

# Omaha Municipal Land Bank (OMLB)

## AGENDA

9:00 A.M.

Wednesday, September 18, 2024

### Meeting Location:

Metropolitan Community College-Fort Omaha Campus

Mule Barn, Building 12-Room 112

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**Omaha Municipal Land Bank Board Members:** Sharlon Rodgers – Chair, Patrick Falke – Vice Chair, Dawni Freeman – Treasurer, Bridget Bumgardner, Itzel Lopez

**Non-Voting Board Members:** Mike Riedmann, Susan Rauth, Cort Bonner, Colleen Mason, Grace-Daniele Kouassi, Todd Swirczek

**Non-Voting Ex-Officio Members:** Juanita Johnson (City Council Member), David Fanslau (City of Omaha Planning Director),

**Certification of Publication:** Omaha Municipal Land Bank Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha.

The Omaha Municipal Land Bank agenda and other information regarding the Omaha Municipal Land Bank are available on the Internet at <https://planning.cityofomaha.org/boards/omaha-municipal-land-bank>. The agendas available on the Internet are subject to change and are for convenience purposes only. The agenda may be altered no later than 24 hours before the scheduled commencement of the meeting. A copy of the official agenda, kept continually current, shall be available for public inspection during normal business hours at the City of Omaha Planning Department, 1819 Farnam Street, Suite 1100, Omaha, Nebraska. If a printed version of the complete board packet is requested by a member of the public, the request must be submitted to [info@omb.org](mailto:info@omb.org) or (402) 800-1246 24 hours prior to the meeting. If an alternative (audio version) to this agenda is necessary, please notify the Omaha Municipal Land Bank at (402) 800-1246, 72 hours in advance. The order of agenda items is subject to change.

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**Public Speaking Rules:** A member of the public is allowed to speak during the public hearing of any agenda item but must be called upon by the board prior to speaking. A member of the public is also allowed to speak if the person is invited to speak by a board member regarding an item on the agenda. Comments are restricted to the agenda item currently being discussed, or the topic the member of the public is invited to speak about. A person shall not be allowed to address the board at any other time during the meeting and shall not interrupt the board.

ITEM #	MATERIAL ATTACHED	ITEM TITLE
<b>1.</b>		<b>PRELIMINARIES (5 MIN)</b>
<b>1.1</b>		Call to Order
<b>1.2</b>		Announcement of Posted Location of Open Meetings Act
<b>1.3</b>		Recording of Notice of Public Meeting
<b>1.4</b>		Roll Call
<b>1.5</b>		Recognition of Supporters
<b>2.</b>		<b>GENERAL PUBLIC COMMENTS</b>
		Requests to Address the Board of Directors <i>Members of the public are asked to limit their comments to 3 minutes.</i>
<b>3.</b>		<b>ACTION AGENDA (20 MIN)</b>
<b>3.1</b>	X	Approval of Minutes of the August 14, 2024, Board of Directors Meeting
<b>3.2</b>	X	Approval of the August 2024 Financial Statements
<b>3.3</b>	X	Approval of Developer’s RFP
<b>3.4</b>	X	Next Board Meeting Date – October 23, 2024
<b>4</b>		<b>CONSENT AGENDA (ITEMS #6.1,6.2,6.3)</b>

<b>5</b>		<b>ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)</b>
<b>6.</b>		<b>DISPOSITIONS (10 MIN)</b>
		These items have been recommended for disposition by the Acquisitions and Dispositions Committee of the Board.
		<b><i>New Housing</i></b>
<b>6.1</b>	X	1502 Corby St (\$9,350)
<b>6.2</b>	X	4001 N 29 <sup>th</sup> St (\$1,125)
<b>6.3</b>	X	8354 Underwood Ave (\$26,000)
		<b>ACQUISITIONS (10 MIN)</b>
		These items have not been recommended for acquisition by the Acquisitions and Dispositions Committee of the Board.
		<b><i>Note Recommended for Approval</i></b>
<b>6.4</b>		1807 N 35 <sup>th</sup> St
<b>6.5</b>		1715 N 35 <sup>th</sup> St
<b>7.0</b>		<b>REPORT AGENDA (5 MIN)</b>
<b>7.1</b>		Executive Directors Report
<b>7.2</b>		Legislative Report -Catalyst
<b>7.3</b>		Finance Committee Report
<b>7.4</b>		Governance Committee Report
<b>8</b>		<b>OTHER NEW BUSINESS</b>
<b>9.</b>		<b>EXECUTIVE SESSION</b> Executive Session to discuss Labor Negotiations, Litigation, Personnel Matters, or Real Estate Matters
<b>10.</b>		<b>Adjournment</b>

