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Jerry Huber, CCIM
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Sydney Weller

MANAGEMENT TEAM

Tim Langan, President

MULTIFAMILY MARKET REPORT

Prior to the COVID-19 pandemic, the multifamily market had benefited from a long ten-year run of strong rent growth, high occupancies and valuations that were continuously increasing. Six months into the pandemic, it is surprising the national market – and especially the Omaha market – has held up so well. However, much of its strength can be attributed to government intervention.

RENT GROWTH AND OCCUPANCY

Nationally, roughly 40% of multifamily properties have reported higher vacancy, which means 60% have the same or lower vacancy. Not surprising, central business district (CBD) areas reported 50% of properties had higher vacancies. Larger markets with a lot of construction in CBDs like San Francisco, Austin, Nashville and San Jose are seeing rents drop by more than 5% in addition to providing more rent concessions. Smaller metropolitan areas in the Midwest, like Omaha, have been able to increase rents while collections have also been strong. According to CoStar, the Omaha Metropolitan area still maintains an overall vacancy of 6.1% with annual rent growth of 2.2% year over year. If new projects in the lease-up phase are removed, the vacancy rate is closer to 5%. The vacancy rate has not increased in comparison to 2019 and 2018.

CONSTRUCTION STARTS

According to the Omaha Chamber of Commerce, the Omaha Metro had 555 multifamily permits through the first five months of the year. Annualized, that equates to another 1,300 units, which can be added to over 2,200 units that are currently under construction and should deliver in 2020 and 2021. Developers have been producing good results as leasing and demand have been strong, capitalization rates have been low, and interest rates for stabilized properties continue to hit all time low levels. Between interest rates being below 3% for 25-year money and 10-year interest-only terms, borrowing money is extremely enticing.

ACQUISITION AND SALES

Transaction volume has fallen to the lowest level since 2009, according to CoStar. Most of the decline is from national equity funds and REITs. Many institutional buyers have stated they are underwriting more downside risk, which is lowering the price they are comfortable paying, while sellers still want values from six months ago.

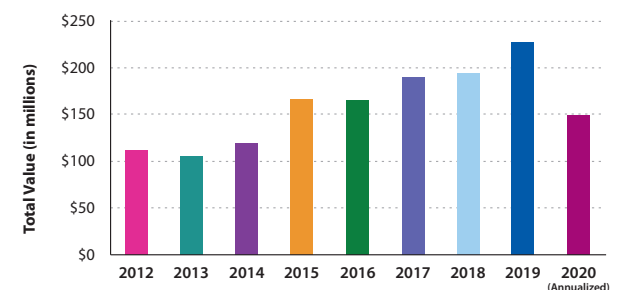


In addition to more stringent underwriting, it has been difficult for large institutional buyers to jump on a plane and tour a property. Local buyers have made up a higher percentage of acquisitions compared to recent years. Of the 17 sales that transacted in the first half of the year, down from 25 in the first half of 2019, all but two were less than \$6 million in value and only three were to out of state buyers. That said, there are currently two large sales, over \$30 million, that should transact in the third quarter.

GOVERNMENT INTERVENTION

The Labor Department reported on July 23 that nearly 32 million, or one in five American workers, are claiming unemployment benefits. Stimulus actions have included \$600 per week for federal unemployment, the Paycheck Protection Program, eviction moratoriums keeping units occupied, and the Federal Reserve's actions of: near zero federal funds rate, forward guidance of keeping low interest rates, massive amounts of security purchases (QE), relaxing regulatory requirements, or direct lending to banks, corporations, and state and municipal governments. It is clear the future of the multifamily industry will be momentarily impacted by the government's action in the months to come. Without these programs, the COVID-19 Eviction Defense Project estimates that 19 to 23 million people could be thrown out of their apartments by the end of September.

OMAHA MULTIFAMILY TOTAL SALES



MANAGEMENT TRANSITION

In June of 1975, Jerry Heinrichs and Steve Farrell teamed up to start Investors Realty. Certainly, many things have changed over the ensuing 46 years. However, the culture and character they developed within the company along the way has remained. Honesty, integrity and hard work came naturally. Education and exceptional service were a focus from the beginning, and today the firm boasts an unequalled number of CCIM designations, SIOR designations, CRE designations, and masters and juris doctor degrees. While the focus of all brokers is "to get the deal done," Jerry and Steve's focus was to go above and beyond to get the deal done right by understanding the client's needs and making sure the deal met those needs. Forty-five years later, those values hold true throughout the entire company and all of its service offerings: Brokerage, Property Management, Facilities Management, Project Management and Building Maintenance.

Steve and Jerry shared the management responsibilities until 1991, when Jerry accepted the challenge and opportunity to become the CEO of a regional real estate investment trust (REIT). Jerry later rejoined Investors Realty as a broker specializing in investment properties and exchanges.

