

RESIDENTIAL

SINGLE-FAMILY PORTFOLIO

JEB BERLIN

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EXECUTIVE SUMMARY

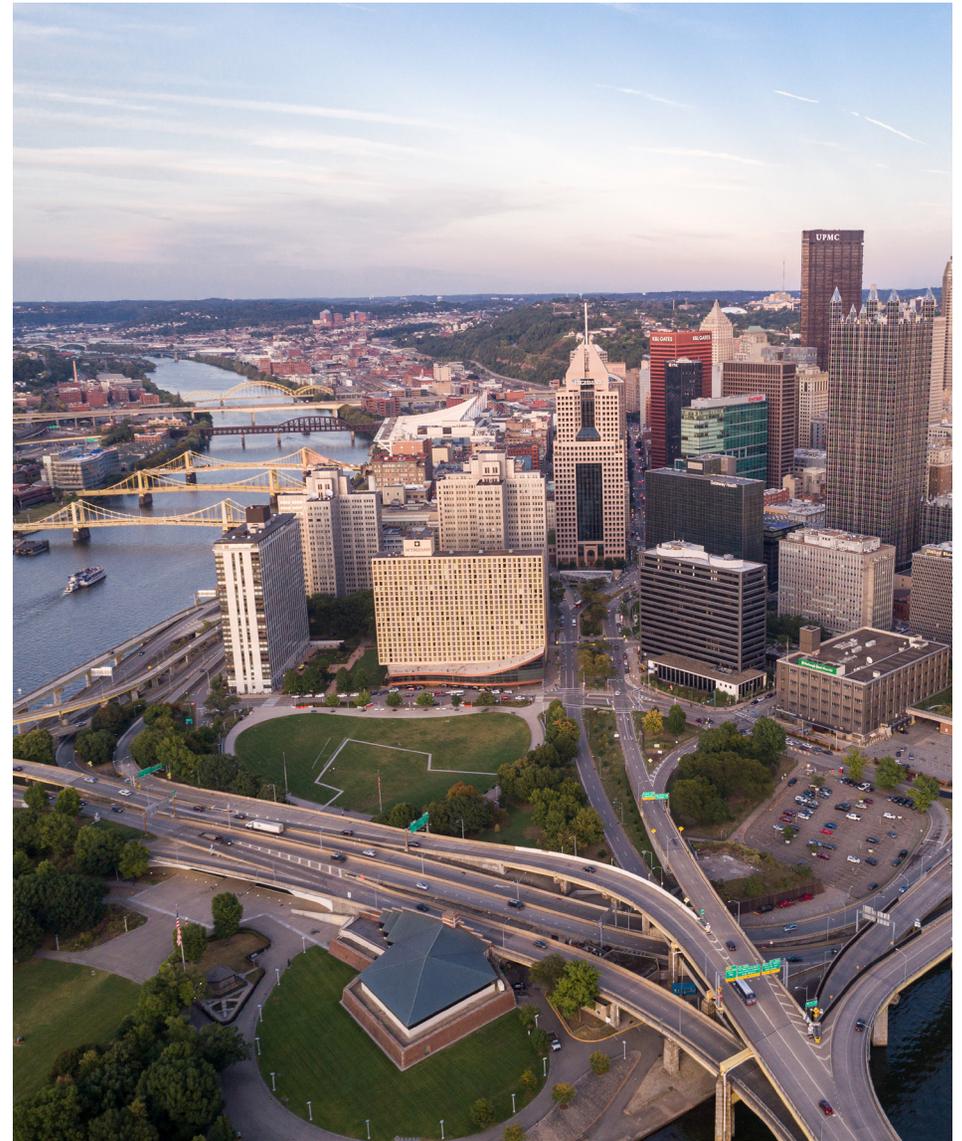
Lee & Associates Western PA, as exclusive representative of the Owner, is pleased to present a compelling investment portfolio consisting of 11 strategically located properties throughout Allegheny County, Pennsylvania. The portfolio includes (9) single-family residences, (1) triplex, and (1) mixed-use property, offering a balanced combination of residential stability and commercial upside well suited for a broad range of investors.

PROPERTY OVERVIEW

The properties span over several well-positioned Allegheny County communities, including Wilkinsburg, Pitcairn, Clairton, Wilmerding, and East McKeesport. Each market offers unique strengths, strong local ties, and continued revitalization efforts, enhancing long-term investment appeal.

