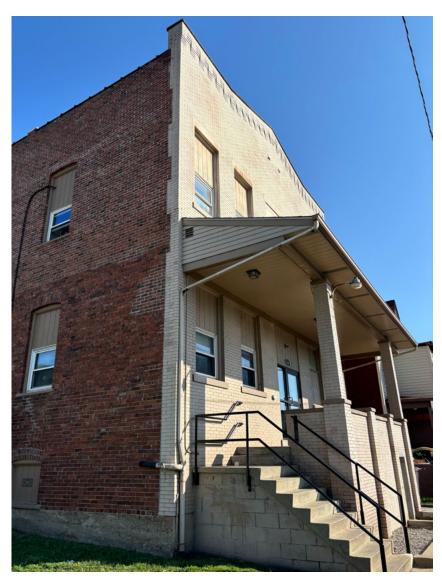
FOR SALE



8 Unit Multifamily 236 West 6th Ave., Tarentum, Pennsylvania

Hanna Commercial Real Estate as exclusive advisor is pleased to offer the opportunity to purchase this Tarentum multifamily property. Containing 8 two bedroom units, this community offers renters ample parking, easy access to Allegheny county's largest employment nodes. For the investor, it features new AC units, income generating laundry facilities, and room to expand rents.



OFFERING **HIGHLIGHTS**

FULLY OCCUPIED

LAUNDRY FACILITIES

AMPLE PARKING

HIGH SPEED INTERNET

SEPARATE UTILITIES

ABILITY TO RAISE RENTS

NOI: \$36,600

CYNTHIA KAMIN, CCIM ckamin@hannacre.com 412-427-1245

BEN ATWOOD batwood@hannacre.com 412 261 2200 HANNA COMMERCIAL REAL ESTATE

11 Stanwix St., Suite 1024 Pittsburgh, PA 15222 HANNACRE.COM

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OPERATING STATEMENT \$450,000



236 West 6th Ave, Tarentum, Pennsylvania

Revenues	2024	Proforma
Rental Income	\$54,504	\$56,139
Laundry Income	\$1,800	\$1,836
Total Income	\$56,304	\$57,975
General Vacancy	\$ 0	\$1,160
Effective Gross Income	\$56,304	\$56,816
Expenses		
Insurance	\$2,772	\$2,827
Maintenance & Repairs	\$4,000	\$4,080
Management	\$4,504	\$4,594
Real Estate Taxes	\$4,634	\$4,727
Electric	\$1,400	\$1,428
Trash Removal	\$1,667	\$1,700
Sewage	\$725	\$740
Total Expenses	\$19,702	\$20,096
NET OPERATING INCOME	\$36,602	\$36,720

RENT ROLL		
Unit	Monthly	
1A	\$530	
1B	\$592	
2A	\$530	
2B	\$530	
1C	\$595	
2C	\$595	
1D	\$575	
2D	\$595	
Total	\$4,542	

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