Upon Jerry's departure in 1991, the management function transitioned to Steve and R.J. Neary who together oversaw the growth and operation of the company with the help of a newer, younger member of the firm, Tim Kerrigan. That continued until 2010, when R.J. was named President. Steve continued to collaborate while R.J. and Tim handled more of the day-to-day operations as well as implementing a vision for growth. As the firm continued to grow and transition to more of a team or department model, the management duties also grew. In 2015, Tim Langan joined the firm as Chief Operating Officer, and in 2016, Laura Hansen became Director of Property Management. Tim's focus on streamlining our internal processes and matching talent to these processes has led to better efficiency and quality for our employees and clients. Laura has overseen the growth of a department that has doubled in size over five years and in 2020, eclipsed six million square feet in commercial property under management.

Now it is time for another transition. Effective July 1, 2020, Tim Langan was named President of Investors Realty and will lead the operations and strategic direction of the firm. Ryan Zabrowski is Secretary/Treasurer and will oversee the finances and regulatory duties. Tim Kerrigan is now Vice Chairman and the Designated Broker for the firm overseeing the Brokerage Teams. R.J. is Chairman of the Board and will still be an active part of the management team, but will focus on business development and strategic growth, leaving day-to-day operations to the new executive team. Steve and Jerry are still around and available to offer their advice and wisdom (at least that's what they like to think). The new management team has been around and involved long enough to have learned the value of the culture and character established over the years. Steve, Jerry and R.J. are proud of the growth and success of the firm and very confident in the new management team.



Jerry Heinrichs & Steve Farrell
Co-Founders

RJ Neary, CCIM, SIOR, CRE
Chairman



Tim Langan
President

Laura Hansen, NALP, CAM
Director of Property Management



Ryan Zabrowski, CCIM, SIOR, CRE
Secretary/Treasurer



Tim Kerrigan, CCIM, SIOR
Vice Chairman - Designated Broker

LANOHA REAL ESTATE COMPANY'S 1416 DODGE STREET WILL ADD OFFICE SPACE TO OMAHA'S SKYLINE

Downtown Omaha is in the midst of a resurgence with development projects underway totaling over \$1.2 billion. Some of these development projects are nearing their completion of construction such as The Capitol District and Kiewit's new headquarters. Others are in the beginning phases such as the Riverfront Revitalization project including a \$100 million science center announced in late August, Omaha Performing Arts' \$109 million live music venue, and the \$500 million Conagra campus redevelopment. Each development will help shape downtown Omaha into a vibrant destination, which will help attract and retain talent.

Not included in the \$1.2 billion of development projects underway, but just as pivotal to downtown Omaha's resurgence, is Lanoha Real Estate Company's planned 30-story skyscraper located at 1416 Dodge Street. 1416 Dodge is a \$200 million



development planned on Union Pacific's former headquarters site. The skyscraper consists of two towers – one 27 stories and the other 30 stories – with an offset core allowing for a wide open floor plate full of natural light. Approximately 700,000 square feet of corporate office space will sit atop an enclosed parking structure, retail spaces, hotel rooms and entertainment. The 11th floor “sky lobby” features space for restaurants and bars, a fitness center and outdoor seating.

Investors Realty is proud to partner with Lanoha Real Estate Company to secure tenants for this iconic downtown development.



More information on the 1416 Dodge building can be found at: <https://lanoharealestate.com/portfolio-item/1416dodge/>

EFFECTIVE DATES

From time to time we get questions concerning the effective date of leases or purchase agreements. Our recommended course of action is to expressly state the effective date in the agreement because it helps avoid any confusion or doubt as to that issue in the future. However, in the absence of providing an express effective date, the effective date automatically defaults to the date that the agreement is signed by both parties and “dispatched.” So, in addition to stating the effective date in the agreement, dating each signature becomes important, as well as documenting how and when the last signature is delivered or dispatched. Again, in the absence of an express effective date, the effective date would be the date that the agreement or lease is fully executed and dispatched to the other party.

By way of illustration, if a contract is signed by both parties on Friday the 1st but the final “delivery” or “dispatch” (via mail or email) does not occur until Monday the 4th, then the effective date would be the 4th, not the 1st. The date received is not relevant.

There are also some misconceptions about how to handle a contingency or condition where the end date falls on a weekend or holiday. Again, sometimes the expiration date for meeting contingencies and conditions of contracts is specifically identified. However, many times the expiration date is based on the effective date, e.g. 60 days after full execution. In these cases, the expiration is the exact date even if it falls on a weekend. So, if a contingency expires on a Sunday and you wait until Monday to notify the other party, it is too late. It would be better to do it on Friday in that case or to add a provision to the agreement which indicates that if a date of importance falls on a holiday or weekend, then such date of importance shall automatically be deemed to fall on the succeeding business day.

