

Century Townhome Development

4301 Bataan Ave

4901 Bataan Ave

5006 Bataan Ave

5005 Bataan Ave

4304 Bataan Ave

4302 Bataan Ave

4602 Bataan Ave

5701 Soltis Dr

3505 Miles Ave

2905 Soltis Dr

2801 Soltis Dr

2802 Soltis Dr

3406 Miles Ave

4501 Bataan Ave

1501 Madison Ave

1506 Madison Ave

1101 Madison Ave

507 Washington Ave

OFFERING MEMORANDUM

**18 Unit Townhouse
Portfolio**

Clairton, PA

PRESENTED BY:

JASON CAMPAGNA

O: 412.535.5756

jason.campagna@svn.com

PA #RM424399

IAN DUPRE

O: 412.535.8956

ian.dupre@svn.com

PA #RS350195

ALEXANDER DUPRE

O: 412.535.8063

alex.dupre@svn.com

PA #RS340356

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.

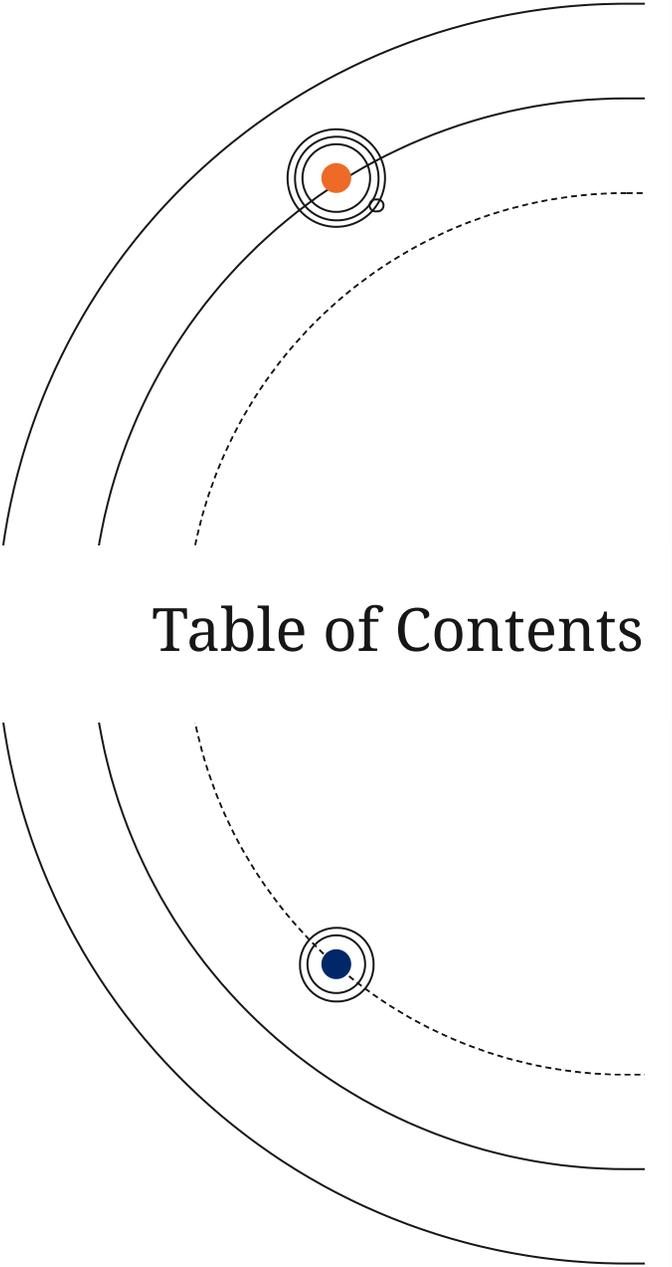
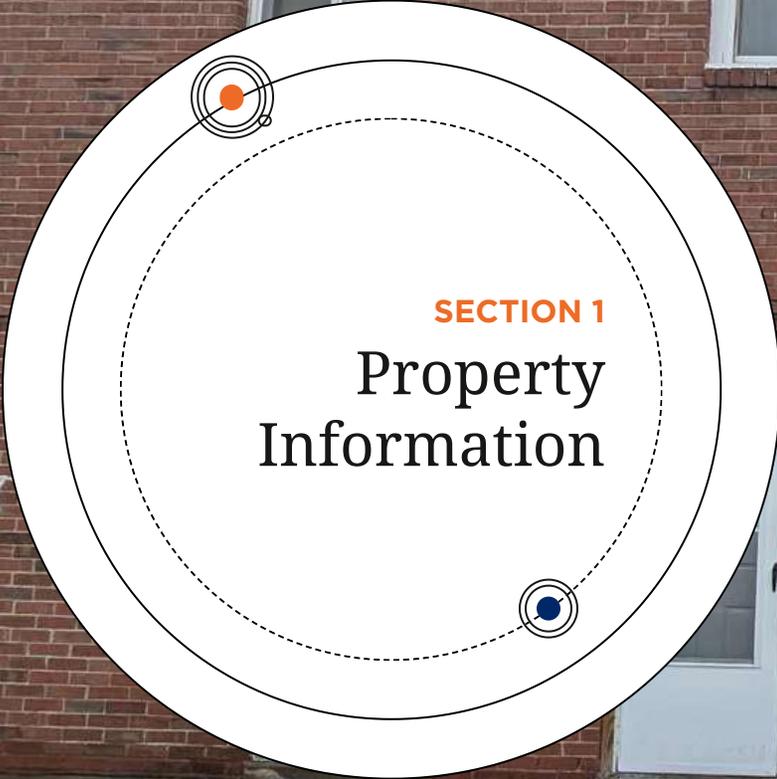