Omaha Municipal Land Bank Board

**MINUTES**

August 14, 2024

**Regular Meeting:**

9:00 AM, The Mule Barn Building-Room 112  
Metropolitan Community College-Fort Omaha Campus  
5370 N 30<sup>th</sup> Street

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**Meeting Minutes:** This document states the minutes before the Omaha Municipal Land Bank Board at their Public Hearing and Administrative meeting held on Wednesday, August 14, 2024.

**Certification of Publication:** Omaha Municipal Land Bank Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Friday, August 02, 2024.

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**Voting Members Present:** Patrick Falke (Vice-Chair)  
Bridget Bumgardner  
Dawni Freeman  
Itzel Lopez

**Non-voting Members Present:** David Fanslau  
Juanita Johnson  
Mike Riedmann  
Susan Rauth  
Collen Mason  
Todd Swirczek  
Cort Bonner

**Members Not Present:** Sharlon Rodgers, Christopher Rock,

**Director Present:** Leslie Smith

**Staff Present:** Deana Walocha, In-House Counsel  
Carisma Jano, Real Estate Manager  
Kione Lowe, Executive Assistant  
Andrea Purdy-Steenholdt, Director of Operations  
Ashley Rae Turner, Director of Community Affairs

**City of Omaha Staff:** Tyler Hiipakka, Assistant City Attorney

## **Public Meeting:**

### ***1.0 Preliminaries***

#### ***1.1 Call to Order***

Falke called the meeting to order at 9:02 a.m.

#### ***1.2 Announcement of Posted Location of Open Meetings Act***

Falke stated that the Nebraska Open Meetings Law is in effect and a copy is available in the room for review.

#### ***1.3 Recording of Notice of Public Meeting***

Falke informed the public that a notice of the meeting had been published and copies of the agenda were available in the room. Falke stated the procedures of the meeting.

#### ***1.4 Recognition of Supporters***

Falke also acknowledged and thanked anonymous donors and any additional individual gifts given to the Land Bank.

#### ***1.5 Roll Call***

Roll call was taken with 4 voting members present in person and 7 non-voting members present in person.

### ***3.0 Action Agenda***

#### ***3.1 Approval of Minutes of June 12 & July 10, 2024, Board of Directors Meeting***

Falke called for a motion to approve the June 12, & July 10, 2024, Board meeting minutes. Freeman motions to approve the minutes. Bumgardner seconded.

**Motion Carried 4-0**

#### ***3.2 Approval of January Financial Statements***

Director of Operations Andrea Purdy Steenholdt presented the June 12 & July 10<sup>th</sup>. Purdy-Steenholdt started on page 11 with a brief update for June. Total liability in equity was just over

3.4 million, and compared to 2023, we see that the balance has not changed. Purdy-Steenholdt started on July 10 with more details. Purdy-Steenholdt explained the bank accounts and where they are located. Restricted net assets are being pulled over from 2023. Purdy-Steenholdt stated we will start to see those balances drop to 0 once the funds are finished being used. Purdy-Steenholdt gave an update on expenses.

Falke asked if we had a launch date for the new system. Purdy-Steenholdt responded with the update that the website was live last month.

Falke called for a motion to approve the June & July financial statements. Lopez motioned to approve. Freeman seconded.

#### **Motion Carried 4-0**

#### **3.3 Approval of 2023 Financial Audit**

Hayes and Associates' auditor, Jessie, presented a presentation. Purdy-Steenholdt pointed everyone to page 24, which was the documented draft of the audit. Jessie briefly introduced himself and described his work background. On behalf of Hayes & Associates, Jessie issued an Unmodified opinion (Clean Opinion). There were two proposed adjusting entries and two proposed reclassifying entries. There were no past journal entries or incorrect entries.

Falke called for a motion to approve the 2023 Financial Audit. Bumgardner motioned to approve. Freeman seconded.

