

MULTIFAMILY OFFERING MEMORANDUM

PRICE: \$6,414,296

PROPERTY PROSPECTUS



PRESENTED BY:

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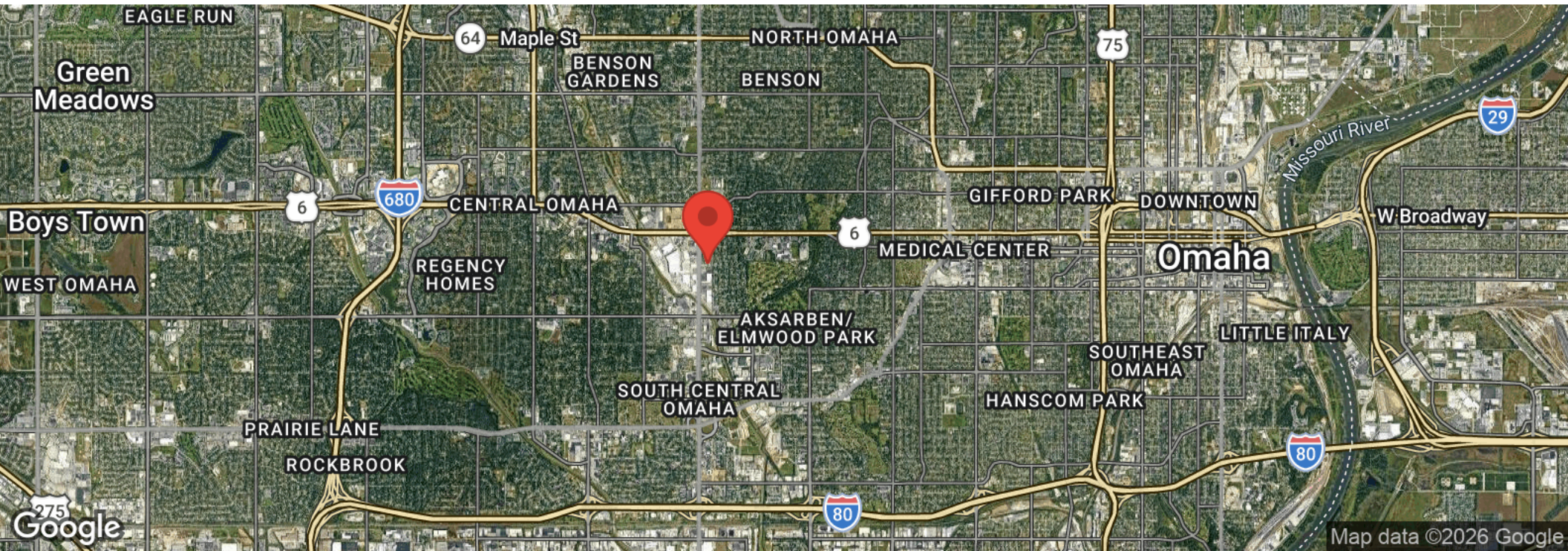
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LOCATION MAPS

Langston Loge
7110 Jones Circle | Omaha, NE 68106

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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:	\$6,414,296
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.

