

OFFERING MEMORANDUM

**34 SFR Lot
Development**

Pittsburgh, PA

PRESENTED BY:

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

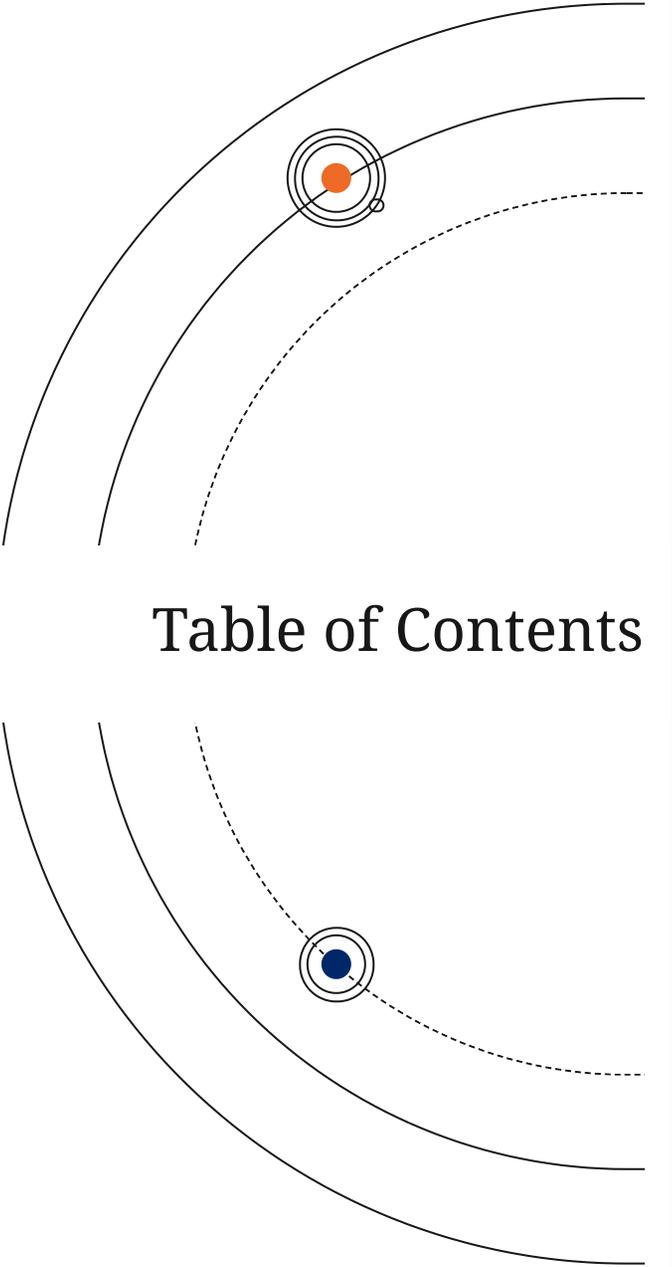
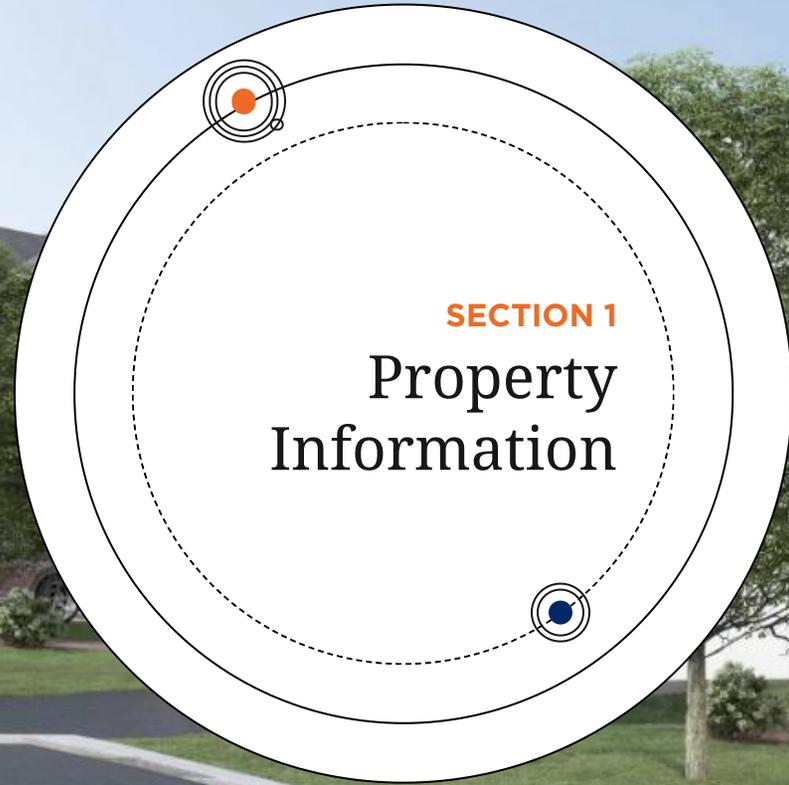


