

Last Sold

\$2,524,204

10/31/19

Sale Price	\$4,370,814
Units	50
Price/Unit	\$87,416
Price/SF	\$86.87
Acres	3.720
Year Built	1980
Sale Date	3/6/2024

Units	Unit Type	Avg Rent	Size
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RECENT SALE COMPARABLES

Langston Loge
7110 Jones Circle | Omaha, NE 68106

14

2



Place 72

2506 South 72nd Court, Omaha, NE 68124

Sale Price	\$5,600,000
Units	60
Price/Unit	\$93,333
Price/SF	\$123.78
Acres	1.490
Year Built	1973
Sale Date	4/13/2026

Units	Unit Type	Avg Rent	Size
60	1 Bedroom 1 Bath	\$995	700

3



Westbrook Terrace

2520 South 60th Street, Omaha, NE 68106

Sale Price	\$2,400,000
Units	30
Price/Unit	\$80,000
Price/SF	\$125.37
Acres	0.840
Year Built	1966
Sale Date	11/17/2025

Units	Unit Type	Avg Rent	Size
15	1 Bedroom 1 Bath		
15	2 Bedroom 1 Bath		

RECENT SALE COMPARABLES

Langston Loge

7110 Jones Circle | Omaha, NE 68106

15

4



29 Flats Apartments

1367-1369 S 76th Ave, Omaha, NE 68124

Sale Price	\$2,400,000
Units	29
Price/Unit	\$82,759
Price/SF	\$185.59
Acres	0.640
Year Built	1966
Sale Date	4/9/2026

Units	Unit Type	Avg Rent	Size
29	1 Bedroom 1 Bath		575

RECENT SALE COMPARABLES

Langston Loge

7110 Jones Circle | Omaha, NE 68106

16



S Langston Loge
7110 Jones Circle
Omaha, NE, 68106
\$6,750,000

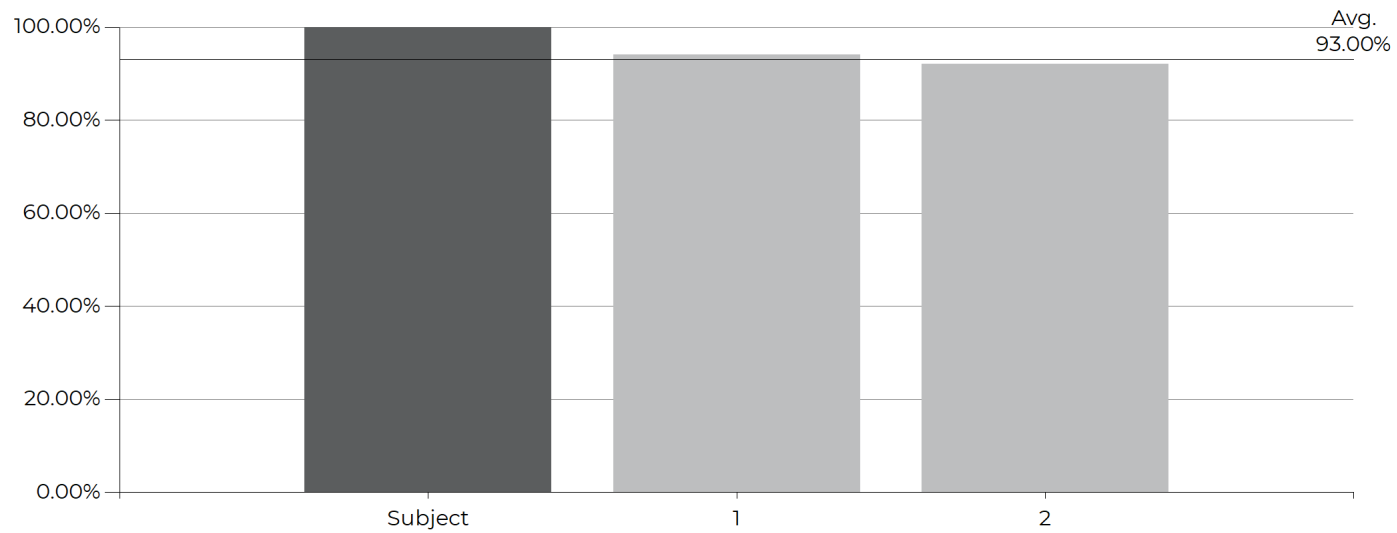
4 29 Flats Apartments
1367-1369 S 76th Ave
Omaha, NE, 68124
\$2,400,000

