

# DODGE



2027 Dodge St.  
Omaha, NE  
68102

Purchased  
April 2022  
Sold  
July 2023



**Investors received a net 1.49x  
Multiple on Invested Capital (MIC)  
and 37.26% IRR.**

- The building was rebranded from The Scoular Building to The Leo due to Scoular Companies still operating as an active company.
- Purchasing the 100% vacant building allowed the partnership to target large office users in the area .
- TIF Financing adds additional cash flow to partnership over a 14-year period.
- Downtown Omaha hosts a healthy office market.
- The City of Omaha is home to the headquarters of 7 Fortune 1000 companies.