#### **Motion carried 4-0**

#### **3.4 Resolution to Amend the OMLB By-Laws**

Walocha informed that copies of the By-Laws were sent prior to the board meeting. Walocha stated that it was mostly housekeeping updating a few by-laws. In December, we will elect a separate Audit committee, which was previously done through the finance committee.

Cheryl Weston 1124 Pacific St Omaha, Ne

Weston pointed to page 49 in the by-laws Section 2, item 3. Weston asked if this was in the previous by-laws. Walocha corrected that it was the word from word from the Statue. The City Council decides who will be members.

Weston also asked about any by-laws that state the removal of members who miss a certain number of board meetings. Walocha stated that nothing in the by-laws states that, but the statute states that the removal has to go through the city council.

Falke called for a motion to approve the 2023 Financial Audit. Freeman motioned to approve. Lopez seconded.

#### **Motion Carried 4-0**

### ***3.5 Resolution to Award Construction Services Contract under DED lot transformation project***

Walocha pointed out the request to award Washa Landscaping.

Lawrence Butler LT  
4809 NW Radial Hwy

He provided information on the 5 Bidders for this contract and gave an update on the process. Butler stated that he first checked on minority contractors, which were none. Butler stated that there were deadlines and paperwork that needed to be met and only a few met the requirements.

Lopez had a question about the outreach to the minority contractors. Smith responded with a series of outreach efforts and events geared specifically for this contract purpose. Butler stated that the effort was there, but no one came in to bid.

Reidmann asked if it would cost more to separate the scopes so that smaller companies could hold the capacity to do the work. Butler stated that it would cost more to do versus giving one company the contract.

Falke called for a motion to approve the Resolution to award construction services contract under DED lot transformation project.

Freeman motioned to approve. Lopez seconded.

***Motion Carried 4-0***

### ***3.6 Resolution to Cancel Delinquent Taxes***

Falke looked over the address and asked for any questions.

Falke called for a motion to approve the Resolution to cancel delinquent taxes.

Lopez motioned to approve. Bumgardner seconded.

***Motion Carried 4-0***

### ***3.7 Resolution to Cancel Special Assessments***

Falke called for a motion to approve the Resolution to cancel special assessments.

Lopez motioned to approve. Freeman seconded.

***Motion Carried 4-0***

### ***3.8 Resolution to Elect Governance Committee***

Falke called for a motion to approve the Resolution to Elect Governance Committee. Lopez motioned to approve. Freeman seconded.

**Motion Carried 4-0**

***3.9 Resolution to Elect Acquisition & Disposition Committee***

Falke called for a motion to approve the Resolution to Elect Acquisition & Disposition Committee.

Bumgardner motioned to approve. Lopez seconded.

**Motion Carried 4-0**

***4.0 Resolution to Elect Finance Committee***

Falke called for a motion to approve the Resolution to the Elect Finance Committee. Lopez motioned to approve. Bumgardner seconded.

**Motion Carried 4-0**

***4.1 Next Board Meeting Date: September 18<sup>th</sup>, 2024***

**Motion Carried 4-0**

***5.0 Consent Agenda (Items 7.1-7.7)***

***7.0 Acquisitions & Dispositions***

**These items have been recommended for approval by the Acquisitions & Dispositions Committee of the board.**

***New Housing***

***7.1 5073 Kansas Ave (\$9,000)***

***7.2 4523 Blondo St (\$6,800)***

***Garden***

***7.3 3312 N 28<sup>th</sup> St (\$2,550.00)***

Carisma Jano gave an overview of the acquisitions recommended for approval by the Acquisitions & Dispositions Committee.

Carisma asked if anyone had a question.

Falke asked a question on the legend that is supposed to be at the bottom of the page.

Carisma gave that update.

Cheryl Weston 1124 Pacific St Omaha, Ne

It was stated that she was a proponent in the urban garden. She noted that the idea for the garden is a good idea.

### ***Not recommended for Approval***

Carisma Jano gave an overview of the items not recommended for approval by the Acquisitions & Dispositions Committee.

***7.4 1718 William st***

***7.5 1706 S 26<sup>th</sup> St***

***7.6 4068 Bedford St***

***7.7 5323 N 8<sup>th</sup> St***

Lopez noted that the two properties were not buildable. She wanted to know more details about the colors in the legend. She also wanted to know about the non-buildable lot that was not recommended. Carisma gave an update on why the property was not recommended on an unbuildable.

