

Cap Rate Analysis - 1841 Universal Rd, Pittsburgh, PA 15235

Property: 3,000 SF Office Building
Land: 2.78 Acres
Condition: New roof, \$75K renovations
Type: Owner-occupied commercial office/flex
Purchase Price: \$299,000

NOI Scenario	Cap Rate	Indicated Value
\$45,000 (Conservative)	7%	\$642,857
\$45,000 (Conservative)	8%	\$562,500
\$45,000 (Conservative)	9%	\$500,000
\$60,000 (Stabilized)	7%	\$857,143
\$60,000 (Stabilized)	8%	\$750,000
\$60,000 (Stabilized)	9%	\$666,667
\$75,000 (Strong)	7%	\$1,071,429
\$75,000 (Strong)	8%	\$937,500
\$75,000 (Strong)	9%	\$833,333