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RE/MAX SELECT REALTY

5807 Penn Ave

Pittsburgh, PA 15206-3816

724.933.6300

SELECTHOMEFINDER.COM

FOR SALE | MULTIFAMILY PROPERTY

5514 HAYS ST

PITTSBURGH, PA 15206



PRESENTED BY:

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Senior Advisor

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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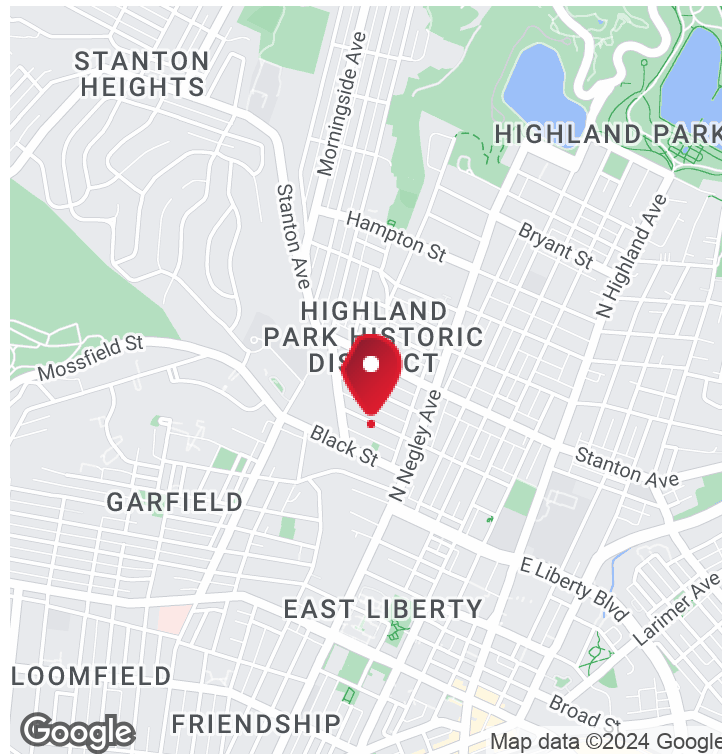
PROPERTY INFORMATION

IN THIS SECTION

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$370,000
Building Size:	3,323 SF
Lot Size:	6,311 SF
Number of Units:	3
Price / SF:	\$111.35
Cap Rate:	7.93%
NOI:	\$29,339
Year Built:	1900
Zoning:	R

PROPERTY HIGHLIGHTS

- Fantastic Location
- 100% Occupied
- New Boilers - 2020
- New Water Heater
- Two Apartments Updated, One Renovated
- One New Kitchen
- New Front Porch and Stairs
- Available with 5498 Hays

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This well-maintained triplex presents a rare investment opportunity in one of Pittsburgh's most sought-after neighborhoods. Spanning a generous 3,323 square feet, this property boasts long-term tenants and a strong community feel. Each unit within the triplex reflects a commitment to comfort and quality, with two out of three apartments recently renovated to include modern amenities and aesthetic touches. Residents enjoy new kitchen updates in one apartment, ensuring a fresh and contemporary living space. The property has been thoughtfully maintained, with a new boiler installed in 2020, a new water heater, and new front porch and stairs, minimizing future outlay and maximizing ease of living. The triplex features a charming yard and patio area, offering a tranquil retreat and space for relaxation or entertainment. While parking is conveniently available on street, the true allure of this property is its walkability – a short stroll away from a variety of shops, restaurants, and local attractions, making it an attractive location for residents seeking a lifestyle of convenience and charm. With a full occupancy rate, this triplex promises immediate return on investment.

LOCATION DESCRIPTION

Nestled in the heart of the up-and-coming neighborhood of East Liberty, this charming triplex presents an unparalleled opportunity for buyers looking to invest in a vibrant, thriving community. Merely a stone's throw away from the lush expanses of Highland Park and within a 5-minute drive to essential shopping destinations such as Whole Foods, Home Depot, and Target, this property promises convenience and accessibility. The quaint and lively Bryant Street, bustling with local eateries and boutique shops, is also just around the corner. The property boasts exceptional accessibility with public transportation only a 3-minute walk away, ensuring easy commute options and fostering a high foot traffic area.