Falke asked if there were any more questions.

Falke called for a motion to approve the Resolution to the Elect Finance Committee. Freeman motioned to approve. Bumgardner seconded.

### **Motion Carried 4-0**

### ***8.0 Report Agenda***

#### ***8.1 Executive Directors Report***

Leslie Smith noted the update on the properties acquired. Smith noted that the land bank is on track for when the year is over. She gave a general maintenance update. \$60,677.00 has been used to maintain the properties in inventory. Smith stated that the properties affected by the storm were not counted in this update as we are still working on fixing up those properties.

Smith called for assistance from the board members to get the word out on the bid. Smith informed us that the proposal does not call for the asking price to include doing the work that the DED is set for.

Rauth asked who decided on the parcels for the 60% AMI. Smith informed us that we are not restricting that as long as ten units are scheduled for the 60% AMI. It doesn't matter how that looks if the requirement is met. Smith pointed out the Virtual office hours for assistance in submitting the software.

Gave an invite to the Successful Buyers event on August 15.



information was given on the budget planning for 2025.  
Smith also informed the board about filling a new position.

### ***8.2 Legislative Report- by Catalyst***

Chris Jones gave a brief description of herself, her boss, and her background. She also gave a short update on the session. The session started on July 25th, and it had a very broad range for the land bank. Chris also updated us on what was on the ballot. Chris's boss spoke and explained the bills presented in this session.

JAUNITA JOHNSON Arrived at 9: 45 am

Riedmann commented that a tax drop would allow people to afford a home and asked about the 60% drop in school property taxes.

It was answered that it would not happen.

Rauth praised coming in and breaking down the bills and the process.

### ***8.3 Finance Committee Report***

No additional updates

Juanita Johnson apologized for her tardiness and gave a brief update on her reasoning.

### ***8.4 Governance Committee***

No additional updates

### ***11. Adjournment***

Falke called for a motion to adjourn.  
Lopez motioned to approve. Freeman seconded.

**Motion Carried 4-0**

**Public Meeting adjourned at 10:20 a.m.**



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## August Reporting Package

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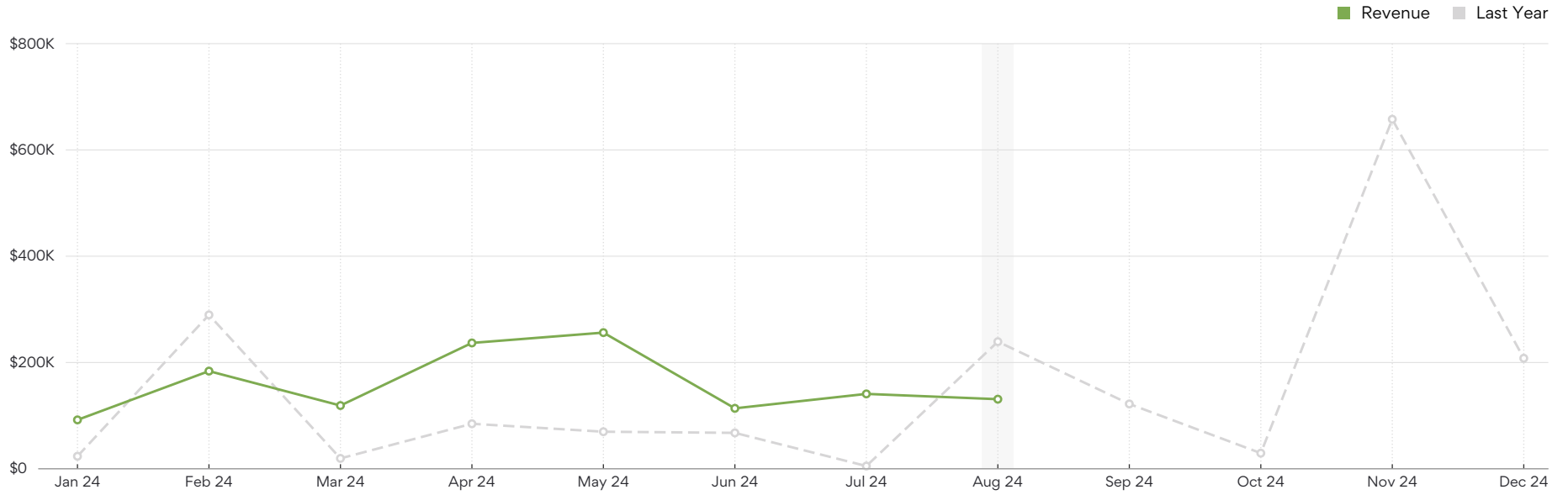
Omaha Municipal Land Bank  
August 2024

