

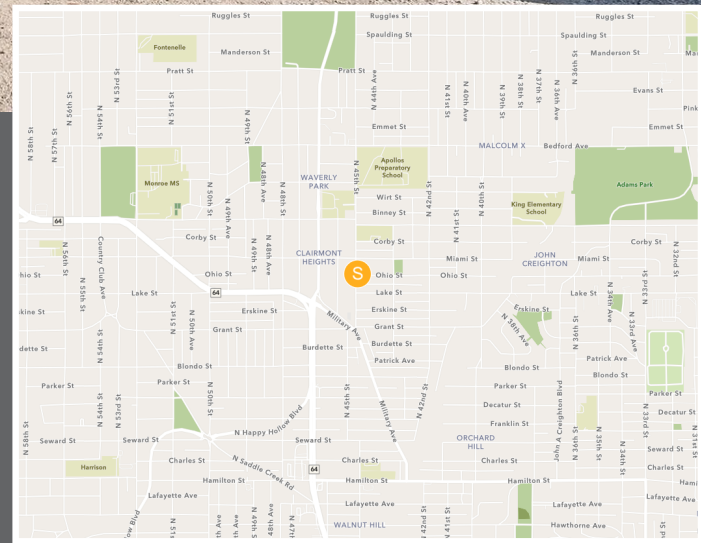
45th Street Lofts & Commercial Shop

2601/2603 N. 45th St
Omaha NE 68104



HIGHLIGHTS:

- » GI Zoning Heated Shop 1260 SF w/ 975 SF Office
- » 3 Residential Units w/ Loft Style Finishes & 14' Ceilings
- » Property Fully Renovated in 2021
- » Photocell Exterior Lighting
- » Office has a Walk-out basement with W/D hookups
- » Fenced Side Yards



Exclusively Marketed by:

Lisa Marie Pringle

BHGRE Commercial

Realtor

(402) 660-9078

lisa.pringle@betteromaha.com

20150747



RESIDENTIAL

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Move-in Date	Lease End
2603	2 bd + 1.75 ba	1,289	\$1.31	\$1,690.00	\$1,690.00	02/01/2026	01/31/2027
2603 1/2	2 bd + 1.75 ba	1,302	\$1.22	\$1,590.00	\$1,590.00	04/01/2026	04/30/2027
2601 1/2	2 bd + 1.5 ba	1,011	\$1.47	\$1,490.00	\$1,490.00	07/01/2026	06/30/2027
Totals / Averages		3,602	\$1.34	\$4,770.00	\$4,770.00		

COMMERCIAL

Suite	Tenant Name	Square Feet	% of NRA	Lease Start	Lease End	Monthly	PSF	Annual	PSF
2601		2,235	48.18%	08/01/26		\$2,049	\$0.92	\$24,585	\$11.00
	Totals:	2,235				\$0		\$10,243	
	Totals (Includes Vacant Space)					\$2,049		\$34,828	

PROPERTY SUMMARY	
Number of Units	4
Building SF	4,639
Outbuilding SF	1,260
Land Acres	.22
# of parcels	1
Year Built	1918
Year Renovated	2021
Zoning Type	GC-General Commercial
Land SF	9760

INVESTMENT SUMMARY	
Price	\$725,000
Price PSF	\$156.28
Occupancy	100%
NOI (CURRENT)	\$45,313
NOI (Pro Forma)	\$61,964
CAP RATE (CURRENT)	6.25%
CAP RATE (Pro Forma)	8.55%

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$57,240	84.8%	\$57,240	70.0%
Commercial Rent	\$10,243	15.2%	\$24,585	30.0%
Effective Gross Income	\$67,483		\$81,825	
Less Expenses	\$22,170	32.85%	\$19,861	24.27%
Net Operating Income	\$45,313		\$61,964	

EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$3,839	\$5,000
Insurance	\$5,770	\$6,500
Common Area Maintenance (CAM)	\$761	\$761
Repairs & Maintenance	\$3,000	\$4,000
Water / Sewer	\$600	\$600
Cleaning	\$1,000	
Unit Turns	\$3,600	\$3,000
Driveway	\$2,000	
Fence Repair	\$1,600	
Total Operating Expense	\$22,170	\$19,861
Expense / SF	\$4.78	\$4.28
% of EGI	32.85%	24.27%



UNIQUE INVESTMENT OPPORTUNITY – 2601 N 45TH ST

Mixed-Use Investment Opportunity with Commercial Flex Space & Residential Income

45th Street Lofts & Shops presents a unique opportunity to acquire a fully renovated mixed-use asset featuring commercial office/shop space and three loft-style residential apartments. Renovated in 2021, the property offers diversified income streams, flexible occupancy options, and CG zoning that supports a wide variety of commercial uses. Ideal for investors seeking stable cash flow or owner-users looking to offset occupancy costs with rental income, the property combines functional commercial space with modern residential units in one turnkey investment.

