



## *Brookline Portfolio - 9 Properties (13 units)*



**Presented By:**

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## Investment Highlights

- **Portfolio Scale in One Location** – Multiple side-by-side duplexes & single family homes located within 1.5 miles of each other, allowing for efficient management. (5 SF, 4 Duplexes)
- **Value-Add Opportunity** – Strong in-place cash flow with long term tenants. Potential to increase rents.
- **Desirable South Hills Location** – Brookline offers consistent rental demand, low vacancy, and easy access to Downtown Pittsburgh.

## Portfolio Overview

- Property Type: 5 Single family homes – 4 side-by-side duplexes
- Location: Brookline, Pittsburgh, PA (*exact addresses released with NDA/POF*)
- Units: 13
- Sale Type: Investment / Portfolio Sale
- Transfer: Entity sale (LLC transfer) available for streamlined acquisition

## Market Overview

Brookline is a thriving South Hills neighborhood with a walkable business district, public transit access, and close proximity to major employment hubs including Downtown Pittsburgh, UPMC, and nearby universities. The area has demonstrated steady rent growth, strong tenant demand, and below-average vacancy rates, making it an attractive long-term investment market.

## Next Steps

The **full Offering Memorandum**, including addresses, rent roll, and financials, is available to qualified buyers with a signed NDA and proof of funds.