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SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,600,000
LOT SIZE:	15 Acres
NUMBER OF LOTS:	34
PRICE / ACRE:	\$173,333

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present for sale this 34 single family home lot shovel ready development opportunity. Property is located in the Brighton Heights neighborhood which is close proximity to the new Esplanade Mixed-Use Development, the North Shore and downtown Pittsburgh. Development is fully approved, this ±15-acre, 34-lot residential development site has all plans, permits, geo technical reports and cost estimates for construction. All public utilities are available on the road. Ideal opportunity for residential developers seeking to start construction immediately. Additional details available upon request.

PROPERTY HIGHLIGHTS

- Fully approved 34 Lot Single Family Home development opportunity
- Approvals / plans / geotechnical / bidding completed
- Ready for immediate construction of infrastructure
- Close proximity to Downtown Pittsburgh, the North Shore & Major Employment Centers

ADDITIONAL PHOTOS



Site Plan



New Address List

100 series

Plan's Lot Label	Approved Address	Parcel	Description
Lot 1	107 Termon Gardens Cir	114-N-302	Single-family dwelling
Lot 12	108 Termon Gardens Cir	114-N-324	Single-family dwelling
Lot 2	113 Termon Gardens Cir	114-N-304	Single-family dwelling
Lot 13	114 Termon Gardens Cir	114-N-326	Single-family dwelling
Lot 3	119 Termon Gardens Cir	114-N-306	Single-family dwelling
Lot 14	120 Termon Gardens Cir	114-N-328	Single-family dwelling
Lot 4	125 Termon Gardens Cir	114-N-308	Single-family dwelling
Lot 15	126 Termon Gardens Cir	114-N-330	Single-family dwelling
Lot 5	131 Termon Gardens Cir	114-N-310	Single-family dwelling
Lot 16	132 Termon Gardens Cir	114-N-332	Single-family dwelling
Lot 6	135 Termon Gardens Cir	114-N-312	Single-family dwelling
Lot 17	138 Termon Gardens Cir	114-N-334	Single-family dwelling
Lot 7	141 Termon Gardens Cir	114-N-314	Single-family dwelling
Lot 18	144 Termon Gardens Cir	114-N-336	Single-family dwelling
Lot 8	147 Termon Gardens Cir	114-N-316	Single-family dwelling
Lot 19	150 Termon Gardens Cir	114-N-338	Single-family dwelling
Lot 9	153 Termon Gardens Cir	114-N-318	Single-family dwelling
Lot 10	157 Termon Gardens Cir	114-N-320	Single-family dwelling
Lot 11	161 Termon Gardens Cir	114-N-322	Single-family dwelling
Lot 34	197 Termon Gardens Cir	114-N-368	Single-family dwelling

200 series

Plan's Lot Label	Approved Address	Parcel	Description
Lot 26	200 Termon Gardens Cir	114-N-352	Single-family dwelling
Lot 33	201 Termon Gardens Cir	114-N-366	Single-family dwelling
Lot 32	207 Termon Gardens Cir	114-N-364	Single-family dwelling
Lot 25	208 Termon Gardens Cir	114-N-350	Single-family dwelling
Lot 31	213 Termon Gardens Cir	114-N-362	Single-family dwelling
Lot 24	214 Termon Gardens Cir	114-N-348	Single-family dwelling
Lot 30	219 Termon Gardens Cir	114-N-360	Single-family dwelling
Lot 23	220 Termon Gardens Cir	114-N-346	Single-family dwelling
Lot 29	225 Termon Gardens Cir	114-N-358	Single-family dwelling
Lot 22	226 Termon Gardens Cir	114-N-344	Single-family dwelling
Lot 28	231 Termon Gardens Cir	114-N-356	Single-family dwelling
Lot 21	232 Termon Gardens Cir	114-N-342	Single-family dwelling
Lot 27	237 Termon Gardens Cir	114-N-354	Single-family dwelling
Lot 20	238 Termon Gardens Cir	114-N-340	Single-family dwelling

It is noted that the subject property consists of 36 total parcels. The 34 lots outlined above, as well as a parcels designated as Termon Gardens Circle and one (1) parcel designated as green space. Within this analysis, both of these parcels (0.56-acre) are considered surplus land.