If you have any questions on effective dates or any other term of your lease or purchase agreement, please feel free to contact a member of our team.

COMMERCIAL PROPERTY AUCTION

INVESTORS REALTY IN PARTNERSHIP WITH NITZ AUCTIONS



Investors Realty, Inc. is excited to announce our Fall 2020 live auction event in partnership with Nitz Auctions! On Thursday, October 15, 2020 we will hold a multiple-property auction. The event will take place at the Marriott Regency Ballroom, which will allow plenty of space for social distancing. The auction will also be available online through Proxibid.

The idea of a multiple-property auction came to fruition due to the coronavirus pandemic. In a matter of weeks all of our lives were changed, and we were left learning new ways of living, working and socializing. The commercial real estate industry has also been impacted. Many offices have transitioned to work-from-home for the time being, restaurants and shopping centers were closed down for a period of time, and new social distancing guidelines are now in place for most businesses.

"The coronavirus has created a mind shift for some real estate owners," said R.J. Neary. "And we think the current environment provides us with an opportunity to help our clients in new ways."

In the Greater Omaha area, there are a lot of "lazy" real estate assets sitting vacant and we want to help these properties see some action. These assets are either not being used to their highest potential or are not producing income at all. In some cases, the properties were acquired through family or business by owners who never intended to retain the properties. We want to assist owners in maximizing their return on these assets.

We have worked with Jay Nitz at Jack Nitz & Associates on personal equipment and real estate property auctions in the past and have developed a strong relationship with his company. We are excited to team up with these auction experts to help get these properties sold!

A real estate property auction holds many benefits. An auction:

- reduces long-term holding costs
- accelerates the sale of your property
- provides an enlarged buyer pool
- welcomes serious buyers and sellers
- facilitates competitive bidding, which gives the best determination of property value
- allows the seller to know exactly when the property will sell and close
- is useful for estate planning and can simplify your portfolio
- repurposes or shifts capital for better opportunities
- creates market attention and excitement
- provides comprehensive information packets to buyers prior to the event, which eliminates surprises and delays in closing or renegotiations

We look forward to this event in October and welcome you to join us!



To discuss adding your property or for more details about our Fall 2020 Auction, please call:



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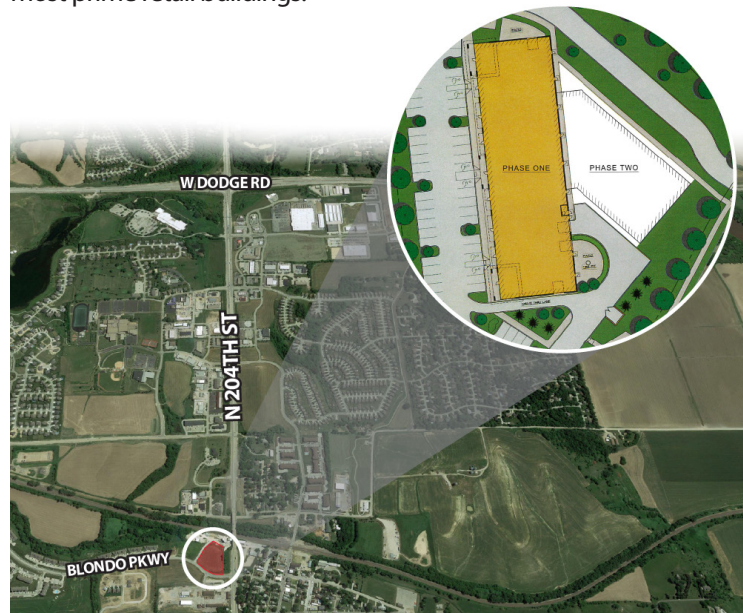
FEATURED TRANSACTION

NEW RETAIL/FLEX BUILDINGS ON TAP FOR ELKHORN AREA

KVI Associates, a local developer and client of Investors Realty for over 30 years, recently purchased 4.8 acres just east of 204th Street at Blondo Parkway in Elkhorn. Clint Seemann and Lee Ehlers assisted KVI in the acquisition of this site. Grading has begun for development of three retail/flex buildings, which will total approximately 38,000 square feet when complete. The first building will contain approximately 18,900 square feet and should be ready for occupancy in the Summer of 2021.

The 204th Street corridor has seen a healthy level of new development activity in this same “retail/flex” category. As land and construction costs have increased over the past five to seven years, we have seen an increased appetite for this type of product, which varies from the typical prime street retail strip. The retail/flex buildings are a little more cost-conscious in design and construction. They have drive-in doors at the rear and are slightly taller in height. According to Brian Kuehl, leasing agent for KVI, retail/flex buildings are attracting a wide variety of users from retail to service to office. Types of tenants you might see are those that generally serve the neighboring areas, including gyms, recreational users, showrooms and small office users who prefer a storefront. Rents for retail/flex buildings can run

30% to 50% less than prime retail buildings. Tenant Improvement allowances from landlords to tenants are generally lower than in most prime retail buildings.