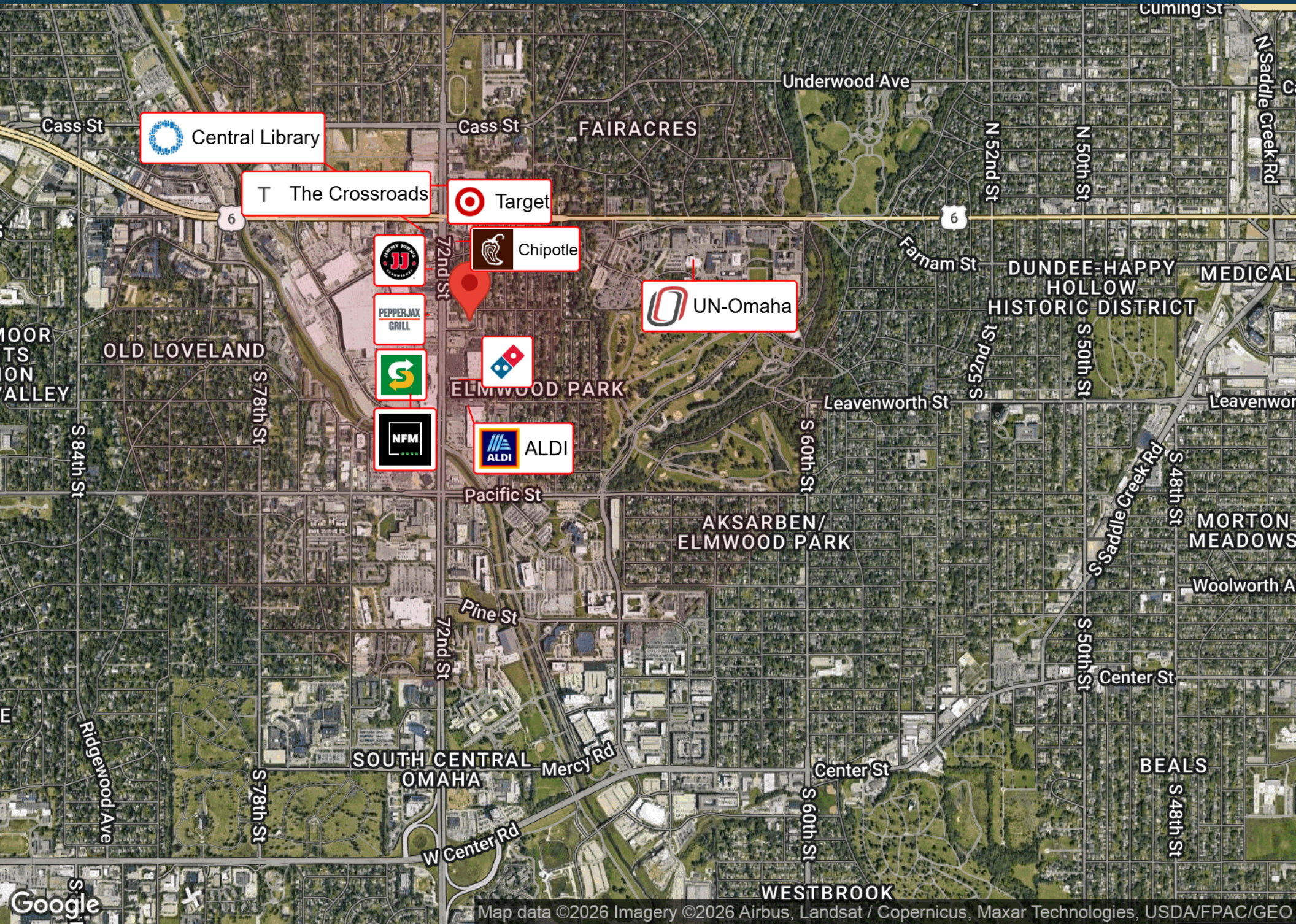
Convenience: The property is near diverse shopping and dining opportunities and is served by local bus lines.

