



# Expat Essentials

Living in Omaha,  
Nebraska

\\ Your Bite-Sized Relocation Guide

# Omaha, Nebraska

While ditching the UK for the Midwestern plains of Nebraska might seem like a drastic change, Omaha offers a surprising mix of **affordability, opportunity, and charm** that could be your perfect relocation fit.

Compared to the UK, particularly London, Omaha is a breath of fresh air. Expect **significantly lower housing costs**, translating to a higher disposable income, allowing you to explore the city and surrounding areas without breaking the bank. Beyond the cost-conscious charm, you'll find **a vibrant community** buzzing with festivals, art, and trendy nightlife.

## Finances

Compared to many US cities, **Omaha's combined sales tax is a steal** at 7%, 1.5% lower than the national average. Plus, **property taxes average at 1.67%**, putting a smile on any homeowner's face. While income tax might be slightly higher at 6.64% compared to some states, the combined savings from lower sales and property taxes can be significant, especially for high earners. Remember, affordability extends beyond taxes – housing costs in Omaha are up to 30% lower than national averages, freeing up your budget for exploring the city and its offerings.



**CAPSTONE**

**Property taxes in Nebraska average at 1.67%**

## Career Opportunities

This Midwestern gem boasts a **thriving commercial property and real estate market**, with steady growth across sectors like sustainability, industrial, and data centres. Thanks to international expertise, expats like you can expect companies with global ambitions to value your understanding of global cost management practices, **opening doors to exciting projects**. Expect **competitive salaries** that reflect your sought-after experience, and remember – Omaha's lower cost of living means your paycheck stretches further.



## Housing

**Housing costs in Omaha are significantly lower** compared to many other US cities, making it an attractive option for both families and singles. Families can thrive in vibrant areas like West Dodge Road, offering excellent schools, spacious homes, and kid-friendly attractions. Singles, meanwhile, can immerse themselves in the bustling downtown scene, explore the artsy haven of Benson, or enjoy the sophisticated charm of Dundee. As an expat, you'll find a **friendly community**, cultural experiences, and an **affordable cost of living**, making Omaha an ideal place to call home.

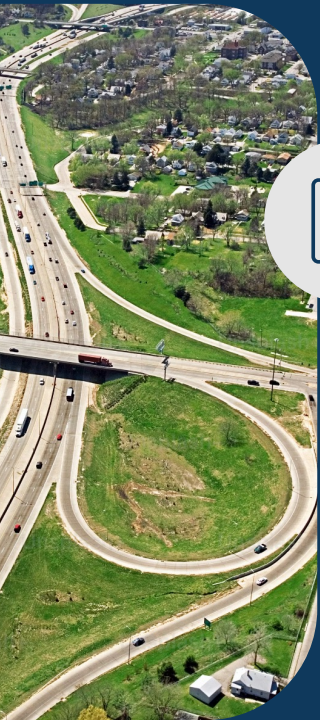
Be prepared to provide additional documentation such as proof of employment, visa status, and financial statements. Understanding landlord-tenant laws and any expat-specific regulations can be tricky. But not to worry, the experienced team at Capstone America is well-versed in supporting expats through international relocations and can advise you on navigating these requirements smoothly.



## Visas

Although Nebraska itself has no specific visa requirements, you'll still need a valid US visa to live and work. There are various types of visas available, each with its own eligibility requirements and application process. Consider exploring options like **H-1B (skilled workers)**, **family-based visas** should you already have loved ones in the US or a Green Card sponsored by your new employer.

With years of experience relocating expats to the USA, Capstone America can expertly guide you through the process, recommending suitable visa options based on your unique situation and ensuring a smooth transition to your new life in Omaha.



-- → Ready to embark on your **Omaha** adventure?