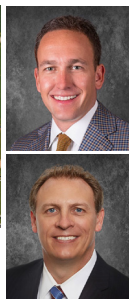
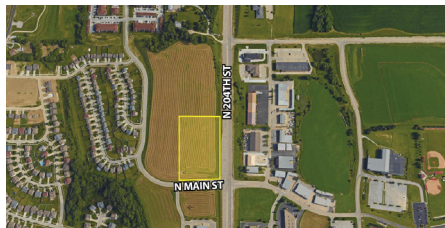


A FEW OF OUR LATEST

SEPTEMBER 2020

DEALS

LAND



204TH & N MAIN ST 3.6 acres
BUYER CHI Health
AGENTS Brian Kuehl & Tim Kerrigan, CCIM, SIOR

COMMERCIAL



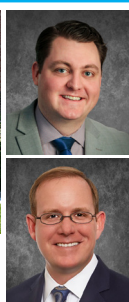
60TH & MAPLE ST 90,362 SF
BUYER Heartland Family Service
AGENT Pat Regan, CCIM

OFFICE



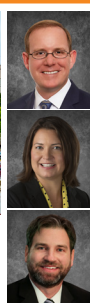
FORT CROOK ROAD N & CHILDS ROAD 93,342 SF
LESSEE Douglas County School District
AGENTS Ryan Zabrowski, CCIM, SIOR, CRE, R.J. Neary, CCIM, SIOR, CRE & Ryan Kuehl, CCIM

INDUSTRIAL



104TH & I STREET 33,120 SF
LESSEE Continental Siding MFG, LLC
AGENTS Kevin Stratman, CCIM & Ryan Zabrowski, CCIM, SIOR, CRE

INVESTMENT



71ST & MERCY ROAD 63,860 SF
BUYER 7101 Mercy Holdings, LLC
LISTING AGENTS Ryan Zabrowski, CCIM, SIOR, CRE & Jeanette Weber, CPM
BUYER AGENT John Heine, JD, CCIM

LAND

- SALE** 75.9 AC at Hwy 50 & Platteview Rd SWC, Springfield, NE to **MADDAD Land Company**
- SALE** 22.4 AC at 180th & Fort St NEC to **Charleston Homes LLC**
- SALE** 20.6 AC at 180th & Fort St NEC to **85 Seabees, LLC**
- SALE** 20.6 AC at West Center Rd & Venice Woods, Waterloo, NE to **Zink Properties LLC**
- SALE** 3.6 AC at 204th & Main St NW to **CHI Health**
- SALE** 4.9 AC at 204th & Blondo Pkwy, Elkhorn, NE to **VK Blondo Properties LP**
- SALE** 1.9 AC in Council Bluffs to **Drummond Crews and Vince Leisey**
- SALE** 1.6 AC at 180th & Burt St to **Grayscale Tommy's Express**
- SALE** 1.5 AC at 204th & Main St, Elkhorn, NE to **McDonald's**
- SALE** 1.5 AC at 108th & Giles Rd (NEC) to **Children's Hospital & Medical Center**
- SALE** 1.4 AC at 204th & Main St, Elkhorn, NE to **BHG Closing Company LLC**
- SALE** 0.4 AC at Riverfront Dr & Riverfront Plz to **River Front Row, LLC**

COMMERCIAL

- SALE** 90,362 SF at 60th & Maple St to **Heartland Family Service**
- SALE** 29,800 SF at 27th & Fletcher Ave, Lincoln, NE to **RMA Investments, LLC**
- SALE** 9,000 SF at Fort Crook Rd N & Georgia Ave to **OneWorld Community Health Centers Inc**
- LEASE** 4,800 SF at 180th & Harrison St to **Minmax LLC**
- SALE** 4,374 SF at 39th & Leavenworth St to **402 Bicycles**
- LEASE** 4,083 SF at 84th & F St to **Examine Medical, LLC**
- LEASE** 2,500 SF at 149th & Industrial Frontage Rd S to **Harvest Field Church of Christ**
- LEASE** 2,377 SF at 121st & Giles Rd to **Charter West Bank**
- LEASE** 1,682 SF at 132nd & L St to **Market Dwellings LLC**
- LEASE** 1,588 SF at 147th & Eagle Run Dr to **Paycheck Advance**
- LEASE** 1,429 SF at 42nd & Hwy 370 to **Earnest Construction Group, Inc.**
- SALE** 1,424 SF at 46th & Q St to **Catholic Cemeteries of the Archdiocese of Omaha**
- LEASE** 1,200 SF at 117th & West Dodge Rd to **My Life LLC**
- LEASE** 1,200 SF at 84th & West Center Rd to **John Jensen's Guitar Repair LLC**
- LEASE** 1,195 SF at 129th & Maple St to **Family Ties Child Enrichment Center LLC**
- LEASE** 920 SF at 204th & Blondo St to **Lindley's Clothing**