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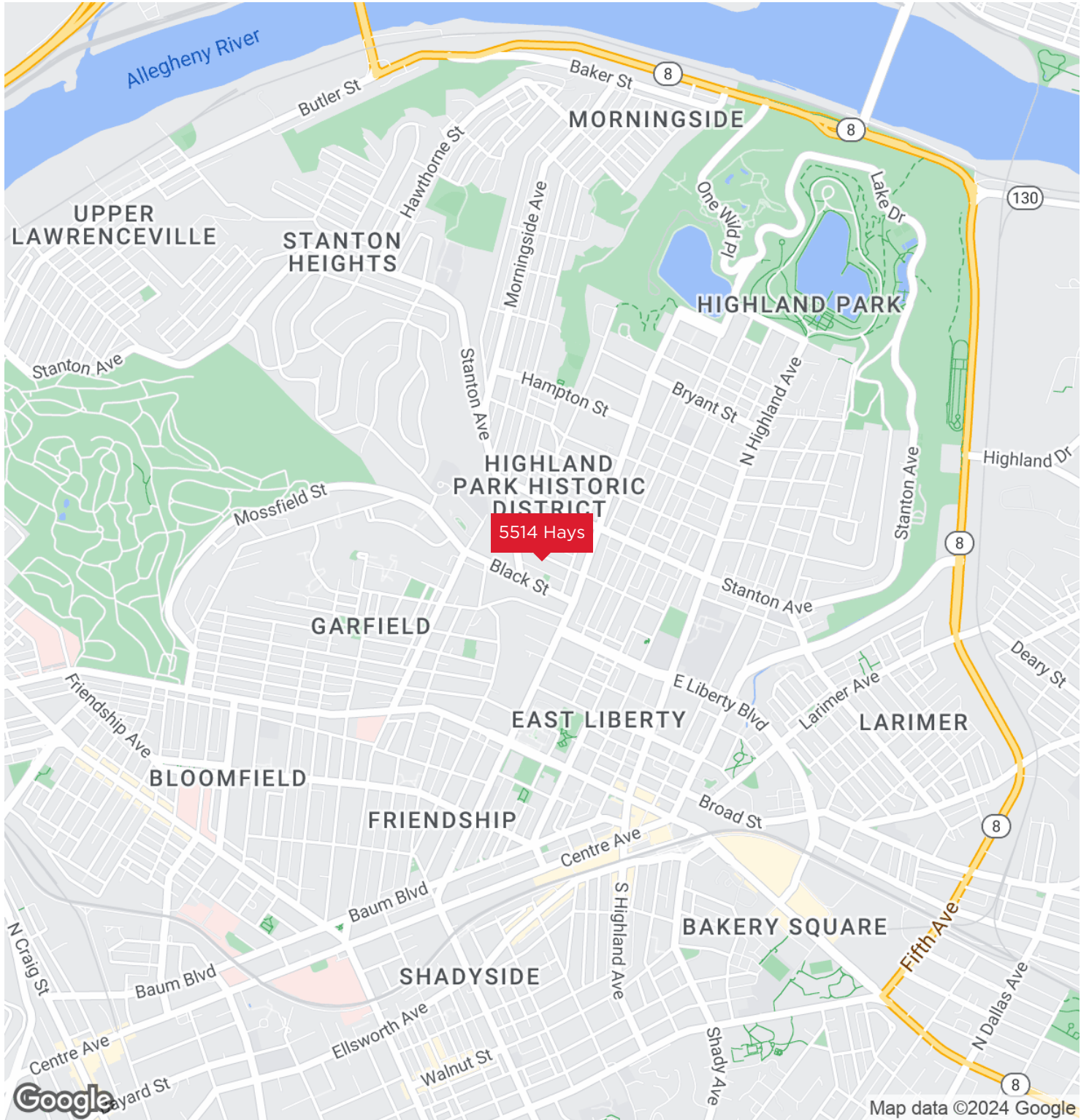
LOCATION INFORMATION