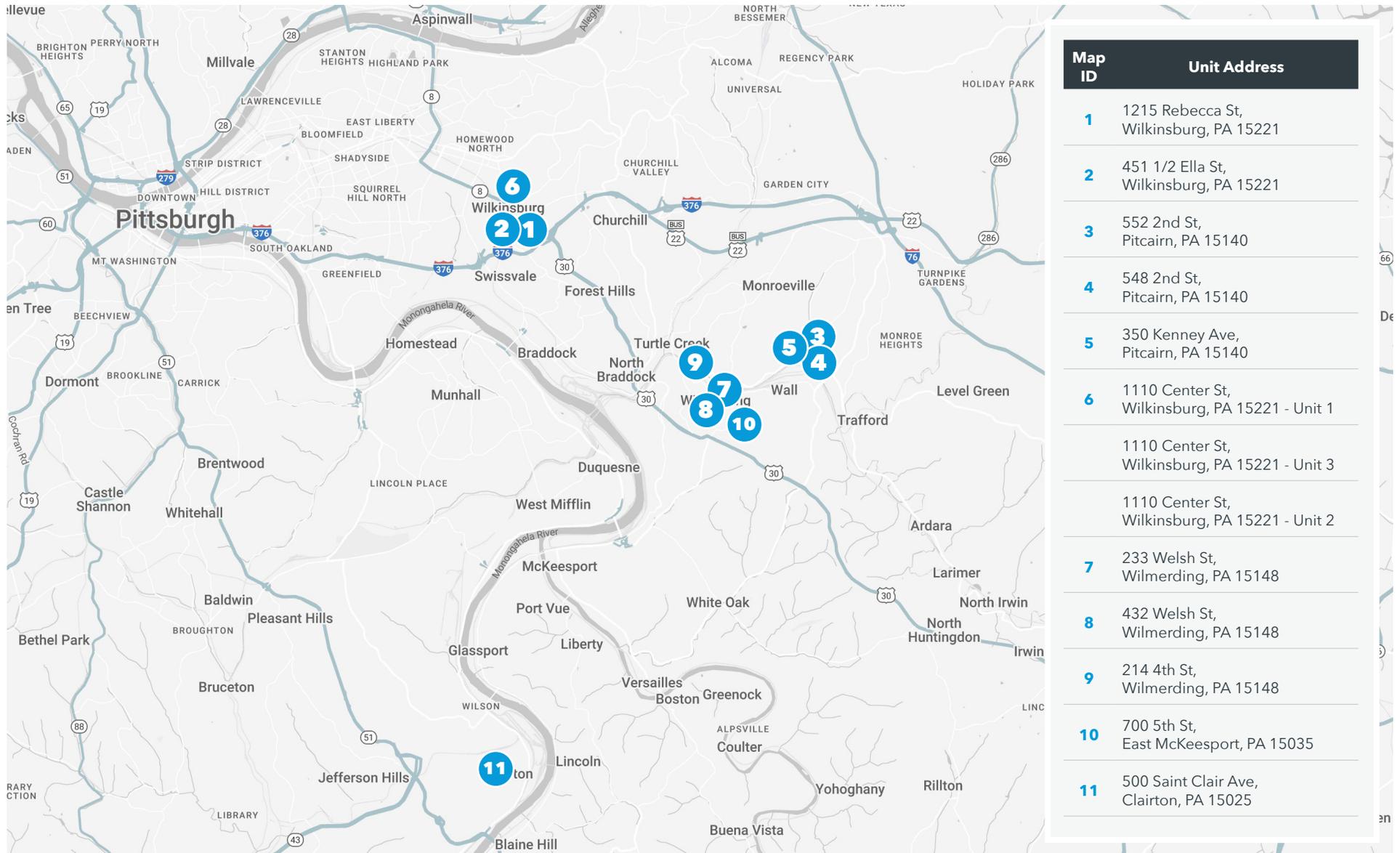
OFFERING SUMMARY

Sale Price	\$1,470,000.00
# of Units	12 + 1 Commercial Building
Building Size	17,730 SF
Gross Rental Income	\$145,500