OFFICE

- LEASE** 93,342 SF at Fort Crook Rd N & Childs Rd E to **Douglas County School District**
- LEASE** 10,314 SF at 96th & L St to **Concentra**
- LEASE** 10,285 SF at 169th & Marcy St to **DMSI**
- LEASE** 9,873 SF at 180th & Burke St to **New York Life Insurance Company**
- LEASE** 8,374 SF at 132nd & Pierce St to **Raymond James & Associates**
- LEASE** 5,114 SF at 120th & Pacific St to **Moylan Kropp**
- LEASE** 4,725 SF at 168th & Frances St to **W E Stevens**
- LEASE** 4,563 SF at 12th & N St, Lincoln, NE to **New York Life Insurance Company**
- LEASE** 1,676 SF at 92nd & West Center Rd to **State Farm**
- LEASE** 1,500 SF at 108th & Maple St to **Meridian**
- LEASE** 808 SF at 205th & Nicholas St to **Walls 2 Floors, Inc.**

INDUSTRIAL

- LEASE** 91,939 SF at 72nd & F St to **Goodwill Industries Inc**
- LEASE** 33,120 SF at 104th & I St to **Continental Siding MFG, LLC**
- SALE** 16,320 SF at 140th & Industrial Rd to **HNS 2 Properties, LLC**
- SALE** 16,250 SF at 17th & Read St to **RNF Properties, LLC**
- LEASE** 6,000 SF at 84th & Lake St, Keystone Drive to **Advanced Integration Inc.**
- LEASE** 2,800 SF at 90th & Sorensen Pkwy to **The Greater Omaha Horseshoe League**
- LEASE** 2,800 SF at 90th & Sorensen Pkwy to **Priority 1 Courier and Delivery, LLC**
- LEASE** 1,955 SF at 101st & J St to **Superior Builders, Inc.**
- LEASE** 1,900 SF at 113th & Q St to **Porter Property Enterprises, Inc. an Iowa Corporation**
- LEASE** 1,250 SF at 90th & Cornhusker Rd to **Laser Wood Shapes, LLC**

INVESTMENT

- SALE** 63,860 SF at 71st & Mercy Rd to **7101 Mercy Holdings, LLC**
- SALE** 8,207 SF at 50th & F St to **Spring Manor, Inc**
- SALE** 7,441 SF at 136th & Q St to **Jerry Banks Group**
- SALE** 7,008 SF at 91st & Blondo St to **Hillman Milling, Inc.**
- SALE** 8 unit multifamily property at Park Ave & Shirley St to **Harvest Development II LLC**

SALE

**370 POINTE 42nd & Hwy 370** 12,077 SF

- Great investment opportunity with upside
- Central Sarpy County location that conveniently serves all areas of the county
- Close proximity to Offutt Air Force Base
- Located within Highway 370's main retail and office hub
- Tenants have great signage exposure to Highway 370
- Building has been meticulously maintained and building owner has routinely reinvested in property

LEASE

**MIRACLE VILLAGE 120th & Burt** 1,000 SF

- Located just off of West Dodge Road at 120th Street across from Menards
- End cap, former pilates space with front door parking
- Many residential and office customers in the area
- Anchored by Jensen Tire and is surrounded by major retailers
- Easy access with full movement signalized intersection at 120th & Webster

LEASE

**WEST SHORES RETAIL****243rd & Dodge** 1,101 - 11,308 SF

- One of a kind opportunity for high end retail space with lake views in West Omaha
- Join "A View" Wedding Venue boasting 20,000 SF of banquet space with an approximate max occupancy of 800 visitors
- Unique restaurant opportunity with outdoor patio on the water

LEASE

**THE BARKER BUILDING 15th & Farnam** 2,178 SF

- Former pet hospital now available
- 7 story historic building with 48 apartment units
- Excellent street presence and visibility
- Window display areas
- Overhead building signage
- One block from the new Gene Leahy Mall redevelopment
- One block from the Omaha Old Market District

SALE

**3262 DAVENPORT STREET**

23,703 SF

- Unique opportunity in Omaha's Gifford Park neighborhood
- Property to be sold with restricted covenant used only for educational purposes for 10 years
- Located in Omaha's redevelopment zone possibly making it eligible for Tax Increment Financing (T.I.F.)