IN THIS SECTION

REGIONAL MAP

AERIAL MAP

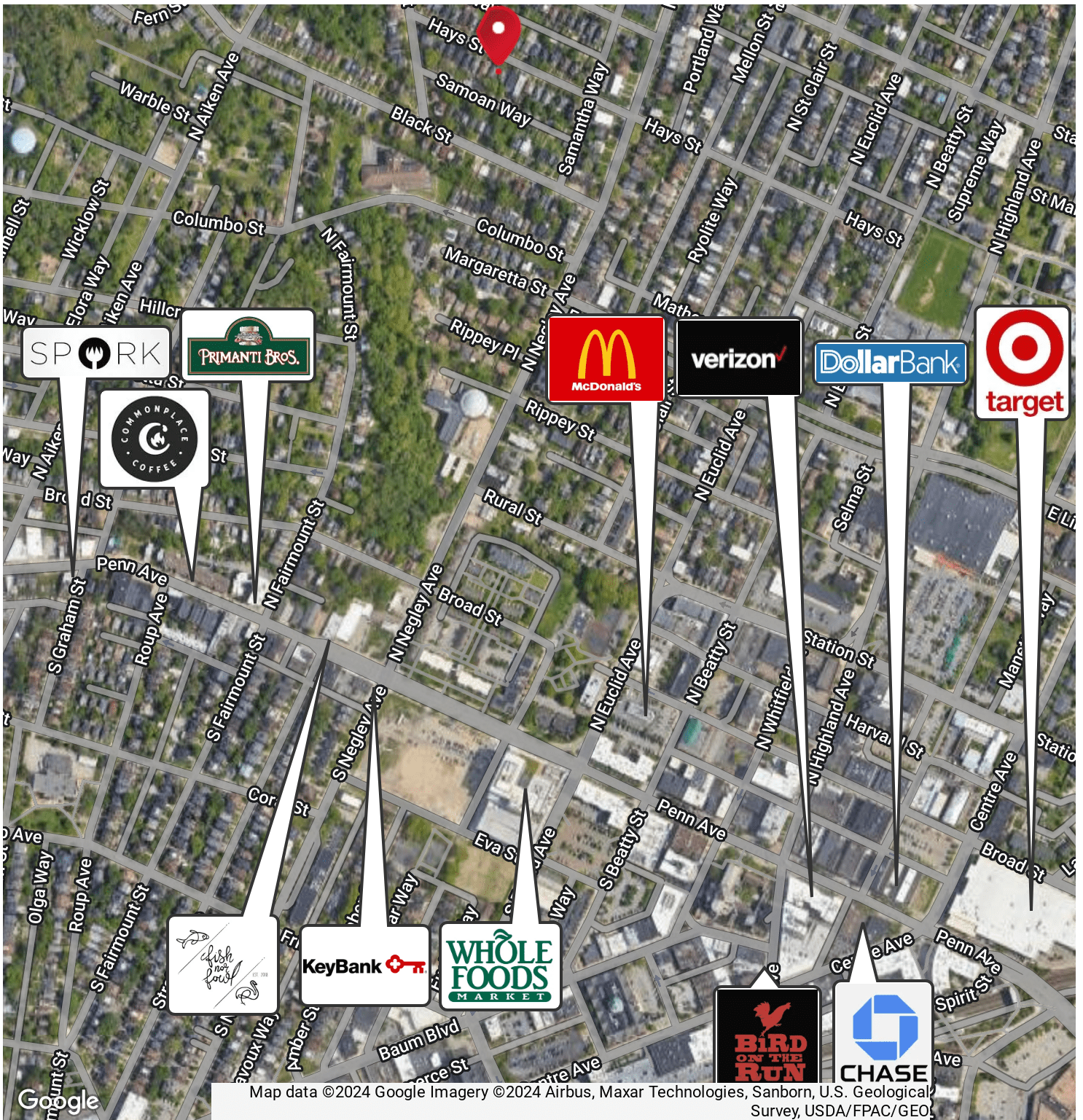
REGIONAL MAP



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AERIAL MAP



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FINANCIAL ANALYSIS

IN THIS SECTION

FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$370,000
Price per SF	\$111
Price per Unit	\$123,333
GRM	10.36
CAP Rate	7.93%
Cash-on-Cash Return (yr 1)	8.37%
Total Return (yr 1)	\$10,699
Debt Coverage Ratio	1.36