1 Woolworth Estates
1405 South 75th Street
Omaha, NE, 68124
\$4,370,814

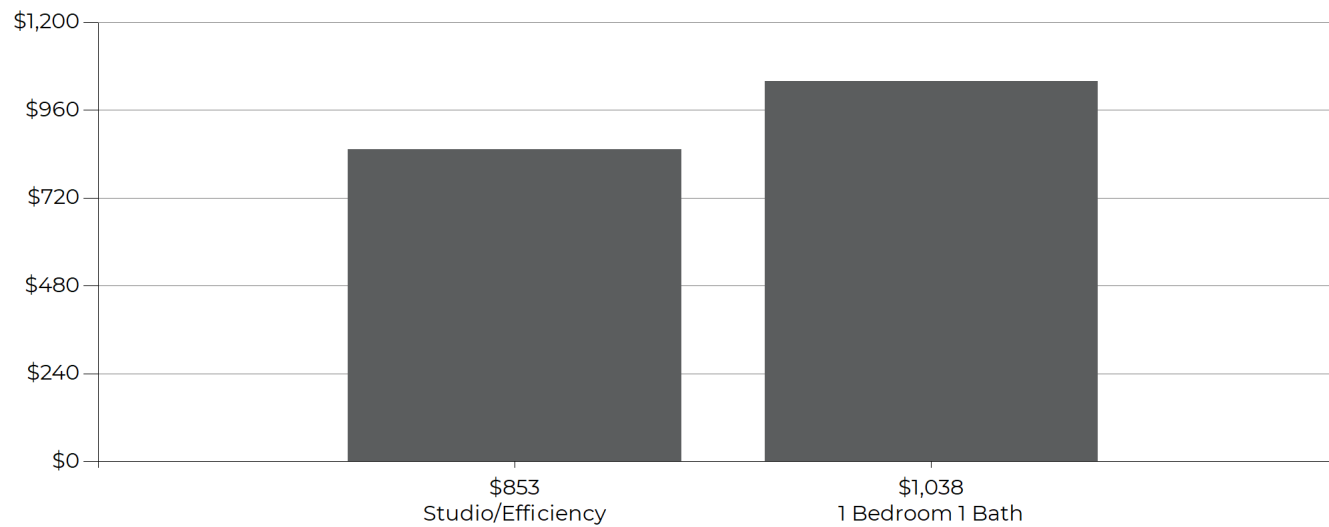
2 Place 72
2506 South 72nd Court
Omaha, NE, 68124
\$5,600,000

3 Westbrook Terrace
2520 South 60th Street
Omaha, NE, 68106
\$2,400,000

Occupancy



Average Rent per Unit Type



RENT COMPARABLES

Langston Loge
7110 Jones Circle | Omaha, NE 68106

18

S



Langston Loge

7110 Jones Circle, Omaha, NE 68106

Avg Rent/RSF	\$1.24
RSF	54,600
Occupancy	100%
Units	81
Year Built	1990

Units	Unit Type	Avg Rent	Size
60	1+1	\$861	
21	Studio	\$776	

1

Avg Rent/RSF	\$1.53
RSF	N/A
Occupancy	94%
Units	N/A
Year Built	1970

Units	Unit Type	Avg Rent	Size
1	Studio/Efficiency	\$872	575
1	1 Bedroom 1 Bath	\$1,111	710

Grover Square

6801 A Plaza, Omaha, NE 68106

RENT COMPARABLES

Langston Loge

7110 Jones Circle | Omaha, NE 68106

19

2

Avg Rent/RSF	\$1.51
RSF	N/A
Occupancy	92%
Units	N/A
Year Built	1967

Units	Unit Type	Avg Rent	Size
1	Studio/Efficiency	\$834	480
1	1 Bedroom 1 Bath	\$965	750