# Basis of Preparation

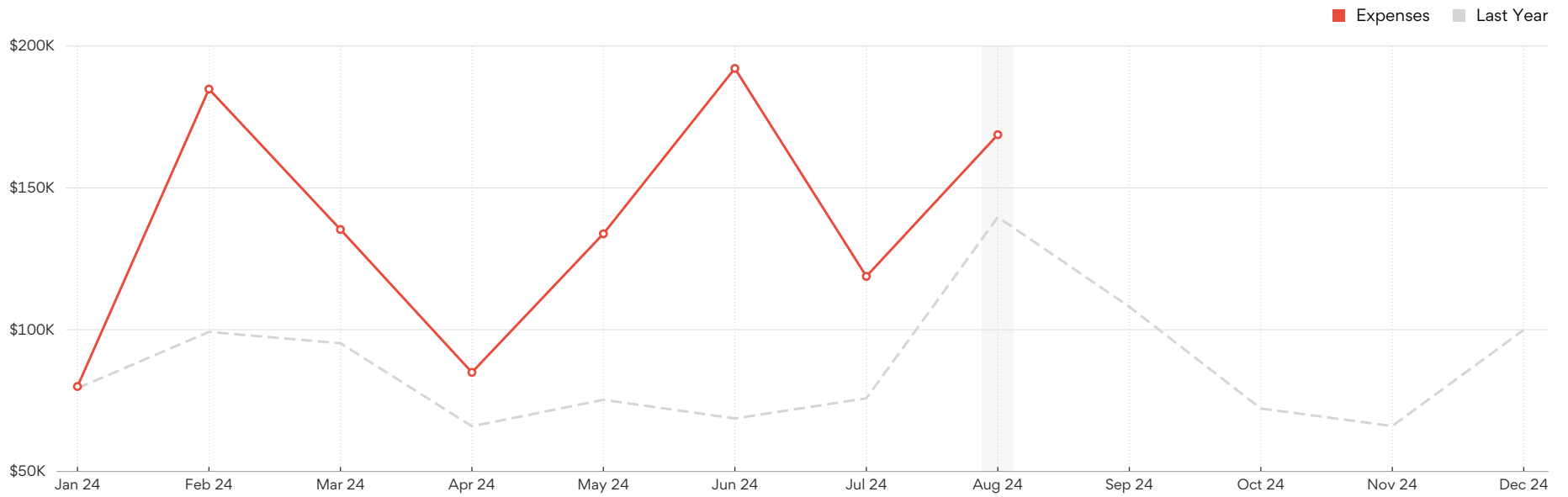
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The accompanying financial statements were not subjected to an audit, review, compilation, or engagement by RG & Associates and RG & Associates does not express an opinion, a conclusion, nor provide any assurance on them. Substantially all the required disclosures have been omitted. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions. Accordingly, the financial statements are not designed for those who are not informed about such matters.