OPERATING DATA

Gross Scheduled Income	\$35,700
Total Scheduled Income	\$35,700
Gross Income	\$35,700
Operating Expenses	\$6,361
Net Operating Income	\$29,339
Pre-Tax Cash Flow	\$7,741

FINANCING DATA

Down Payment	\$92,500
Loan Amount	\$277,500
Debt Service	\$21,598
Debt Service Monthly	\$1,799
Principal Reduction (yr 1)	\$2,957

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INCOME & EXPENSES

INCOME SUMMARY

Rental Income	\$35,700
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GROSS INCOME	\$35,700
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EXPENSES SUMMARY

Electric	\$270
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Gas	\$235
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Water/Sewage	\$2,573
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Taxes	\$3,283
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OPERATING EXPENSES	\$6,361
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NET OPERATING INCOME	\$29,339
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RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT
1	1	1	803 SF	\$950
2	2	1	1,278 SF	\$1,025
3	2	1	1,204 SF	\$1,000
TOTALS			3,285 SF	\$2,975
AVERAGES			1,095 SF	\$992



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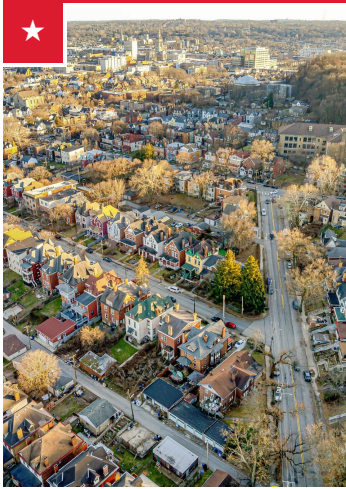
SALE COMPARABLES

IN THIS SECTION

SALE COMPS

SALE COMPS MAP & SUMMARY

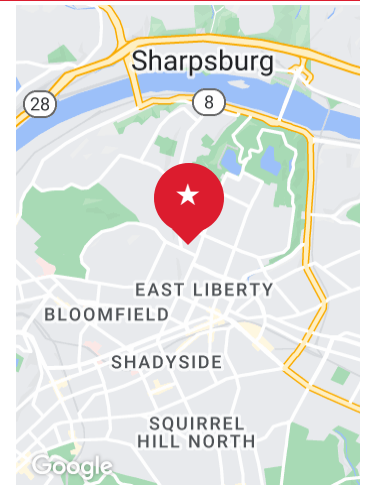
SALE COMPS



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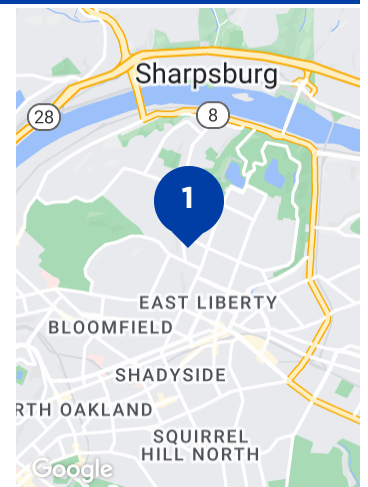
Price:	\$370,000	Bldg Size:	3,323 SF
Lot Size:	6,311 SF	No. Units:	3
Cap Rate:	7.93%	Year Built:	1900
Price/Unit:	\$123,333	GRM:	10.36