LEASE

**ANTLER VIEW LOT 2 189th & Maple** 2,000 - 16,000 SF

- New retail strip center available for lease
- Excellent visibility to West Maple Road
- Flexible space sizes available
- Outdoor patio space opportunity on south end cap

LEASE

**WEST VILLAGE POINTE 179th & Burke** 1,414 SF

- Join Scooter's, The Urology Center and ViewPointe Vision
- Former Eat Fit Go space
- Front door parking
- Excellent visibility and access off 180th
- Available 12/1/2020

LEASE

**MONARCH PLACE 72nd & Hwy 370** 2,379 SF

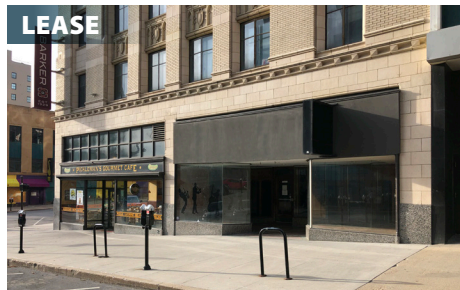
- Excellent visibility with frontage on 72nd Street and across from Shadow Lake Towne Center
- Former B2B (Bigwheels 2 Butterflies) space
- Excellent demographics
- Join: Fedex Office, IFixOmaha, La Dolce Nails, Coldwell Banker and the Hop House

LEASE

**ANTLER VIEW BUILDING 2 189th & Maple** 2,261 SF

- End cap space
- Join Code Ninja, Arbor Bank, Premier Nails, Legacy Eye Care and Mack Chiropractic
- New retail building ready for occupancy
- Rapidly expanding area of West Omaha

LEASE

**THE BARKER BUILDING 15th & Farnam** 2,565 SF

- Former lounge space now available
- Vintage woodwork with updated bar area
- Excellent street presence and visibility
- Overhead building signage
- One block from the new Gene Leahy Mall redevelopment
- One block from the Omaha Old Market District

INDUSTRIAL

SALE



13336 INDUSTRIAL RD 8,044 SF

- Industrial Condo
- Great flex space with five private offices, showroom and warehouse space
- Ability to add both drive-in and dock-high doors
- Roof replaced in 2020
- Excellent visibility to Industrial Road & easy access to I-80

SALE



7808 L STREET 44,437 SF

- Existing business relocating
- 4 dock height doors
- Perimeter fencing
- Heated warehouse
- Central Omaha location with easy access to Interstate 80
- Remodeled in 2001
- Large pole sign on L Street

SALE



15353 CHANDLER ROAD 7,605 SF

- 2.56 acres on the south side of Chandler Road
- 1.21 acres fully fenced and paved on the north side of Chandler Rd
- Freestanding office building (2,572 SF) with unfinished basement
- Warehouse on south lot (3,253 SF)
- Freestanding storage building (1,500 SF) on north lot
- Potential rail access

LEASE



1000 WEST UPLAND AVENUE Lincoln, NE 120,000 SF

- Well-maintained industrial building with recently remodeled restrooms and office, professionally managed
- 11 dock doors, all with hydraulic lifts
- Partial air conditioning in warehouse for production/assembly space
- Can accommodate up to 12,880 pallet positions
- Can be divided

SALE



4433 S 94TH STREET 88,079 SF

- Manufacturing warehouse, entire building is heated/cooled
- Excellent access to both I-80 and I-680
- 3 complete locker rooms with showers
- Large employee break room/lounge
- 7 dock height doors with levelers and 1 drive in door
- Platform scale
- Concrete trailer parking - not fenced

LEASE



2210-2246 S 156TH CIRCLE 3,500 SF

- Located just north of W Center Rd and Bob Boozer Dr
- New paint and carpet
- Dock and drive spaces
- Very clean space

SALE



3124 SPAULDING STREET - EAST PARCEL 62,954 SF

- 1.51 acres of land with 3 buildings
- 3 drive-in doors
- 5,740 SF storage building at rear
- Highway 75 access via Ames Avenue
- Close proximity to Eppley Airfield

SALE



3124 SPAULDING STREET - WEST PARCEL 20,760 SF

- Two-tier Industrial warehouse perfect for contractors
- Two large (15' x 20') drive-in doors, well suited for contractors
- Ability to expand with adjacent lots available to the west
- Highway 75 access via Ames Avenue
- Sewer accessible from Spaulding St. to John A Creighton Blvd
- Close proximity to Eppley Airfield

OFFICE

LEASE



MOBA BUILDING

156th & Ruggles 9,742 SF

- Great for special events, showrooms, education, and religious users
- Space features two large offices, a conference room, large open area, and full service kitchen
- Walk-out patio featuring beautiful landscaping adjoining lower level
- All amenities including shops, restaurants, and recreation within the immediate area

SALE



BROOKFIELD SOUTH 158th & Center 23,346 SF

- 100% occupied Investment Opportunity
- Great Tenant mix with 5 separate leases
- Visibility to W. Center Road and close to west Omaha services including Legacy and Lakeside
- Large multi-tenant monument sign along West Center Rd.
- Well maintained facility with recent capital improvements including parking lot