BUSINESS MAP

Langston Loge

7110 Jones Circle | Omaha, NE 68106

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Central Library

T The Crossroads

Target

Chipotle

UN-Omaha

PepperJax Grill

PepperJax Grill

NFM

ALDI

ALDI

The Omaha Macro Advantage: Resilience Over Volatility

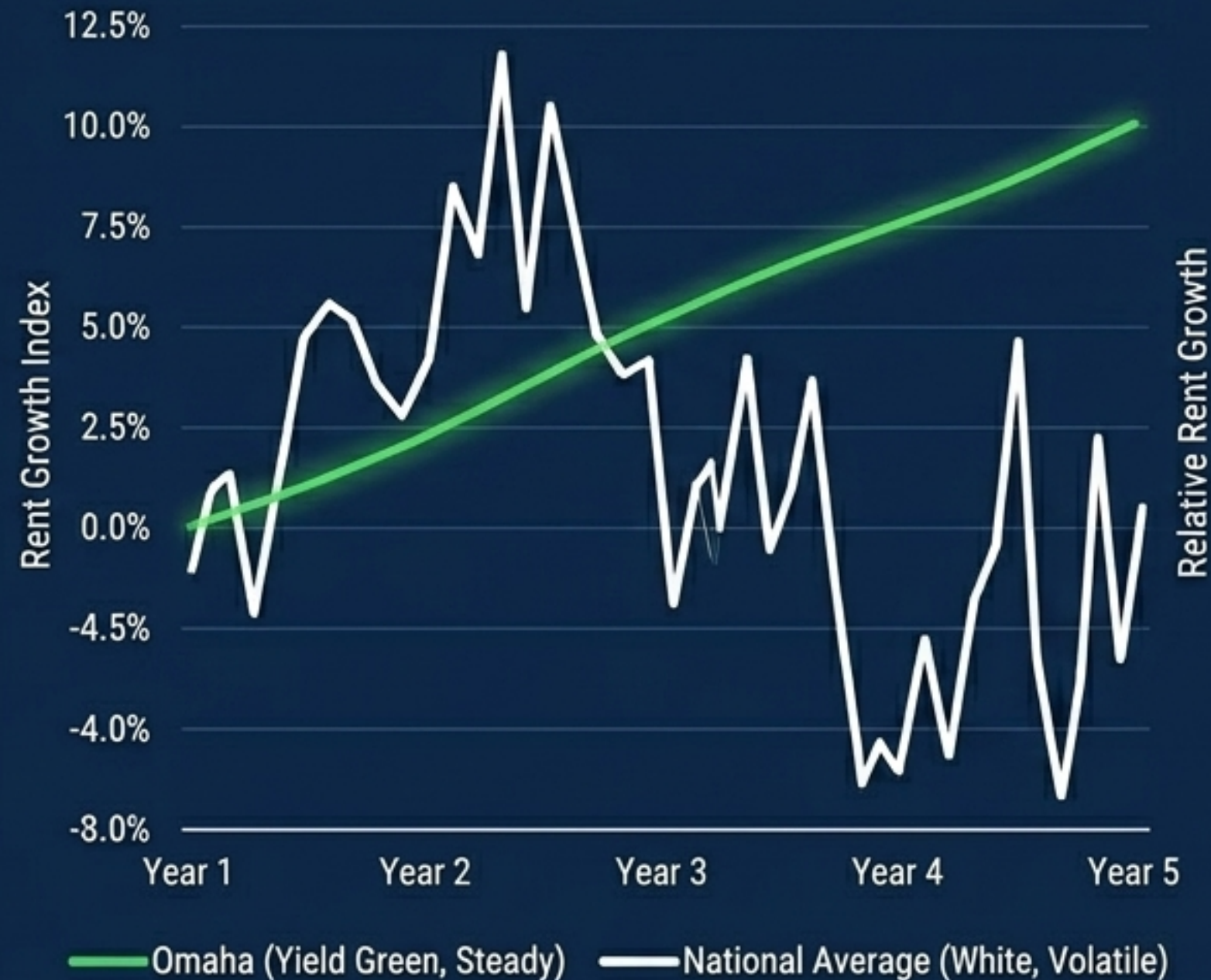
THE DATA CONTEXT

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.