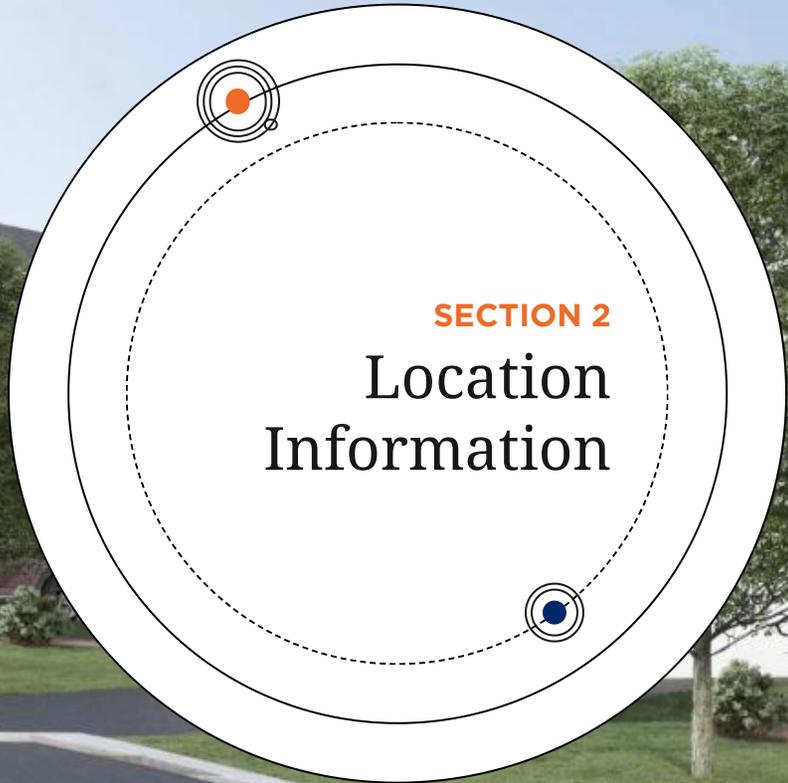
Site Plan Rendering





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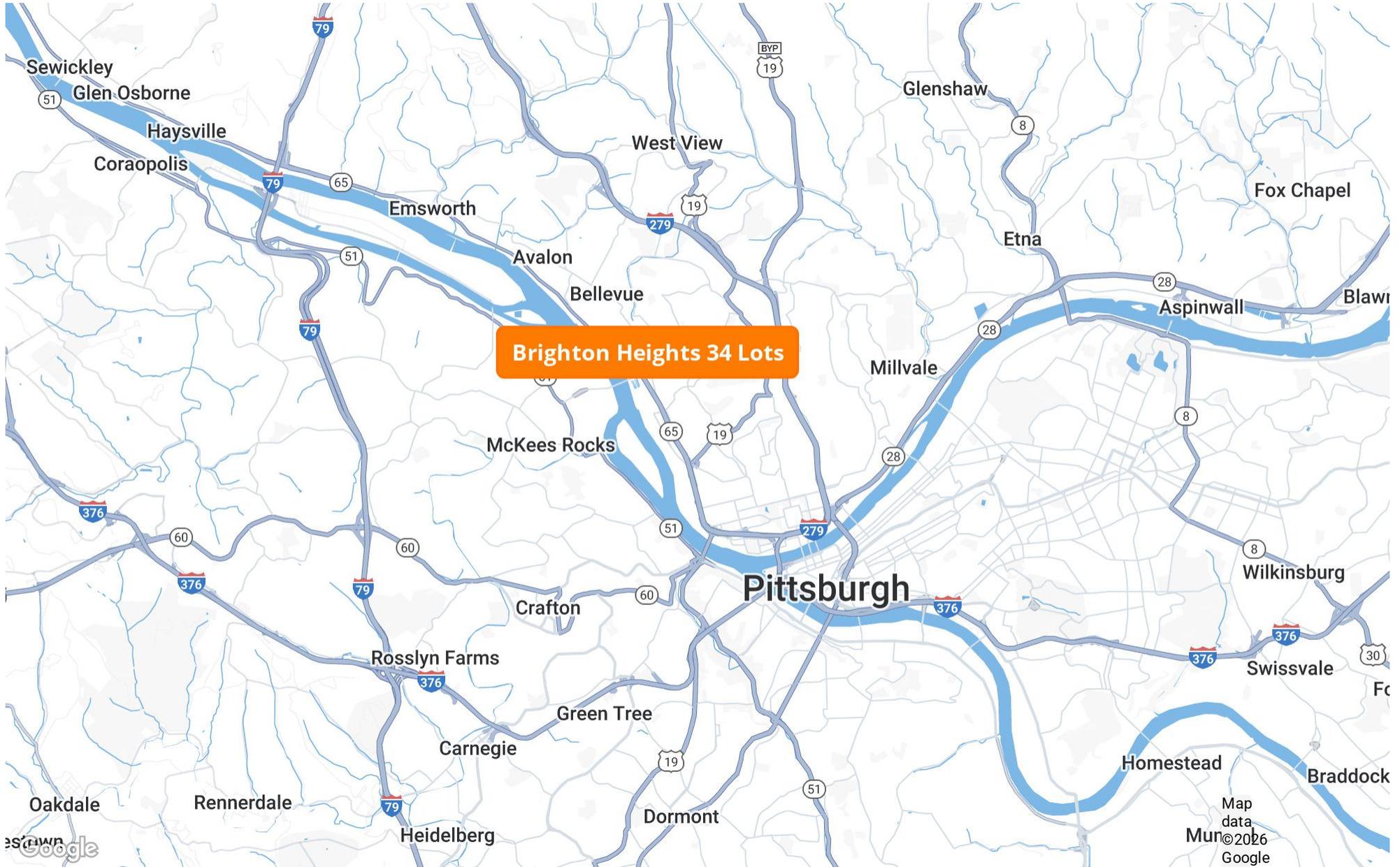