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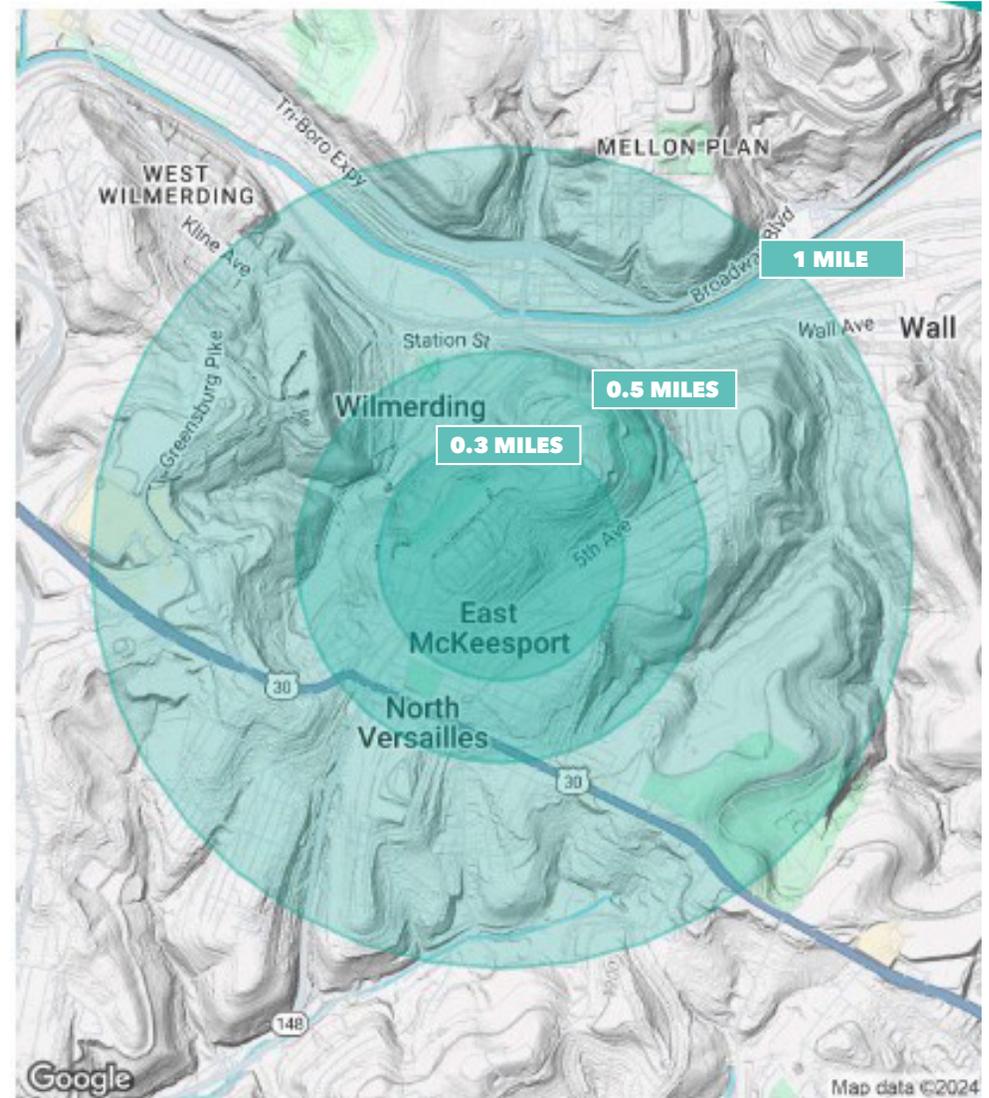


LOCATION OVERVIEW

Allegheny County is located in southwestern Pennsylvania and is the second most populous county in the state. Established in 1788 and named after the Allegheny River, the county developed rapidly in the 19th century as the nation's center of steel production. Today, it remains a major economic and cultural hub defined by the convergence of the Allegheny, Monongahela, and Ohio Rivers. The county is home to three professional sports teams, major corporations, and numerous colleges and universities, with a diverse mix of cities, boroughs, and townships supporting a broad economic base.

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	235	494	3,602
Average Age	42	43	43
Average Age (Male)	40	41	41
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	107	228	1,735
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$75,292	\$75,116	\$64,236
Average House Value	\$84,143	\$99,342	\$133,631



FINANCIAL ANALYSIS

OPERATING DATA:

Gross Rental Income	\$145,500.00	Total Annual Property Taxes	\$13,000.00 (Annual)
Utilities (Electric, Gas, Water, Sewer, Etc.)	\$0.00 (Covered by Tenants)	Total Annual Property Insurance	\$16,800.00 (Annual)
Total Annual Maintenance Fee	\$8,900.00 (Annual)	Capital Improvements (60 months)	\$150,000.00 (Renovations)



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RENT ROLL

Unit Address	Bedrooms	Bathrooms	Size - SF	Annual Rent
1215 Rebecca St, Wilkinsburg, PA 15221	4	1	1,613	\$13,200.00
451 1/2 Ella St, Wilkinsburg, PA 15221	3	1	1,382	\$10,200.00
552 2nd St, Pitcairn, PA 15140	5	1	1,690	\$16,800.00
548 2nd St, Pitcairn, PA 15140	3	1	1,174	\$13,800.00
350 Kenney Ave, Pitcairn, PA 15140	2	1	1,260	\$9,000.00
1110 Center St, Wilkinsburg, PA 15221 - Unit 1	1	1	730	\$6,600.00
1110 Center St, Wilkinsburg, PA 15221 - Unit 3	1	1	1,000	\$10,200.00
1110 Center St, Wilkinsburg, PA 15221 - Unit 2	2	1	1,000	\$14,100.00
233 Welsh St, Wilmerding, PA 15148	4	1	1,640	\$15,000.00
432 Welsh St, Wilmerding, PA 15148	3	1	1,655	\$10,800.00
214 4th St, Wilmerding, PA 15148	2	1	1,064	\$9,000.00
700 5th St, East McKeesport, PA 15035	3	1	1,344	\$16,800.00
500 Saint Clair Ave - Commercial Building	1st Floor Office; 2nd Floor Apartment - (4,900 SF) - vacant			

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