### This year vs last year



### Expenses This year vs last year



# Balance Sheet YTD

BALANCE SHEET	2024 (YTD)	2023 (YTD)
<b>ASSETS</b>		
<b>Cash &amp; Equivalents</b>		
<b>Cash Reserves</b>		
Security National Bank Savings 4451	\$1,050,814	\$1,022,794
First National Bank Checking x6245	\$627,302	\$212,460
PayPal Bank	\$614	\$273
Petty Cash	\$0	\$4
Pinnacle Bank Checking x2235	\$659,513	\$646,142
Stripe	\$150	\$0
<b>Total Cash &amp; Equivalents</b>	<b>\$2,338,393</b>	<b>\$1,881,672</b>
<b>Other Current Assets</b>		
<b>Properties</b>		
Depository Properties Held	\$19	\$64
Properties Held for Sale	\$714,900	\$740,300
<b>Total Properties</b>	<b>\$714,919</b>	<b>\$740,364</b>
<b>Tax Lien Certificates</b>		
Subsequent Taxes Paid on Tax Lien Certificates	\$40,736	\$46,707
Tax Lien Certificates	\$123,815	\$117,454
<b>Total Tax Lien Certificates</b>	<b>\$164,551</b>	<b>\$164,162</b>
<b>Total Other Current Assets</b>	<b>\$879,470</b>	<b>\$904,526</b>
<b>Total Current Assets</b>	<b>\$3,217,863</b>	<b>\$2,786,198</b>
<b>Fixed Assets</b>		
Accumulated Amortization	(\$59,660)	(\$59,660)
Accumulated Depreciation	(\$15,421)	(\$15,421)
Computer Software	\$59,436	\$59,436
Leasehold Improvements	\$24,764	\$24,764
Office Equipment	\$2,343	\$2,343
Website	\$10,000	\$10,000
<b>Total Fixed Assets</b>	<b>\$21,461</b>	<b>\$21,461</b>
<b>Total Non-Current Assets</b>	<b>\$21,461</b>	<b>\$21,461</b>
<b>Total Assets</b>	<b>\$3,239,324</b>	<b>\$2,807,659</b>
<b>LIABILITIES</b>		
<b>Short Term Debt</b>		
FNBO Credit Card - Deana x6494	\$638	(\$186)
FNBO Credit Card-Andrea 1626	\$1,690	\$3,070
FNBO Credit Card - Leslie x5772	(\$1,839)	\$877
<b>Total Short Term Debt</b>	<b>\$489</b>	<b>\$3,762</b>
<b>Total Current Liabilities</b>	<b>\$489</b>	<b>\$3,762</b>
<b>Total Non-Current Liabilities</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Liabilities</b>	<b>\$489</b>	<b>\$3,762</b>
<b>EQUITY</b>		
<b>Retained Earnings</b>		
<b>Restricted Net Assets</b>		
Restricted - DED	\$447,425	\$0
Restricted - NIFA (Legal Assistant Staff)	\$8,456	\$30,000
Restricted - Union Pacific	\$2,912	\$0

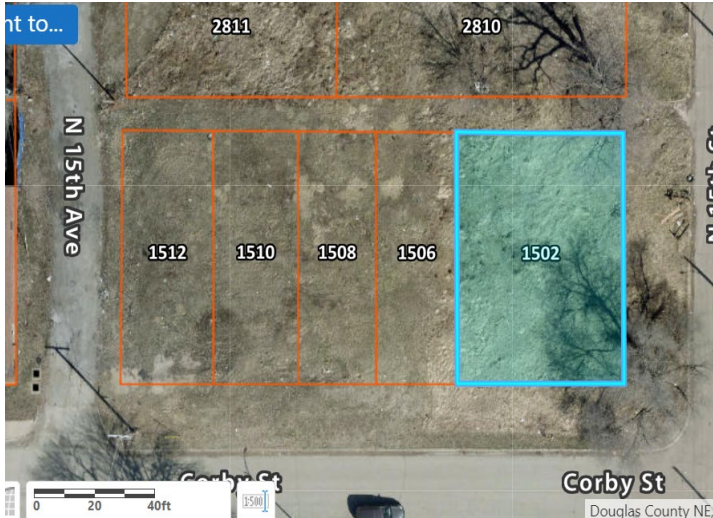
	2024 (YTD)	2023 (YTD)
<b>Total Restricted Net Assets</b>	<b>\$458,793</b>	<b>\$30,000</b>
Unrestricted Net Assets	\$2,590,979	\$2,709,507
<b>Total Retained Earnings</b>	<b>\$3,049,772</b>	<b>\$2,739,507</b>
<b>Current Earnings</b>		
Net Income	\$189,063	\$64,391
<b>Total Equity</b>	<b>\$3,238,835</b>	<b>\$2,803,898</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$3,239,324</b>	<b>\$2,807,659</b>