5440 BAYWOOD ST

Pittsburgh, PA 15206

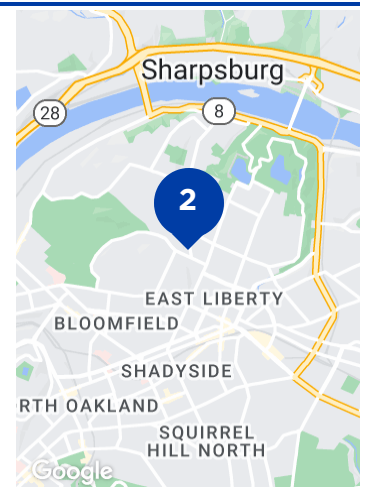
Price:	\$380,000	No. Units:	3
Price/Unit:	\$126,667	GRM:	11.01



629 CHISLETT ST

Pittsburgh, PA 15206

Price:	\$226,500	No. Units:	2
Price/Unit:	\$113,250	GRM:	11.43



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SALE COMPS

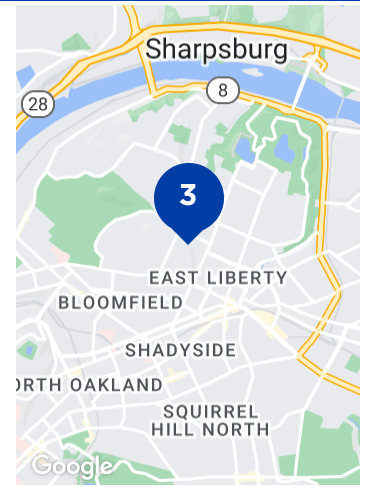


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442 N FAIRMOUNT ST

Pittsburgh, PA 15206

Price:	\$366,000	No. Units:	2
Price/Unit:	\$183,000	GRM:	10.28

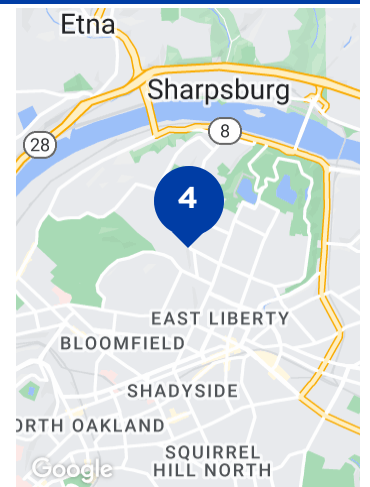


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5330 STANTON AVE

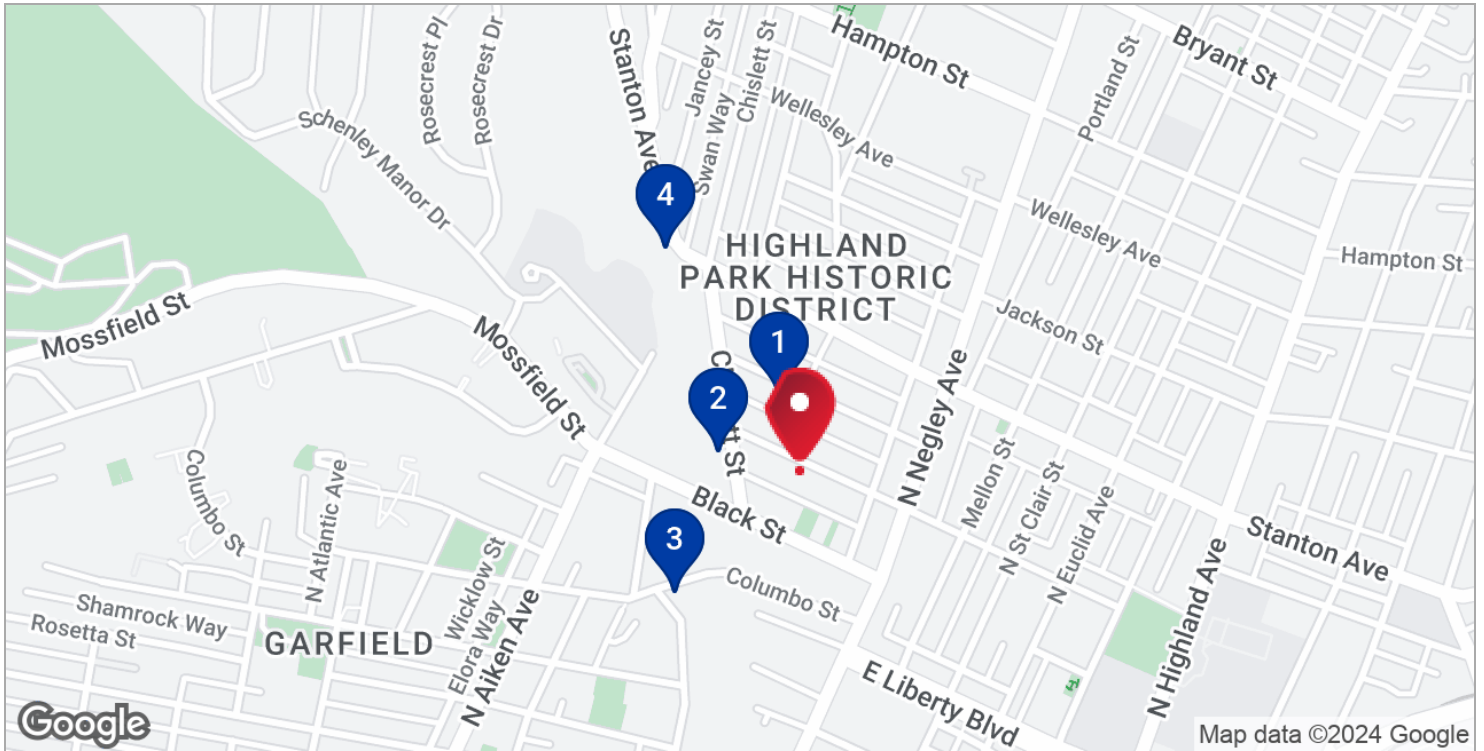
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Price:	\$627,500	No. Units:	6
Price/Unit:	\$104,583	GRM:	9.35



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SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	NO. UNITS	PRICE/UNIT	GRM	DEAL STATUS
★	5514 Hays St Pittsburgh, PA	\$370,000	3	\$123,333	10.36	Subject Property
1	5440 Baywood St Pittsburgh, PA	\$380,000	3	\$126,667	11.01	Sold 11/22/2023
2	629 Chislett St Pittsburgh, PA	\$226,500	2	\$113,250	11.43	Sold 10/13/2023
3	442 N Fairmount St Pittsburgh, PA	\$366,000	2	\$183,000	10.28	Sold 10/23/2023
4	5330 Stanton Ave Pittsburgh, PA	\$627,500	6	\$104,583	9.35	Sold 7/18/2023
	AVERAGES	\$400,000	3	\$131,875	10.52	