SECTION 2
Location
Information



REGIONAL MAP



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

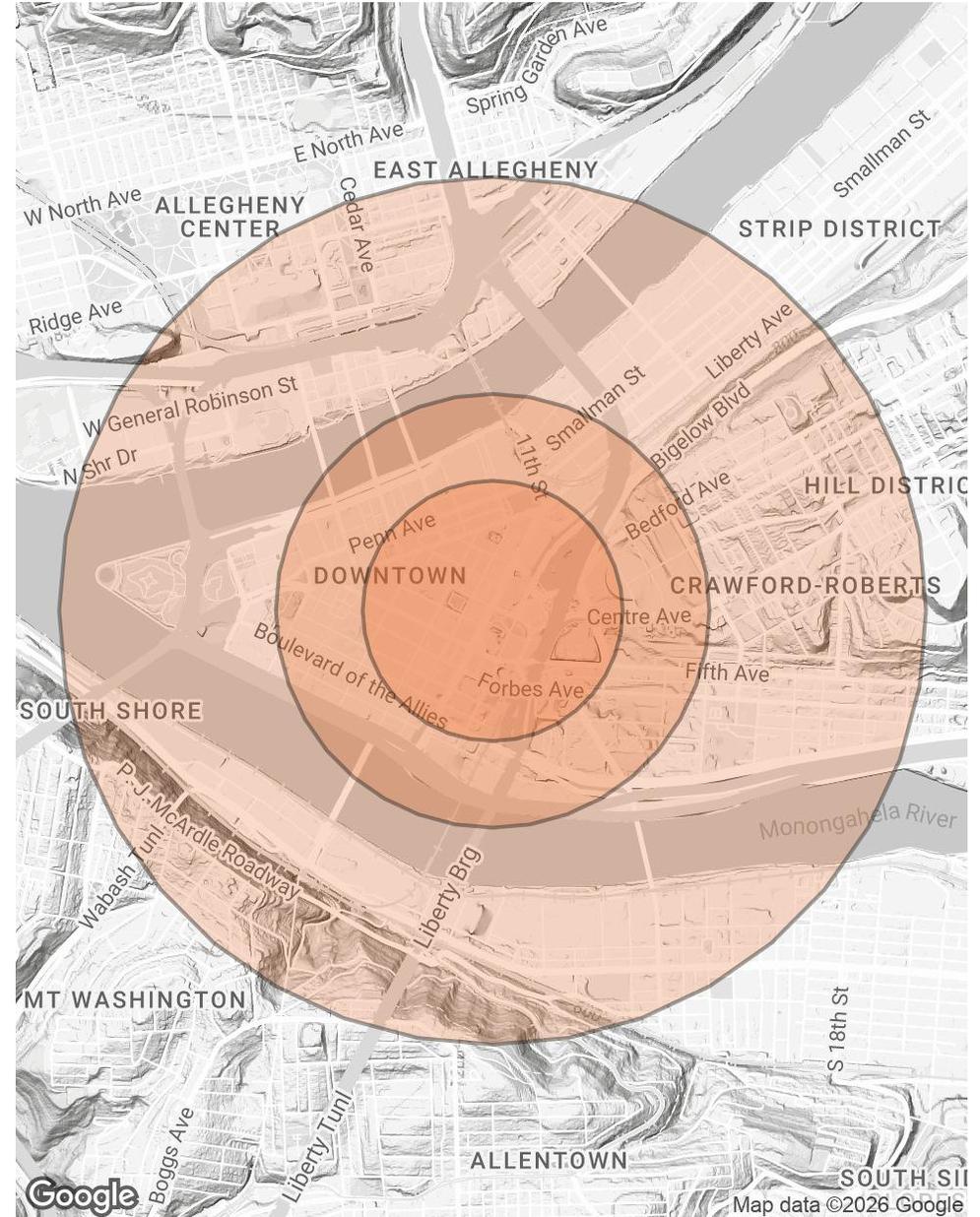
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	623	3,523	13,749
AVERAGE AGE	40	41	41
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	41	42	43