# 2024 Budget vs Actual

PROFIT & LOSS	2024 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
<b>Revenue</b>				
<b>Contributed Revenue</b>				
Agency/Government Grants	\$110,476	\$105,000	\$5,476	\$492,500
Board Contributions	\$2,250	\$1,250	\$1,000	\$2,500
Corporate/Business Contributions	\$8,938	\$0	\$8,938	\$185,000
Foundation/Trust Grants	\$351,255	\$660,000	(\$308,745)	\$858,000
Individual Contributions	\$0	\$0	\$0	\$11,250
<b>Total Contributed Revenue</b>	<b>\$472,919</b>	<b>\$766,250</b>	<b>(\$293,331)</b>	<b>\$1,549,250</b>
<b>Earned Revenue</b>				
Application Fees	\$2,201	\$3,075	(\$874)	\$4,225
Interest Earned	\$25,874	\$0	\$25,874	\$0
Property Sales	\$195,027	\$89,570	\$105,457	\$125,070
Redemption of DC Tax Lien Certificates	\$71,748	\$8,425	\$63,323	\$13,175
Redemption of OMLB Tax Lien Certificates	\$42,063	\$48,000	(\$5,937)	\$67,800
Tax Recapture Revenue	\$77,907	\$185,800	(\$107,893)	\$240,800
<b>Total Earned Revenue</b>	<b>\$414,821</b>	<b>\$334,870</b>	<b>\$79,951</b>	<b>\$451,070</b>
Net Assets Released From Restriction	\$385,686	\$0	\$385,686	\$0
<b>Total Revenue</b>	<b>\$1,273,426</b>	<b>\$1,101,120</b>	<b>\$172,306</b>	<b>\$2,000,320</b>
<b>Expenses</b>				
<b>Acquisitions</b>				
Default Pre-Acquisition	\$20,807	\$19,000	\$1,807	\$25,000
General Acquisition	\$1,275	\$32,000	(\$30,725)	\$50,000
Strategic Pre-Acquisition	\$52,050	\$61,000	(\$8,950)	\$70,000
<b>Total Acquisitions</b>	<b>\$74,132</b>	<b>\$112,000</b>	<b>(\$37,868)</b>	<b>\$145,000</b>
<b>Dispositions</b>				
Ambassador Program Expenses	\$29,527	\$46,000	(\$16,473)	\$50,000
Community-Informed Policies	\$7,088	\$49,000	(\$41,912)	\$59,000
Depository Program	\$0	\$5,000	(\$5,000)	\$5,000
Partnership Development	\$132	\$2,500	(\$2,368)	\$10,000
Successful Buyer	\$43,178	\$45,900	(\$2,722)	\$78,300
<b>Total Dispositions</b>	<b>\$79,926</b>	<b>\$148,400</b>	<b>(\$68,474)</b>	<b>\$202,300</b>
<b>Maintenance</b>				
Adopt-a-Lot Program	\$86	\$10,000	(\$9,914)	\$10,000
Site Preparation	\$177,575	\$208,000	(\$30,425)	\$312,500
Neighborhood Stabilization Program	\$0	\$86,000	(\$86,000)	\$170,000
Property Maintenance & Improvement	\$79,008	\$115,000	(\$35,992)	\$165,000
<b>Total Maintenance</b>	<b>\$256,669</b>	<b>\$419,000</b>	<b>(\$162,331)</b>	<b>\$657,500</b>
<b>Operations</b>				
Accounting Fees	\$25,082	\$22,200	\$2,882	\$27,400
Building Expenses	\$34,959	\$36,720	(\$1,761)	\$55,080
Data Infrastructure	\$60,530	\$36,000	\$24,530	\$36,000
Fundraising	\$23,699	\$48,300	(\$24,601)	\$54,700
Human Resource Expenses	\$15,670	\$9,200	\$6,470	\$25,500
Information Technology	\$12,281	\$14,000	(\$1,719)	\$20,000
Lobbying	\$16,200	\$16,000	\$200	\$24,000
Office Expenses	\$17,182	\$18,000	(\$818)	\$22,000
Staffing & Personnel Expenses	\$469,015	\$460,800	\$8,215	\$689,200
Strategic Planning	\$0	\$0	\$0	\$6,000
<b>Total Operations</b>	<b>\$674,619</b>	<b>\$661,220</b>	<b>\$13,399</b>	<b>\$959,880</b>
Public Relations	\$13,241	\$24,000	(\$10,759)	\$33,250
<b>Total Expenses</b>	<b>\$1,098,587</b>	<b>\$1,364,620</b>	<b>(\$266,033)</b>	<b>\$1,997,930</b>
<b>Operating Profit</b>	<b>\$174,839</b>	<b>(\$263,500)</b>	<b>\$438,339</b>	<b>\$2,390</b>