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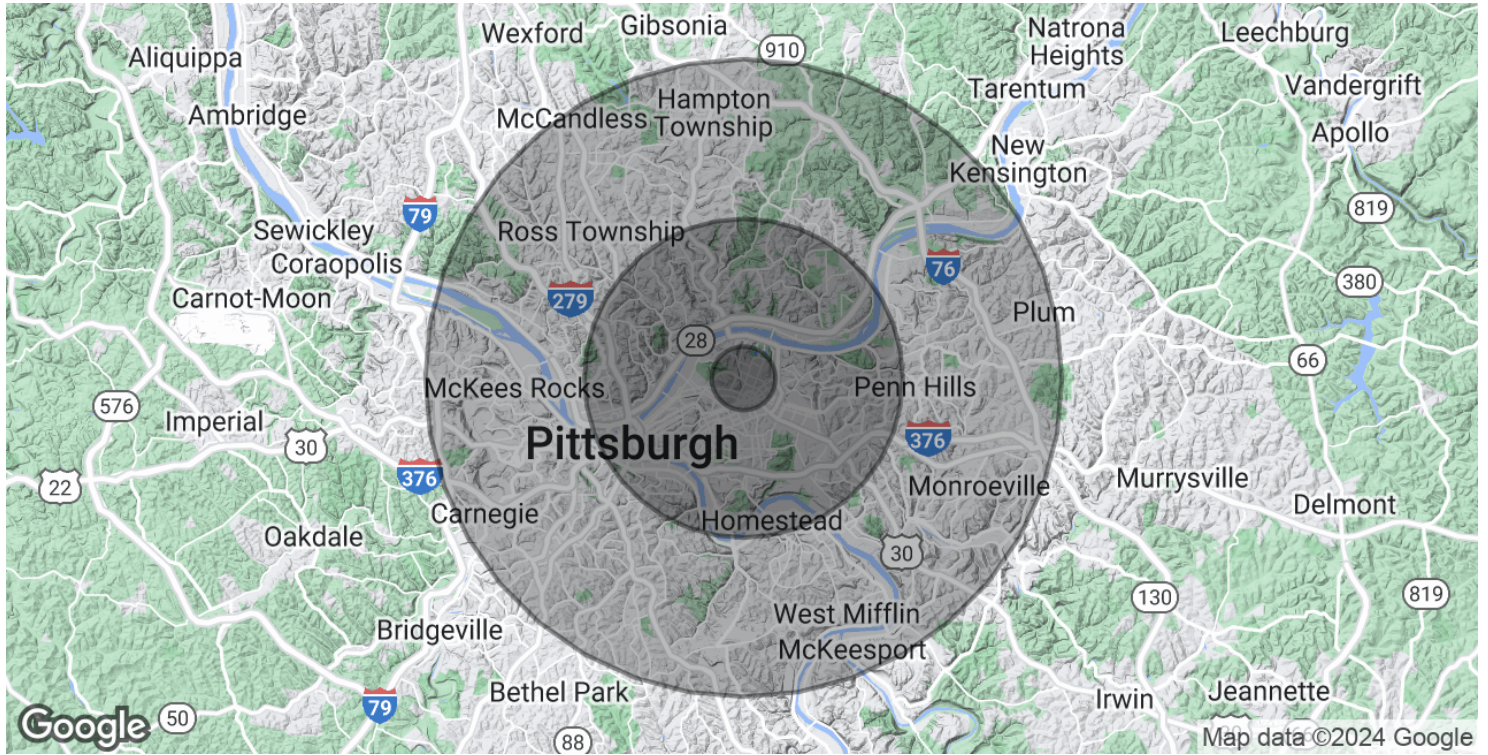
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	28,227	314,700	854,470
Average Age	36.4	37.6	40.9
Average Age (Male)	34.5	35.9	39.3
Average Age (Female)	38.2	39.2	42.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	16,724	169,458	437,239
# of Persons per HH	1.7	1.9	2.0
Average HH Income	\$71,772	\$68,858	\$71,404
Average House Value	\$241,856	\$195,989	\$168,604

* Demographic data derived from 2020 ACS - US Census

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ADVISOR
BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1



ANTHONY DASTA

Senior Advisor

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PROFESSIONAL BACKGROUND

Anthony Dasta is a Commercial Real Estate Advisor with extensive experience in the industry. One of Anthony Dasta's strengths is his ability to identify opportunities for his clients. He has a keen eye for market trends and can spot potential investments that his clients might otherwise miss. He also has a deep understanding of the local real estate market, which allows him to provide his clients with valuable insights and guidance. Another way that Anthony Dasta provides value add is through his negotiation skills. He is a skilled negotiator and is able to secure favorable terms for his clients. This can include negotiating lease agreements, purchase contracts, and other important documents.

In addition, Anthony Dasta is known for his excellent customer service. He takes the time to understand his clients' needs and works closely with them throughout the entire process. He is responsive and accessible, and is always willing to go the extra mile to ensure his clients are satisfied.

Overall, Anthony Dasta is a valuable asset to anyone looking to buy or sell commercial real estate. His ability to provide value add through his market knowledge, negotiation skills, and customer service make him a top choice for clients looking for a trusted advisor in the industry.

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