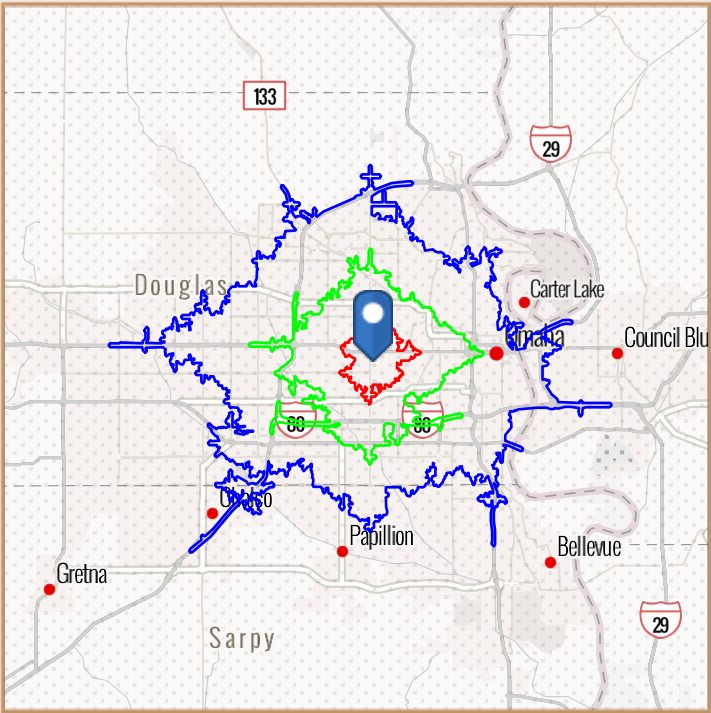
NODE 3: Elmwood Park (Walking Distance)

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 Loge
7110 Jones Circle | Omaha, NE 68106

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PROPERTY PHOTOS

Langston Loge
7110 Jones Circle | Omaha, NE 68106

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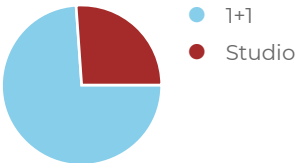


UNIT MIX REPORT

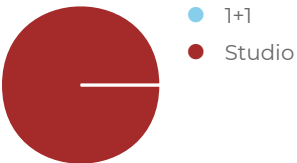
Langston Loge
7110 Jones Circle | Omaha, NE 68106

Units	Type	Approx. SF	Avg. Rents	Monthly	Market	Monthly
60	1+1	0	\$863	\$51,754	\$915	\$54,900
21	Studio	0	\$777	\$16,317	\$820	\$17,220
81		0		\$68,071		\$72,120

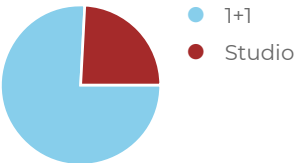
UNIT MIX



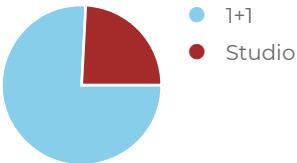
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



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T3 PERFORMANCE

Langston Loge
7110 Jones Circle | Omaha, NE 68106

Langston Apartments

September 2025 – August 2026 | Omaha, Nebraska | Prepared by Point Guard Management

