13930 GOLD CIRCLE

Sale Price Reduced



IDEAL AS AN INVESTMENT OR OWNER-OCCUPANT OPPORTUNITY IN CENTRAL LOCATION!



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance



General

Owner:	Gold Street Partnership, A Nebraska General Partnership
Address:	13930 Gold Circle, Omaha, NE 68144
Legal Address:	Lot 6, Georgetown Replat 2, as surveyed, platted and recorded in Omaha, Douglas County, Nebraska
Description:	Two-story colonial style office building, consisting of a lower-level for storage and two upper-levels for office uses.

Year Built/Expanded: 1984/1996 Square Feet:

oquare rect.			
	Gross	Rentable	
Lower Level:	858	0	
First Floor:	7,914	7,105	
Second Floor:	7,914	7,486	
Total:	16,686	14,591	
Sale Price:	\$1,790,00	0	
Price/SF:	\$107.28 PC	GSF (Per Gross Squ	uare Feet)
	\$122.68 PI	RSF (Per Rentable	Square Feet)
Land Area:	0.86 Acre	s (38,900 SF)	
Parking:	52 Stalls (4	4.16 per 1000 USF))
Zoning:	General O	ffice (GO)	
Suites Statues:	Occupied	(MTM): four (4)	
	Vacant: fo	ur (4)	
Restrooms:	Two (2) se	ts, one on each flo	or
Vertical Access:	Southeast	and northwest sta	irwells & north elevator
Features:	Skylight, l	ower-level storage	

Building Structure & Systems

CONSTRUCTION

• Wood frame, brick, glass windows.

ROOF

- Flat membrane (2011). The warranty expires October 15, 2026.
- Asphalt shingle (2019). The warranty expires September 17, 2034.

MECHANICAL

- Six (6) Forced Air Furnace with Cooling Packaged Units:
 - Three (3) York 7.5- ton units installed in 2011.
 - One (1) York 6-ton unit installed in 2011.
 - One (1) York 3-ton unit installed in 2011.
 - One (1) Lennox 7.5-ton unit installed in 2016.

Location

The Property, along with several similar sized office buildings, align Gold Circle, north of West Center Road. Immediate access to West Center Road is via the 140th & West Center Road stoplight Intersection, just one block to the southwest. Northbound traffic can easily access abutting Arbor Street with direct connection to 144th Street, another stoplight intersection, just four blocks to the west. I-680 is three miles east of Property. Plentiful retail, dining and financial services are within the immediate vicinity.

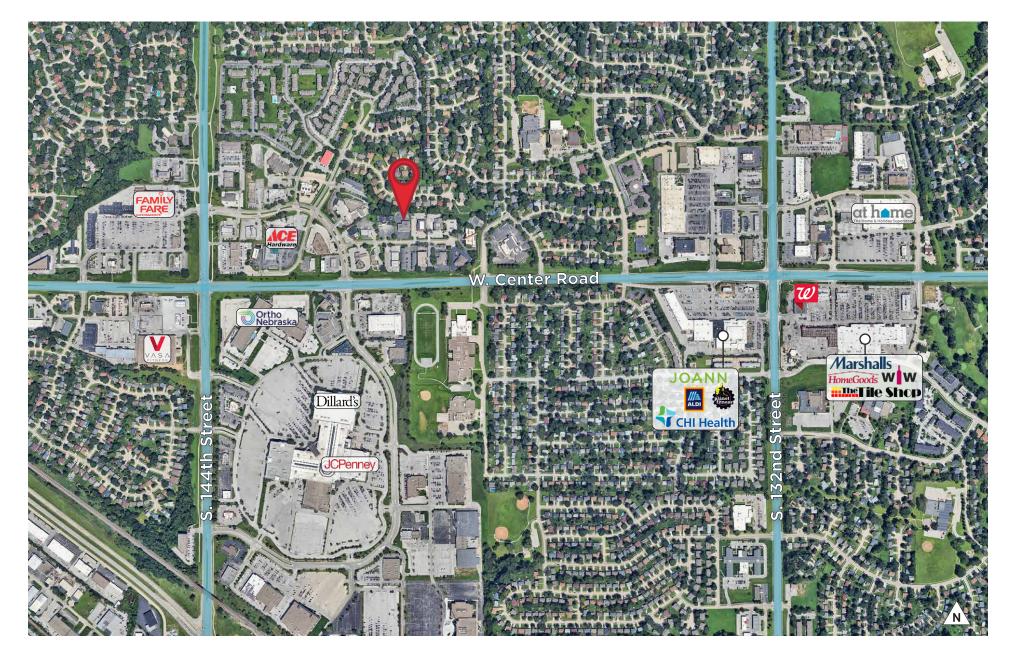
TENANT RENT ROLL AS OF MAY 31, 2024							
TENANT	SUITE #	SIZE (RSF)	LEASE EXPIRATION	SCHEDULED ANNUAL BASE RENT	SCHEDULED ANNUAL BASE RENT PRSF	COMMENTS	
TENANT A	101	1,340	MTM	\$18,000	\$13.43	Either party has 30-day notice to terminate	
VACANT	102	1,528	N/A	\$0	\$O	N/A	
VACANT	103	3,023	N/A	\$O	\$O	N/A	
TENANT B	107	1,214	MTM	\$8,508	\$7.01	Either party has 30-day notice to terminate	
TENANT C	201	3,975	MTM	\$55,812	\$14.04	Landlord has 180-day notice to terminate; Tenant, 30-day	
TENANT D	203	1,334	MTM	\$16,188	\$12.13	Either party has 30-day notice to terminate	
VACANT	205	870	N/A	\$0	\$O	N/A	
VACANT	207	1,307	N/A	\$0	\$O	N/A	
TOTAL		14,591		\$98,508			