	2024 (YTD)	Budget	Budget Variance (\$)	Budget (full FY)
<b>Other Income</b>				
Unrealized Gain (Loss)	\$14,224	\$0	\$14,224	\$0
<b>Earnings Before Interest &amp; Tax</b>	<b>\$189,063</b>	<b>(\$263,500)</b>	<b>\$452,563</b>	<b>\$2,390</b>
<b>Net Income</b>	<b>\$189,063</b>	<b>(\$263,500)</b>	<b>\$452,563</b>	<b>\$2,390</b>





## Property Details

Address	1502 CORBY ST OMAHA, NE
Parcel Number:	2344540002
Owner:	OMLB
Zoned As:	R7
Lot Size:	4303.3
Proposed Use:	New Housing
Buildable:	Yes
Acquisitions Date:	03/20/2019

## Property Budget

**Asking Price: \$11,000.00**

### Acquisition Costs: Actual

Purchase Price:	\$0.00
Foreclosure:	\$236.81
Title Search:	\$75.00
Total:	\$311.81

### Operations Cost: Actual

Insurance:	\$50.00
Maintenance:	\$1,828.00
Total:	\$1,878.00

### Disposition Revenue: Actual

Offer Amount:	\$7,500.00
Property Investment Amount:	(\$2,114.81)
Total:	\$5,385.19



### Property Details

Address: 4001 N 29 ST OMAHA, NE  
 Parcel Number: 1828350000  
 Owner: OMLB  
 Zoned As: R5  
 Lot Size: 2935.3  
 Proposed Use: New Housing  
 Buildable: No – Needs Platted  
 Acquisitions Date: 09/04/2019

### Property Budget

**Asking Price: \$1,500.00**

#### Acquisition Costs: Actual

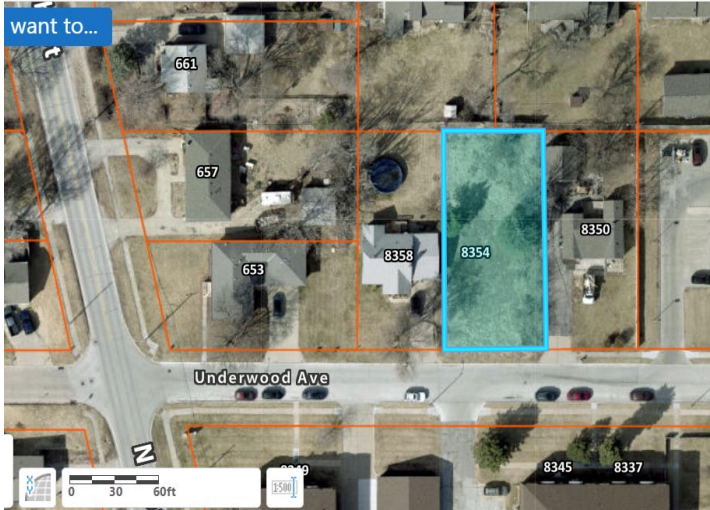
Purchase Price:	\$0.00
Foreclosure:	\$320.00
Title Search:	\$85.00
<b>Total:</b>	<b>\$405.00</b>

#### Operations Cost: Actual

Insurance:	\$50.00
Maintenance:	\$325.00
<b>Total:</b>	<b>\$375.00</b>

#### Disposition Revenue: Actual

Offer Amount:	\$1,500.00
Property Investment Amount:	(\$780.00)
<b>Total:</b>	<b>\$720.00</b>



## Property Details

Address	8354 UNDERWOOD AV OMAHA, NE
Parcel Number:	2437580000
Owner:	OMLB
Zoned As:	R3
Lot Size:	9576.30
Proposed Use:	New Housing
Buildable:	Yes
Acquisitions Date:	11/02/2020

## Property Budget

**Asking Price: \$32,500.00**

### Acquisition Costs: Actual

Purchase Price:	\$0.00
Foreclosure:	\$395.89
Title Search:	\$85.00
Total:	\$480.89

### Operations Cost: Actual

Insurance:	\$50.00
Maintenance:	\$970.00
Total:	\$1,020.00

### Disposition Revenue: Actual

Offer Amount:	\$25,000.00
Property Investment Amount:	(\$1,415.89 )

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Total: \$23,584.11