Table of Contents

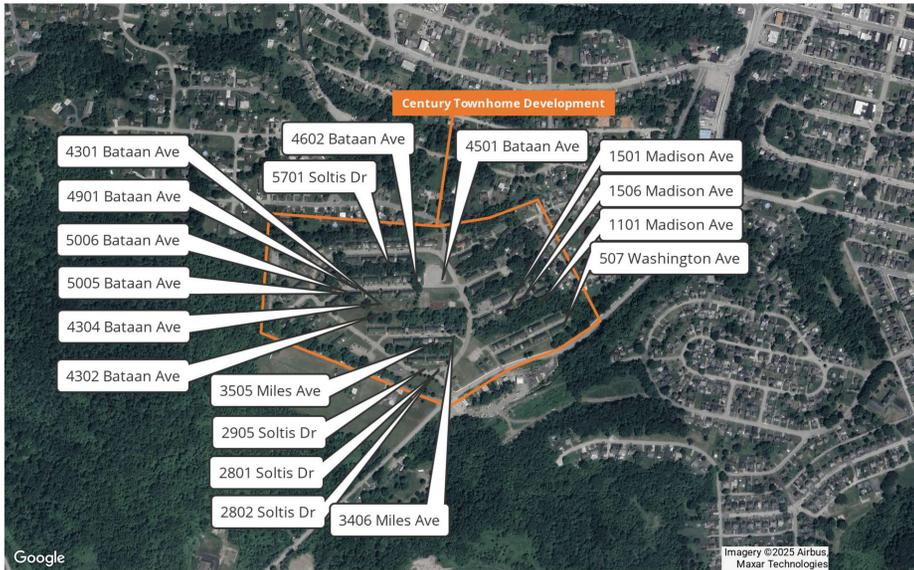
4	PROPERTY INFORMATION		15	FINANCIAL ANALYSIS	
	Executive Summary	5		Rent Roll	16
	Additional Photos	6		Income & Expenses	17
	Additional Photos	7			
	Additional Photos	8	18	ADVISOR BIOS	
9	LOCATION INFORMATION			Advisor Bio 1	19
	Regional Map	10		Advisor Bio 2	20
	Location Map	11		Advisor Bio 3	21
	Retailer Map	12			
	Demographics Map & Report	13			
	Location Description	14			



SECTION 1
Property
Information

2802

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,116,000
NUMBER OF UNITS:	18
CAP RATE:	13.01%
NOI:	\$145,174
OCCUPANCY:	82.35%

PARCEL #'S: 879-P-5-6, 879-P-11-1, 879-P-15-1, 879-P-15-6, 1002-A-28-1, 1002-A-28-2, 1002-A-29-5, 879-N-34-6, 879-N-35-5, 879-N-43-1, 879-N-43-2, 879-N-43-4, 879-N-45-1, 879-N-46-2, 879-N-49-1, 879-N-50-5, 879-N-50-6, 879-N-57-1

PROPERTY OVERVIEW

SVN is pleased to present a Portfolio of 18 Unit Townhome portfolio in Clairton, PA consisting of 8 two-bedroom and 10 three-bedroom units, one of which is not in rentable condition and utilized by the owner as storage space. 11/17 rentable units are occupied by section 8 tenants subsidized through the Allegheny County Housing Authority (ACHA) voucher program. All 18 townhomes sit on individual parcels within the 400+ unit Century Townhomes development.