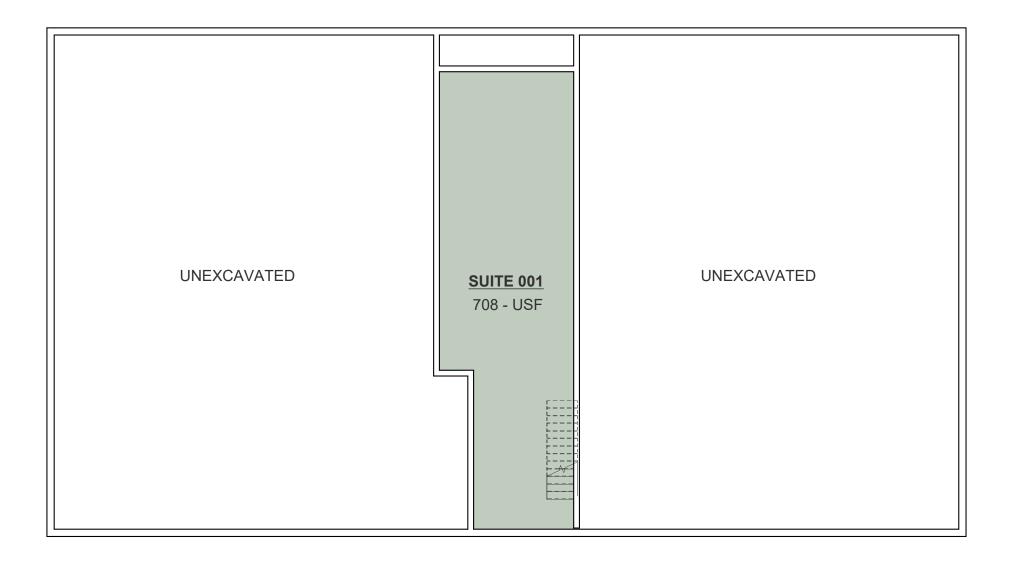
PRO FORMA (EXISTING OCCUPANCY) AS OF MAY 31, 2024						
	INCOME			\$98,508		
EXPENSES	ITEM	PRSF	ANNUAL AMOUNT			
	Elevator		\$730			
	Grounds		\$2,189			
	Insurance	\$0.40	\$5,836			
	Janitorial		\$13,132			
	Management		\$9,630			
	Miscellaneous		\$730			
	Professional Services		\$2,918			
	Real Estate Taxes		\$19,698			
	Repairs & maintenance					
	Snow Removal		\$2,918			
	Trash Removal		\$2,189			
	Utilities		\$21,887			
	Total Expenses	\$6.86		\$100,096		
	NOI			-\$1,588		



Low Altitude Aerial



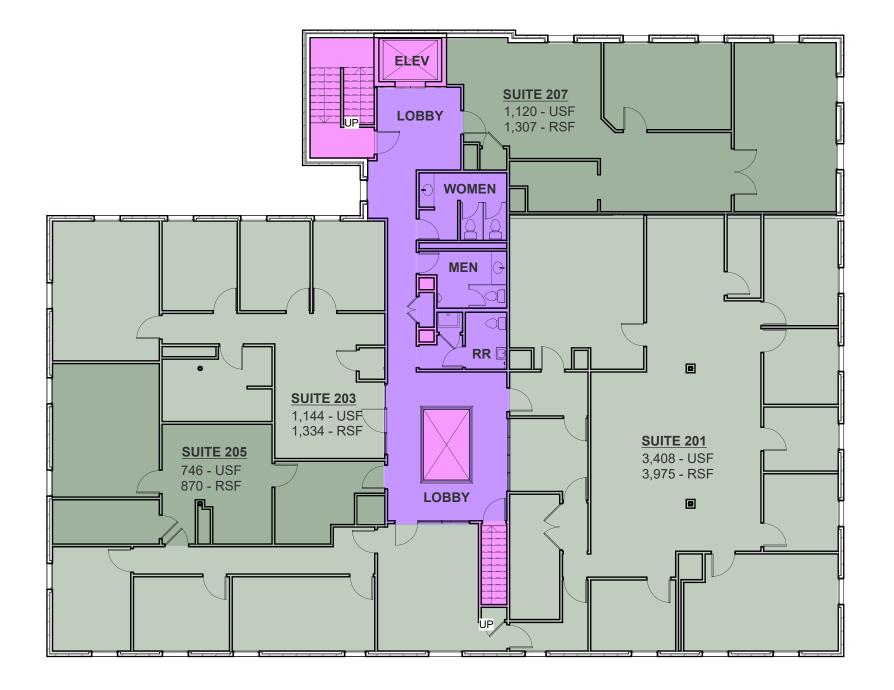






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Second Floor Plan



N



CONTACT INFORMATION

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