+21.2%

T-3 NOI VS.
PRIOR 9-MONTH AVG

T-12 NET OPERATING INCOME

\$380,153

Sept 2025–Aug 2026 · Operational only

T-3 ANNUALIZED NOI

\$437,675

Jun–Aug 2026 avg \$36,473/mo × 12

BASE RENT GROWTH

+15.2%

\$57,336 → \$66,049/mo · Sep '25 to Aug '26

NOI Trajectory

Monthly · Sept 2025 – Aug 2026



TRAILING 3 MONTHS · JUN – AUG 2026

AUG 2026 NOI

\$42,155

↑ Best month of the T-12

T-3 MONTHLY AVG NOI

\$36,473

↑ vs. \$30,082 prior 9-mo avg

T-3 ANNUALIZED VS. T-12

+15.1%

\$437,675 vs. \$380,153 full T-12

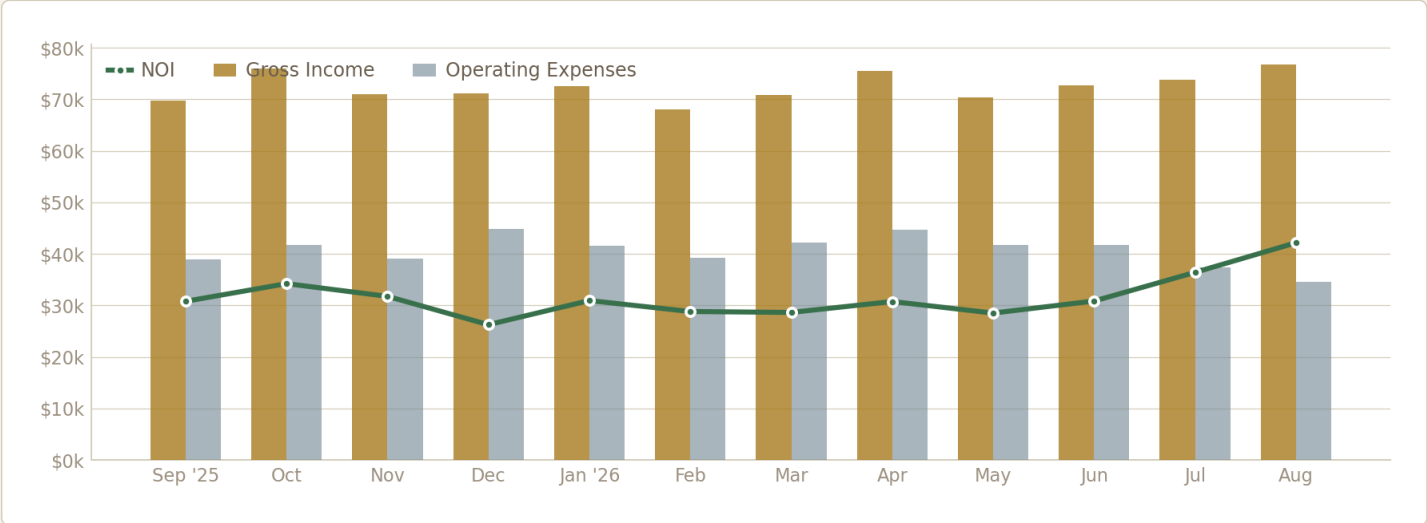
T-3 AVG MONTHLY EXPENSES

\$37,949

↓ vs. \$41,559 prior 9-mo avg

Monthly Income & Expenses

Sept 2025 – Aug 2026



T3 PERFORMANCE

Langston Loge
7110 Jones Circle | Omaha, NE 68106

Utility Recovery	11.8%	\$102,482	Management & Leasing	18.9%	\$92,015
Move-In Fees	2.2%	\$18,710	Utilities	18.6%	\$90,877
Laundry Income	0.7%	\$5,772	Property Tax Escrow	15.1%	\$73,885
Pet Fees & Rent	0.5%	\$3,921	Insurance	14.2%	\$69,367
Other Income	0.5%	\$4,181	Advertising & Promotions	5.8%	\$28,512
			Other	5.2%	\$25,511
Effective Gross Income		\$868,031	Total Operating Expenses		\$487,878

Utility Recovery Note: Gross utility costs of \$90,877 are more than offset by \$102,482 in tenant utility billings, generating a net positive spread of **+\$11,605** annually.

Prepared for Marketing Purposes Only. This financial summary is derived from the trailing twelve-month (T-12) income statement prepared by Point Guard Management covering September 2025 through August 2026, reported on a cash basis. Capital improvements and all non-operating items (debt service, asset management fees, parent company expenses) have been excluded from all figures shown. The T-3 period represents June through August 2026; the annualized NOI of \$437,675 is based on the arithmetic monthly average of that three-month period and does not constitute a guarantee of future income or performance. The “Repairs & Maintenance” category consolidates Repairs, Cleaning & Maintenance, and Supplies as reported. Insurance figures include a mid-year policy reassessment reflected in April-May 2026. Prospective purchasers should conduct independent due diligence and consult qualified legal, financial, and tax advisors prior to any investment decision. Cascade Commercial Real Estate Group makes no representation as to the accuracy or completeness of the underlying source data.