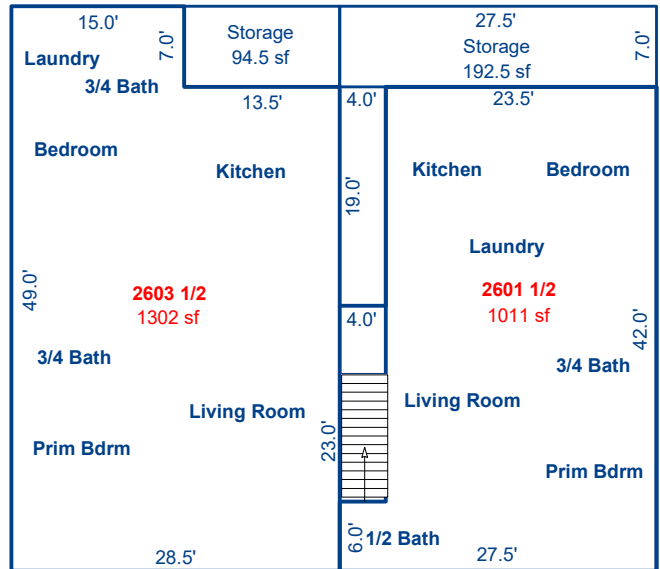
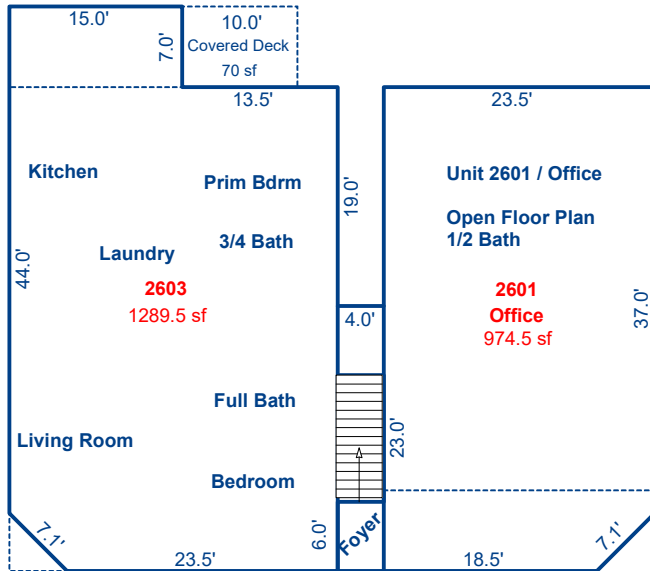
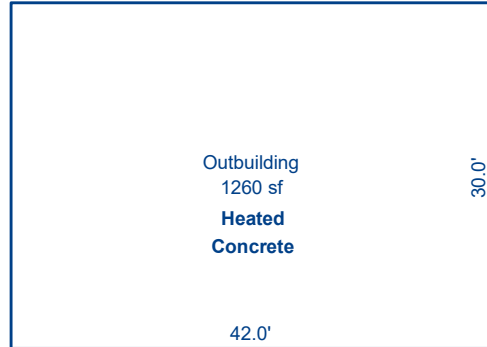
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No: Agent ID: 0252
 Property Address: 2603 N 45th St
 City: Omaha County: Douglas State: NE ZipCode: 68104
 Prepared For: Lisa Zimmerman
 Real Estate Co: Better Homes and Gardens Owner of Record: Kenneth Pringle
 Measurer Name: Mark Anding, NE R.E. Broker / Candid Creations dba 1st Realty, Inc. Measure Date: 09/05/2025

SKETCH

2 Story
2603 N 45th St
 Bsmnt Conc Block
 2111.5 sf



Unit 2603

Living Room: 20.00 x 13.04 (16.17.33)
 Kitchen: 26.03 x 13.02 (11.16.19.33)
 Gas Range, Ref, Micro, Disp, DW, Wash/Dryer
 Prim Bdrm: 13.02 x 12.01 (16.17.33)
 3/4 Bath
 Bedroom 2: 13.04 x 10.00 (1.16.17)
 Full Bath

Unit 2603 1/2

Living Room: 22.06 x 13.04 (2.11.16)
 Dining Area: 10.04 x 8.05 (2.11)
 Kitchen: 13.03 x 10.03 (3.19)
 Elec Range, Ref, Micro, Disp, DW, Wash/Dryer
 Prim Bdrm: 20.07 x 13.02 (2.11.16)
 3/4 Bath
 Bedroom 2: 13.05 x 13.01 (2.11)
 3/4 Bath
 Laundry: 7.00 x 5.01 (3)

Unit 2601 1/2

Living Room: 30.05 x 11.05 (1.16)
 Kitchen: 11.05 x 10.03 (3)
 Elec Range, Ref, Micro, Disp, DW, Wash/Dryer
 Prim Bdrm: 18.02 x 11.02 (1)
 3/4 Bath
 Bedroom 2: 12.10 x 11.06 (1)

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