

Price Reduction

BigIron
REALTY



APARTMENT COMPLEXES FOR SALE

284 Apartments & 143 Garage Units in 10 Tracts
Beatrice, Fairbury, Hebron, & York, Nebraska, and Belleville, Kansas

Reduced Price \$513,000



Manor House

601 North 4th Street, Beatrice, Nebraska

This apartment complex consists of 1 apartment building with a total of 6 units. All 6 units are two-bedroom apartments. There are also 6 garage storage units on the property. A new roof has been added to the apartment building and the garages in 2023. 3 of the 6 HVAC units have been replaced by sellers. The current management has been making numerous updates to the apartments including vinyl plank floors. New appliances as needed. Kitchen and bathroom upgrades as needed.

Bedrooms (6 Total Units)
(6) 2-Bedroom
2023 Taxes: \$3,284.62
Square Feet: 6,417

Year Built: 1976
Garages: 6 Units
Heating & Air Conditioning: 6 HVAC Units

Reduced Price \$1,300,500



Townhouse

823 North 6th Street, Beatrice, Nebraska

This apartment complex consists of 1 apartment building with a total of 17 units. There are 15 two-bedroom and 2 one-bedroom apartments. A new roof has been added in 2023. All 17 of the HVAC units have been replaced by sellers. The current management has been making numerous updates to the apartments including vinyl plank floors. New appliances as needed. Kitchen and bathroom upgrades as needed.

Bedrooms (17 Total Units)
(15) 2-Bedroom
(2) 1-Bedroom
2023 Taxes: \$6,202.76

Square Feet: 13,392
Year Built: 1970
Heating & Air Conditioning: 17 HVAC Units

Reduced Price \$972,000



Carriage House

515 North 13th Street & Lincoln, Beatrice, Nebraska

This apartment complex consists of 1 apartment building with a total of 12 units. There are 11 two-bedroom and 1 one-bedroom apartments. There are also 8 garage storage units on the property. A new roof has been added to Carriage House and the Garages in 2023. 2 of the 12 HVAC units have been replaced by sellers. The current management has been making numerous updates to the apartments including vinyl plank floors. New appliances as needed. Kitchen and bathroom upgrades as needed.

Bedrooms (12 Total Units)

(11) 2-Bedroom

(1) 1-Bedroom

2023 Taxes: \$6,973.04

Square Feet: 14,337

Year Built: 1975

Garages: 8 Units

Heating & Air Conditioning: 12 HVAC Units

Reduced Price \$1,197,000



Crestwood

1710 H Street, Fairbury, Nebraska



815 17th Street, Fairbury, Nebraska

This apartment complex consists of 2 apartment buildings with a total of 14 units. All 14 units are two-bedroom apartments. There are also 20 garage storage units on the property. A new flat TPO roof is scheduled for installation on Crestwood H St. in November 2023, all 3 garage roofs will receive new roofs in November 2023. 12 of the 14 AC units either have been replaced or will be replaced in November 2023 by sellers. The current management has been making numerous updates to the apartments including vinyl plank floors. New appliances as needed. Kitchen and bathroom upgrades as needed.

Bedrooms (14 Total Units)

(14) 2-Bedroom

Crestwood H Street

2023 Taxes: \$5,582.32

Square Feet: 11,823

Heating & Air Conditioning: 8 HVAC Units

Year Built: 1985

Garages: 20 Units

Crestwood 17th Street

2023 Taxes: \$4,685.06

Square Feet: 10,376

Heating & Air Conditioning: 6 HVAC Units

Reduced Price \$2,326,500



E Street Apts



Eastview



Colonial Court

828 East Street, Fairbury, Nebraska
525 I Street, Fairbury, Nebraska
905 5th Street, Fairbury, Nebraska

This 3 apartment building are in close proximity of each other with a total of 34 units. There are 30 two-bedroom apartments and 4 one-bedroom apartments. There are also 3 garage storage units on the Eastview property. A new flat TPO roof and shingles is scheduled for installation on Eastview building in November 2023 and the shingles will be replaced on the Colonial Court building in November 2023. 16 of the 34 AC units either have been replaced or will be replaced in November 2023 by sellers. The current management has been making numerous updates to the apartments including vinyl plank floors. New appliances as needed. Kitchen and bathroom upgrades as needed.

Bedrooms (34 Total Units)

- (30) 2-Bedroom
- (4) 1-Bedroom

Garages: 3 Units

E Street Apts

2023 Taxes: \$5,216.68

Square Feet: 8,946

Heating & Air Conditioning: 10

HVAC Units

Eastview

2023 Taxes: \$3,555.30

Square Feet: 6,382

Year Built: 1973

Heating & Air Conditioning: 7

HVAC Units

Colonial Court

2023 Taxes: \$8,351.26

Square Feet: 13,704

Year Built: 1967

Heating & Air Conditioning: 17

HVAC Units

Reduced Price \$1,683,000



Pinecrest

1011 K Street, Fairbury, Nebraska

This apartment complex consists of 1 apartment building with a total of 22 units. There are 13 two-bedroom apartments and 8 one-bedroom apartments 1 of the 22 units is a commercial unit. All 22 units will receive a new heating and AC unit in November 2023. The current management has been making numerous updates to the apartments including vinyl plank floors. New appliances as needed. Kitchen and bathroom upgrades as needed.