PRO FORMA SUMMARY

Langston Loge
7110 Jones Circle | Omaha, NE 68106

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Investment Summary

Price	\$6,414,296
Year Built	1990
Units	81
Price/Unit	\$79,189
RSF	54,600
Price/RSF	\$117.48
Lot Size	2.18 acres
Floors	2
APN	1919872510
Cap Rate	7.0%
Market Cap Rate	8.52%
GRM	6.71
Market GRM	6.37

Financing Summary

Loan 1 (Fixed)	\$4,910,306
Initial Equity	\$1,503,990
Interest Rate	6.25%
Term	30 years
Monthly Payment	\$30,234
DCR	1.24

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
1+1	60	\$10,351	\$621,050	\$10,980	\$658,800
Studio	21	\$9,324	\$195,804	\$9,840	\$206,640
Totals	81		\$816,854		\$865,440

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$816,854	\$865,440
- Less: Vacancy	(\$49,011)	(\$43,272)
+ Misc. Income	\$138,588	\$141,780
Effective Gross Income	\$906,431	\$963,948
- Less: Expenses	(\$457,179)	(\$417,700)
Net Operating Income	\$449,252	\$546,248
- Debt Service	(\$362,803)	(\$362,803)
Net Cash Flow after Debt Service	\$86,449	\$183,445
+ Principal Reduction	\$57,539	\$57,539
Total Return	\$143,988	\$240,984

Annualized Expenses

Description	Actual	Market
Total Expenses	\$457,179	\$417,700
Expenses Per RSF	\$8.37	\$7.65
Expenses Per Unit	\$5,644	\$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



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RECENT SALE COMPARABLES

Langston Loge
7110 Jones Circle | Omaha, NE 68106

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Langston Loge

7110 Jones Circle, Omaha, NE 68106

Sale Price	\$6,414,296
Units	81
Price/Unit	\$79,189
Price/SF	\$117.48
Acres	2.180
Cap Rate	7.0%
GRM	6.71
Year Built	1990

Units	Unit Type	Avg Rent	Size
60	1+1	\$863	
21	Studio	\$777	

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

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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



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

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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

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S Langston Loge
7110 Jones Circle
Omaha, NE, 68106
\$6,414,296

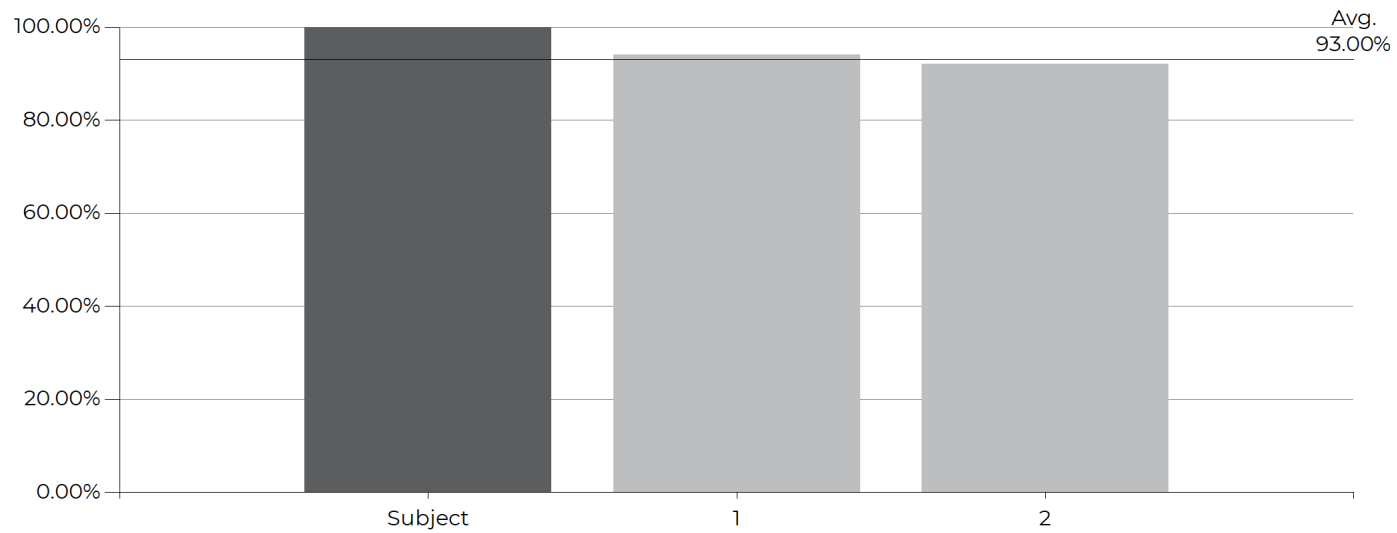
4 29 Flats Apartments
1367-1369 S 76th Ave
Omaha, NE, 68124
\$2,400,000