LEASE

**EXEC CENTER I 90th & Western** 7,895 - 42,116 SF

- A mix of open space, meeting rooms, large training rooms, breakout areas, and break room
- Fitness facility on site
- Located in the center of Omaha near 90th & W Dodge Rd
- All amenities in the area including Westroads Mall, Top Golf, restaurants, hotels, and recreation
- Monument signage available along 90th St & Western Ave

LEASE

**EXEC CENTER II 91st & Western** 8,522 - 52,902 SF

- Flexible floor plans; mix of open space, meeting rooms, large training rooms, breakout areas, and fun break rooms
- Fitness center with shower and locker room on site
- Located in the center of Omaha near 90th & W Dodge Rd
- All amenities in the area including Westroads Mall, Top Golf, restaurants, hotels, and recreation
- Monument signage available along 90th St & Western Ave

LEASE

**BURLINGTON PLACE 10th & Farnam** 1,223 SF

- Heart of downtown Omaha with direct access to Gene Leahy Mall
- Many shops and restaurants are within walking distance
- Includes janitorial within the suite 5 nights a week
- Includes all utilities

SALE

**PAPIILLION PROFESSIONAL PARK 72nd & Halleck** 1,885 - 21,451 SF

- Entire building purchase provides owner-user an income opportunity and the ability to grow in the future
- Condo purchase provides owner-user the opportunity to purchase a portion of the building that fits specific size requirements

LEASE

**NICHOLAS PLAZA 205th & Nicholas** 1,186 SF

- Park at your front door
- Private offices
- Affordable rate
- Quick access to West Dodge Road
- Dining and shopping amenities in the immediate area
- Well maintained, professionally managed property

SALE

**7930 BLONDO STREET** 4,032 SF

- Great midtown location
- An owner-user can own the building for less than leasing
- Space is currently being used as traditional office space and a dental office
- Income from residential tenant in lower level
- All shopping and dining amenities in the immediate area

LEASE

**ALTECH PLAZA BUILDING B 147th & D St.** 1,856 SF

- Park at your front door
- Well maintained, professionally managed property
- Located just off of 144th & F St with all amenities in the immediate area
- Abundant parking with a ratio of 5 stalls per 1,000 sq. ft.

SALE OR LEASE

**ALTECH PLAZA II CONDOS - BUILDING F 148th & F St.**

- 1,856 - 11,136 SF
- Available December 2020
- Park at your front door
- Well maintained, professionally managed property
- Located just off of 144th & F St with all amenities in the immediate area
- Abundant parking with a ratio of 5 stalls per 1,000 sq. ft.

SALE OR LEASE

**ALTECH PLAZA II CONDOS - BUILDING E 148th & F St.**

- 2,239 - 9,014 SF
- Available December 2020
- Park at your front door
- Well maintained, professionally managed property
- Located just off of 144th & F St with all amenities in the immediate area
- Abundant parking with a ratio of 5 stalls per 1,000 sq. ft.

LEASE

**SOUTHWESTERN PLAZA 143rd & Hillsdale Cir.** 4,926 SF

- Great mix of office space, conference rooms, break area, and industrial warehouse space - park at your front door
- Various amenities in the immediate area
- Abundant parking with a ratio of 3.6 stalls per 1,000 SF
- Each space includes two (2) 10' x 10' drive-in doors
- New roof and HVAC units
- New paint and carpet included with a 3 year lease

LEASE

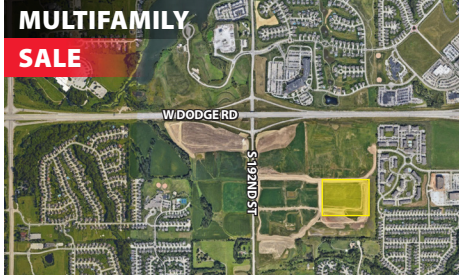
**17807 BURKE STREET** 5,902 SF

- Located south of Dodge Street in close proximity to Village Pointe, Omaha's premier 600,000 SF destination for open air, upscale shopping, delicious dining choices and entertainment for all ages.
- A portion of the 4th floor available with floor to ceiling windows and nice views

LEASE

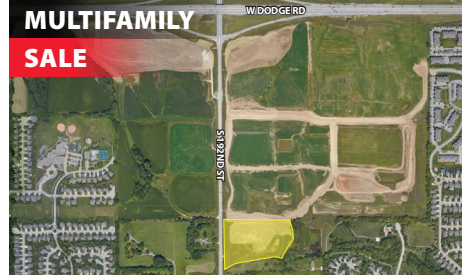
**930 S 48TH STREET** 2,204 - 4,506 SF

- Excellent Midtown location near Blackstone, UNMC, and Midtown Crossing
- Abundant on-site free parking
- Unique brick exterior design
- Great mix of private offices and open space with lower level flex space
- Many shopping and dining amenities in the immediate area