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	262	1,601	6,702
# OF PERSONS PER HH	2.4	2.2	2.1
AVERAGE HH INCOME	\$110,970	\$90,602	\$83,150
AVERAGE HOUSE VALUE	\$190,704	\$187,681	\$204,984

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



PITTSBURGH

Pittsburgh is the county seat of Allegheny County, located in southwestern Pennsylvania. It is the second-largest city in the Commonwealth of Pennsylvania and is known as both “The Steel City” for its more than 300 steel-related businesses and as the “City of Bridges” for its 446 bridges. The city features 30 skyscrapers, two inclines, and a pre-revolutionary fortification and the Point State Park at the confluence of the three rivers. Aside from steel, Pittsburgh has led in manufacturing of aluminum, glass, shipbuilding, petroleum, foods, sports, transportation, computing, autos, and electronics. After the deindustrialization of the 1980s Pittsburgh was left with many museums, medical centers, parks, research centers, libraries, a diverse cultural district, and has the most bars per capita in the United States. The area is home to 68 colleges and universities, the nation's fifth largest bank, eight Fortune 500 companies, and six of the top 300 U.S. law firms with their headquarters in the Pittsburgh Area, all which have helped Pittsburgh become the sixth best area for U.S. job growth.

ALLEGHENY COUNTY

Allegheny County is a county in the southwestern part of Pennsylvania (PA). It is the second most populous county in PA following Philadelphia County. Allegheny County was the first in PA to be given a Native American name, being named after the Allegheny River. Allegheny County was created in September of 1788 from parts of Washington and Westmoreland counties and originally extended all the way north to the shores of Lake Erie and became the “Mother County” for most of northwestern PA before the counties current borders were set. The area developed rapidly throughout the 19th century to become the center of steel production in the nation. The county is known for the three major rivers that flow through it, the Allegheny, the Monongahela, and the Ohio Rivers. Allegheny County is home to three National Sports Teams, multiple major top ten companies as well as various colleges and universities. The county consists of 4 cities, 84 boroughs and 42 townships.



SECTION 3
Advisor Bios



ADVISOR BIO 1



JASON CAMPAGNA

Managing Director

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PA #RM424399

PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors. Jason started his commercial real estate brokerage career in 2002. He is experienced in all asset types of commercial real estate and is proficient in investment property sales.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are investment sales of multi-family, retail plazas, STNL Retail, Multi-tenant office and various other investment producing property types.

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Jason was born and raised in the South Hills area of Pittsburgh. Between 2002 and 2017 Jason resided in Phoenix, AZ and worked as a commercial real estate broker specializing in multi-family sales. He now resides in the South Hills with his wife and 4 children.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

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ADVISOR BIO 2



GRANT UNDERWOOD

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PROFESSIONAL BACKGROUND

Grant Underwood serves as an Associate Advisor at SVN | Three Rivers Commercial. He brings five years of industry experience in residential sales, investment acquisitions, and new construction.

Prior to joining SVN, Grant worked as a Real Estate Acquisitions Manager for CZ Capital, and as a Community Sales Manager at Maronda Homes.

Grant was born in the South Hills, and graduated from the University of Pittsburgh with a degree in Business Finance.

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