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

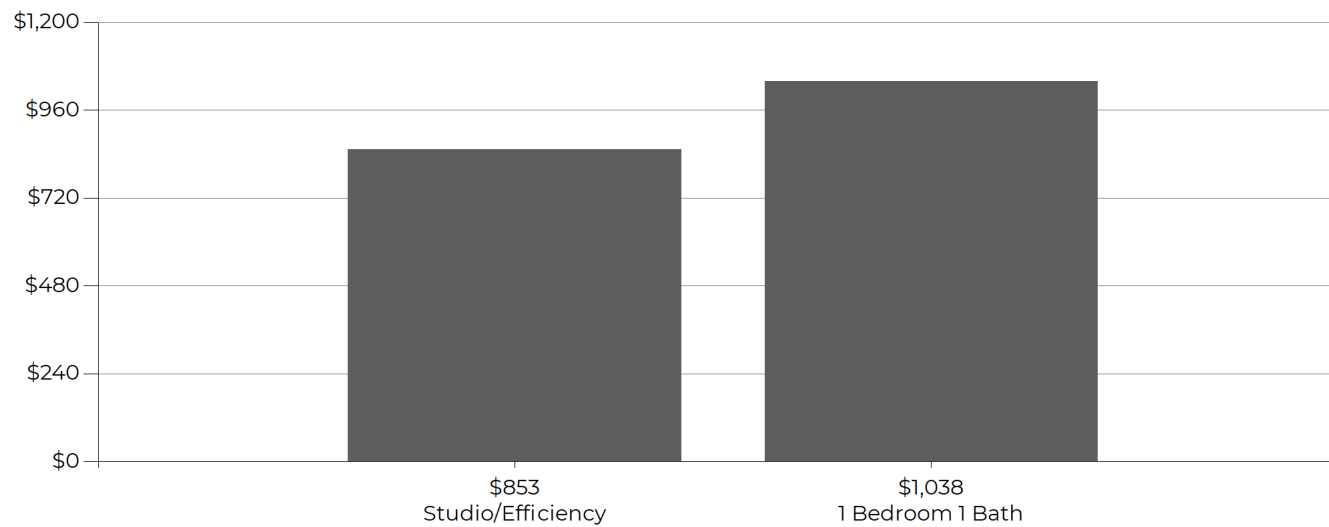
2 Place 72
2506 South 72nd Court
Omaha, NE, 68124
\$5,600,000

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

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S



Langston Loge

7110 Jones Circle, Omaha, NE 68106

Avg Rent/RSF	\$1.25
RSF	54,600
Occupancy	100%
Units	81
Year Built	1990

Units	Unit Type	Avg Rent	Size
60	1+1	\$863	
21	Studio	\$777	

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

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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

