



9785 Q St.  
Omaha, NE 68127

**Objectives:**

Location Near high-density area with significant rental units in Omaha, NE  
Size Relocate Wash World Laundrymat into larger facility with ample parking  
Property Type Retail Building  
Project Year 2011  
Signage Located on major arterial for advertising signage

**Timeline:**



**Challenges:**

- Shortage of available buildings for sale
- Short timeline – 6 months from start to finish of project
- Below market lease rates complicated the lease vs. own analysis

**Results:**

Closing Date	April 26,2011
Price	\$675,000.00
Price PSF	\$103.00

**Highlights:**

- Converted former Blockbuster building in ideal location into multi-tenant rental
- SBA financing provided client with 20-year rate lock with 10% down
- Leased end cap prior to closing for a 100% occupied retail building