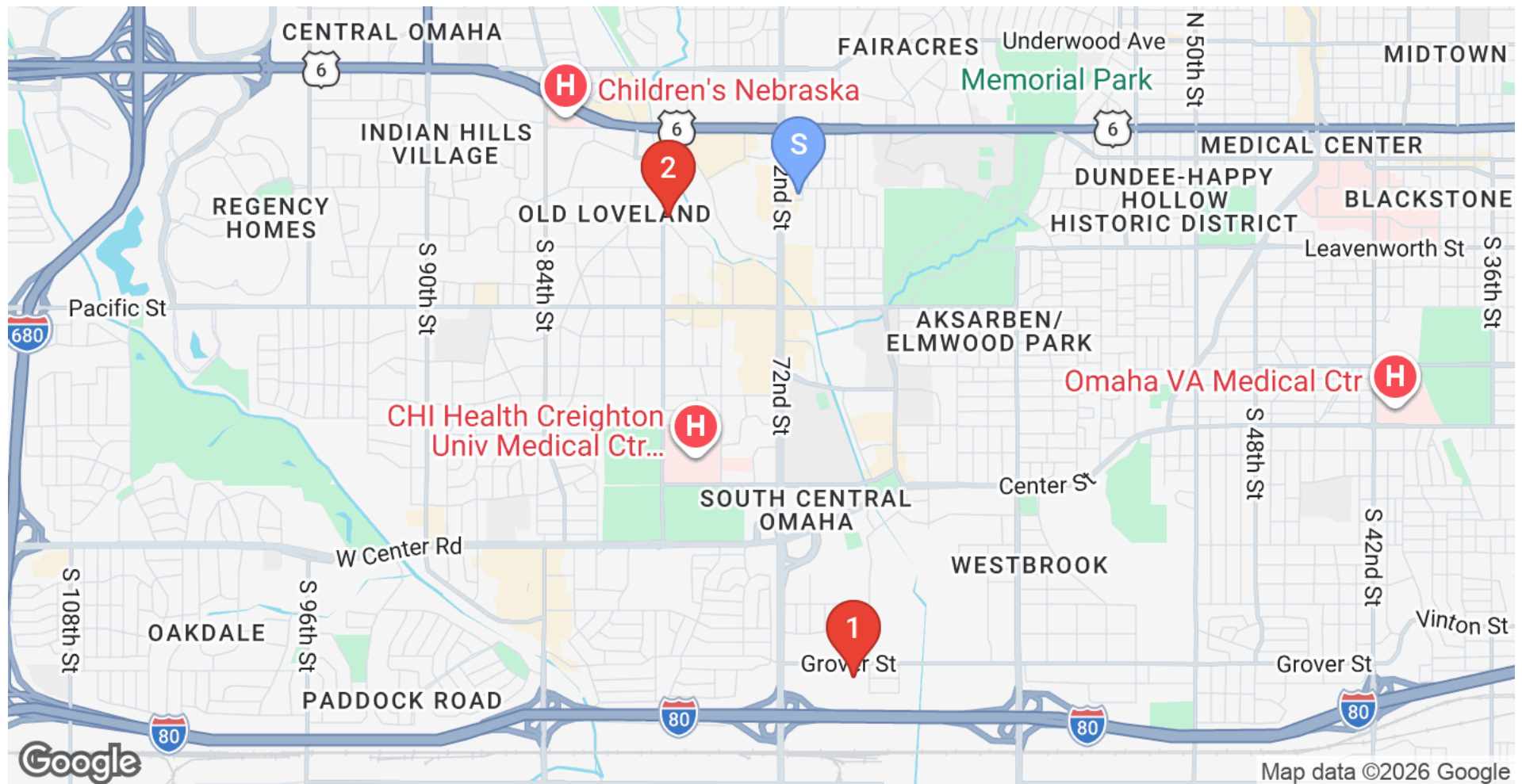
Villa Vinee Apartments

7722 Howard Street, Omaha, NE 68114

RENT COMPARABLES

Langston Loge
7110 Jones Circle | Omaha, NE 68106

20



S Langston Loge
7110 Jones Circle
Omaha, NE, 68106

1 Grover Square
6801 A Plaza
Omaha, NE, 68106

2 Villa Vinee Apartments
7722 Howard Street
Omaha, NE, 68114

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