Bedrooms (22 Total Units)

- (13) 2-Bedroom
- (8) 1-Bedroom
- (1) Commercial Unit

2023 Taxes: \$9,528.44

Square Feet: 38,677

Year Built: 1991

Garages: 20 Units

Heating & Air Conditioning: 22 HVAC Units

Reduced Price \$2,844,000



Terrace Annex



Hebron House



Terrace



Parkside Manor

130 South 9th Street, Hebron, Nebraska
915 Lincoln Avenue, Hebron, Nebraska
524 Jefferson Avenue, Hebron, Nebraska
130 South 5th Street, Hebron, Nebraska

These 4 apartment buildings are in close proximity of each other. There are a total of 45 units, there are 21 two-bedroom apartments and 24 one-bedroom apartments. Terrace has a new TPO roof installed in 2023, Terrace Annex had new shingles installed in 2023. A new steel roof has been installed on the garage units on the Terrace Annex complex. Hebron House received new shingles in 2023. 36 of the 45 AC units were replaced or will be replaced in November 2023. The current management has been making numerous updates to the apartments including vinyl plank floors. New appliances as needed. Kitchen and bathroom upgrades as needed.

Bedrooms (45 Total Units)

(21) 2-Bedroom
 (24) 1-Bedroom
Garages: 20 Units

Terrace Annex
2023 Taxes: \$3,747.80
Square Feet: 13,000

Terrace
2023 Taxes: \$2,919.90
Square Feet: 6,360

Hebron House
2023 Taxes: \$383.66
Square Feet: 792

Parkside Manor
2023 Taxes: \$6,051.64
Square Feet: 18,581

Reduced Price \$7,690,500



Regency



Villa Monterey



Arbor Villa



Villa West

633 East 10th Street, York, Nebraska
650 East 12th Street, York, Nebraska
633 East 12th Street, York, Nebraska
638 East 12th Street, York, Nebraska

This apartment complex consists of 4 building with a total of 92 units. The complex also has 68 garages throughout the complex. New roofs have been added to each of the apartment buildings and many windows have been replaced within the last 4 years. The current management has been making numerous updates to the apartments including vinyl floors. New appliances as needed. Kitchen and bathroom upgrades as needed.

Bedrooms (92 Total Units)

(78) 2-Bedroom
 (14) 1-Bedroom

Regency
2023 Taxes: \$7,099.32
Year Built: 1986
Square Feet: 17,600

Arbor Villa
2023 Taxes: \$10,759.34
Year Built: 1969
Square Feet: 31,444

Villa Monterey
2023 Taxes: \$10,746.02
Year Built: 1974
Square Feet: 33,888

Villa West
2023 Taxes: \$2,142.66
Year Built: 191972
Square Feet: 3,870

Reduced Price \$1,044,000



Apartments

1004 18th Street, Belleville, Kansas

This Apartment complex consists of 1 apartment building with a total of 16 units. All 16 units are two-bedroom apartments. 10 of the 16 AC units have been replaced by sellers. The current management has been making numerous updates to the apartments including vinyl plank floors. New appliances as needed. Kitchen and bathroom upgrades as needed.

Bedrooms (16 Total Units)
(16) 2-Bedroom
2023 Taxes: \$6,614.72

Square Feet: 15,707
Heating & Air Conditioning: 16 HVAC Units

Contact the Listing Agent
Ron Stock

402.649.3705 | ron.stock@bigironrealty.com

Reduced Price \$2,223,000



School House

720 J Street, Fairbury, Nebraska

This apartment complex consists of 1 apartment building with a total of 26 units. All 26 units are two-bedroom apartments. A new TPO flat roof is scheduled to be installed on the 2nd floor and 3rd floor in November 2023. One of the 26 AC units was replaced in 2023 and there is an additional new unit placed on the roof but not installed. The current management has been making numerous updates to the apartments including Vinyl plank floors. New appliances as needed. Kitchen and bathroom upgrades as needed.

Bedrooms (26 Total Units)
(26) 2-Bedroom
2023 Taxes: \$3,747.80

Square Feet: 55,778
Year Built: 1923
Heating & Air Conditioning: 26 HVAC Units



Thank You!



Ken Maguire

317.385.7415 | ken.maguire@bigironrealty.com



4860 33rd Avenue
Columbus, NE 68601



Office:
800.887.8625



Office:
contact@bigironrealty.com