**MULTIFAMILY
SALE**

- AVENUE ONE 192nd & West Dodge Rd. 18.23 acres**
- AVENUE ONE is truly unique in Omaha. A high quality, high density mixed use development on West Dodge Road, Omaha's primary east-west corridor.
 - Civic minded - workable, walkable and livable - parks, trails, and paths for walking and biking
 - Approximately 700,000 SF of office and 1,500 residential units envisioned at the AVENUE ONE development



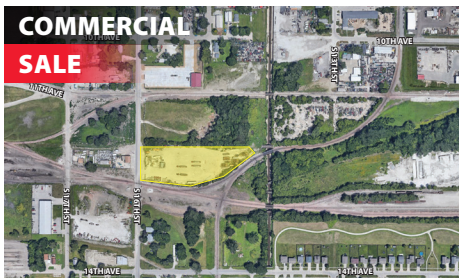
**MULTIFAMILY
SALE**

- 192ND & HARNEY STREET 10.44 acres**
- Adjacent to AVENUE ONE mixed-use development containing planned office, residential and retail
 - Asking +/- \$11,000 per planned multifamily unit
 - Highly desirable access to W. Dodge Road via 192nd Street
 - AVENUE ONE will feature 700,000 SF of office and a main street retail concept, connected to and surrounded by Omaha's premier single family housing stock



**SENIOR LIVING
SALE**

- AVENUE ONE 192nd & West Dodge Rd. 4-21 acres**
- AVENUE ONE is truly unique in Omaha. A high quality, high density mixed use development on West Dodge Road, Omaha's primary east-west corridor.
 - Civic minded - workable, walkable and livable - parks, trails, and paths for walking and biking
 - Approximately 700,000 SF of office and 1,500 residential units envisioned at the AVENUE ONE development



**COMMERCIAL
SALE**

- 1201 S 16TH STREET Council Bluffs, IA 2.25 acres**
- I-2 zoning
 - Open level lot with small service building



**COMMERCIAL
SALE**

- 12221 RAINWOOD ROAD 66.43 acres**
- This property has been used as a landfill for building materials. The current permit goes to Sept. 2022. There remains 49,100 cubic yards of capacity in the current cell.
 - There are approximately 40 acres currently used for agriculture that could expand the capacity of the site for many years.



**COMMERCIAL
SALE**

- 1020 SOUTH STREET Gretna, NE 3.74 acres**
- Located in the heart of Gretna
 - Some concrete for parking
 - Storage building - approx. 4,000 SF
 - Garage/Service building - approx. 3,028 SF



**COMMERCIAL
SALE**

- OAK VIEW PLACE 144th & Dupont St. 6.7 acres**
- Rare infill ground located in the heart of West Omaha
 - 6 minutes to interstate or West Dodge Road
 - Located next to Heartwood Preserve, \$1 billion new residential and commercial development
 - Strong demographics with median household incomes of \$90,000+ within 3 miles
 - Inexpensive and flexible site could be good for mini storage



**COMMERCIAL
SALE**

- 9304 S 97TH STREET 1.19 acres**
- Portal Road visibility and frontage
 - 1.19 acres fenced
 - I-2 zoning
 - Convenient La Vista location with easy access to Interstate 80



**COMMERCIAL
SALE**

- 6 HUPP DRIVE 96th & Portal 1.13 acres**
- I-2 Zoning
 - Easy access to Interstate 80



**COMMERCIAL
SALE**

- SPORTSCENTER PROPERTIES 120th & I St. 6.7 acres**
- Located 2 miles from 2 of the top intersections of Omaha's MSA (120th & 132nd St)
 - Potential uses include self storage lot, flex space, affordable offices, youth sports complex, warehouse, or showroom
 - Hard to find General Industrial (GI) zoning in the city of Omaha
 - Reasonable priced ground in a great location
 - Area surrounded by various amenities



**COMMERCIAL
SALE**

- 1508 MARCY STREET 0.8 acres**
- Adjacent to The Old Market
 - Within a few minutes walk to newly developed Capitol District (new multi-use development with many bars and restaurants)
 - Rare infill redevelopment site
 - Possible users could be market rate or LIHTC credit apartments, self storage, or office building



SALE

- 17605 AND 17645 WRIGHT STREET 105,000 SF**
- Portfolio of two attractive, well maintained single-tenant Class A office buildings
 - Property is the headquarters for Orion Advisor Solutions, with approximately 1,000 employees and \$1 trillion under its Turnkey Asset Management Program (TAMP)
 - 11 years of lease term remaining

INVESTMENT OPPORTUNITY