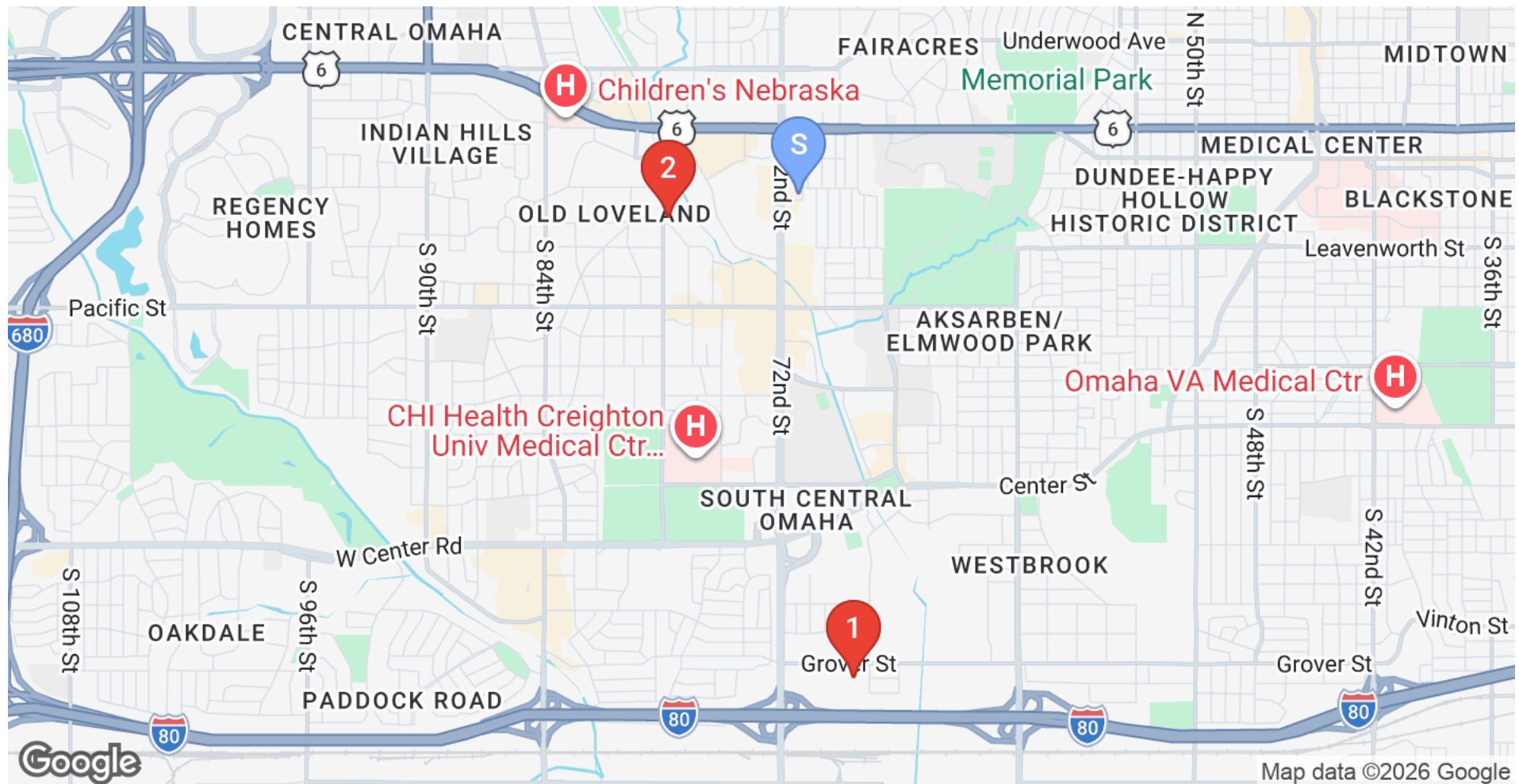
Villa Vinee Apartments

7722 Howard Street, Omaha, NE 68114

RENT COMPARABLES

Langston Loge
7110 Jones Circle | Omaha, NE 68106

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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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