PROPERTY HIGHLIGHTS

- Subsidized rents guaranteed every month
- In-place 3rd party management
- Close Proximity - All units are within Century Townhomes Development
- Opportunity Zone Portfolio (QOZ) Tract #4929
- 15 miles south of downtown pittsburgh

UNITS



UNITS



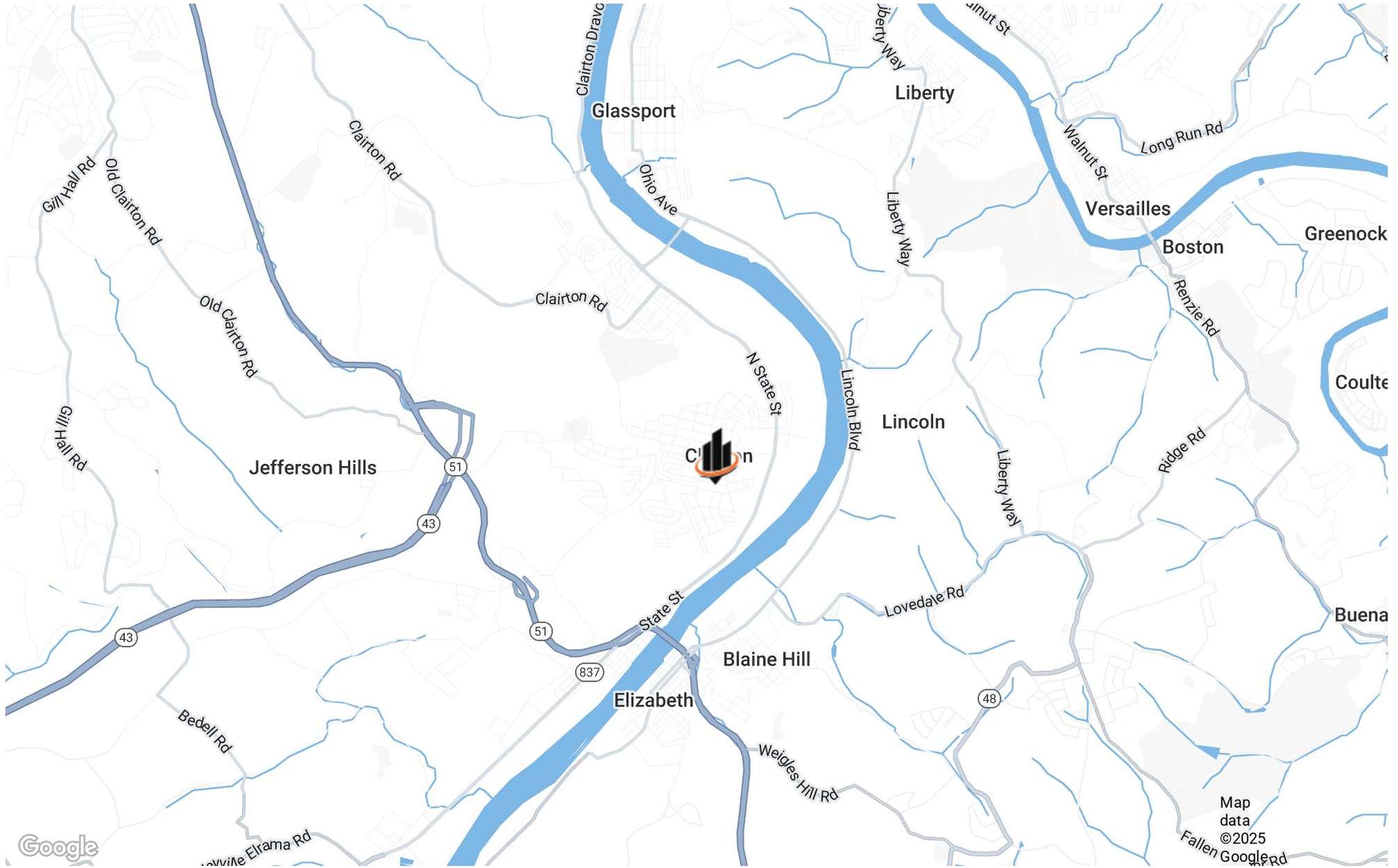
INTERIOR PHOTOS



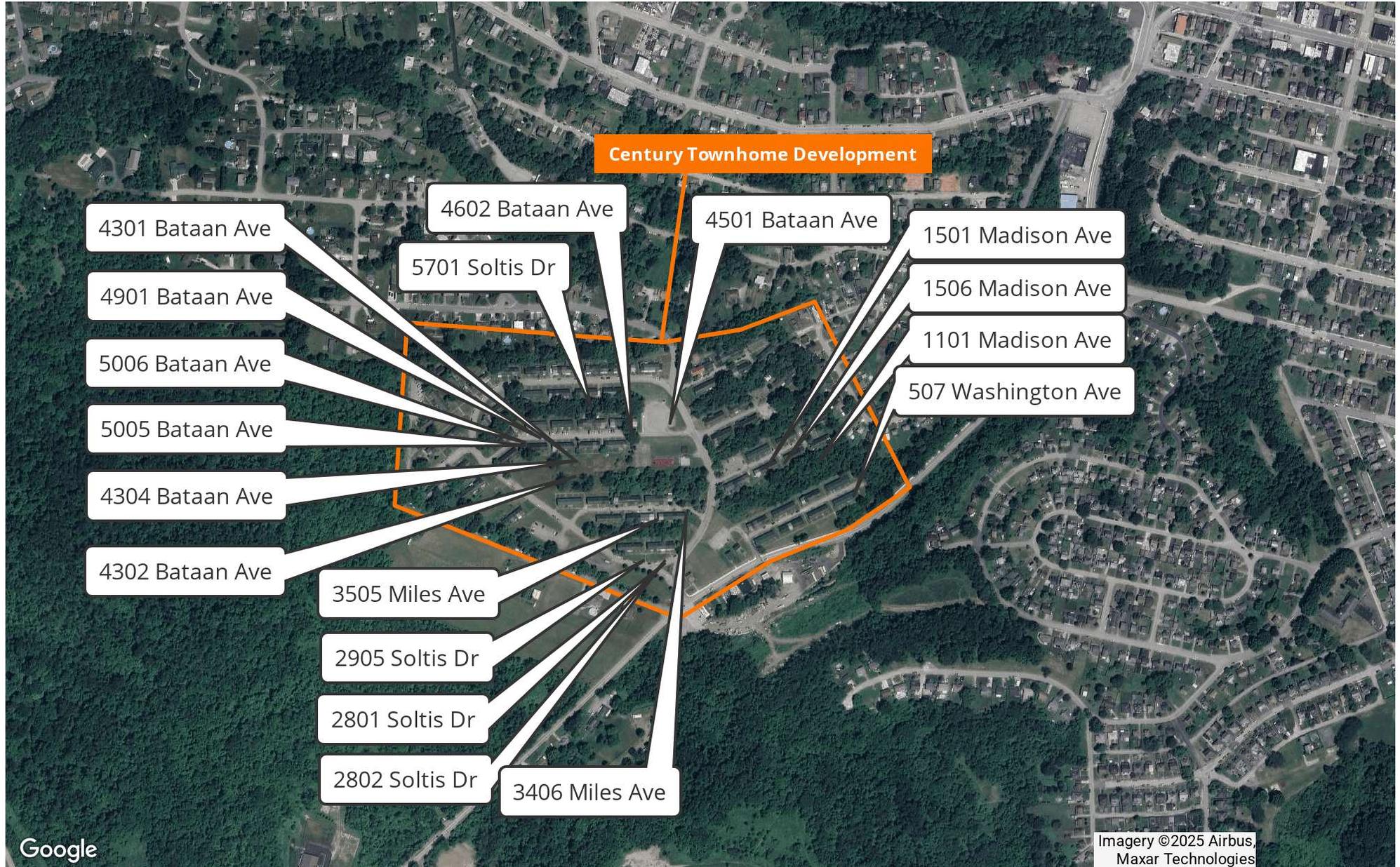


SECTION 2
Location
Information

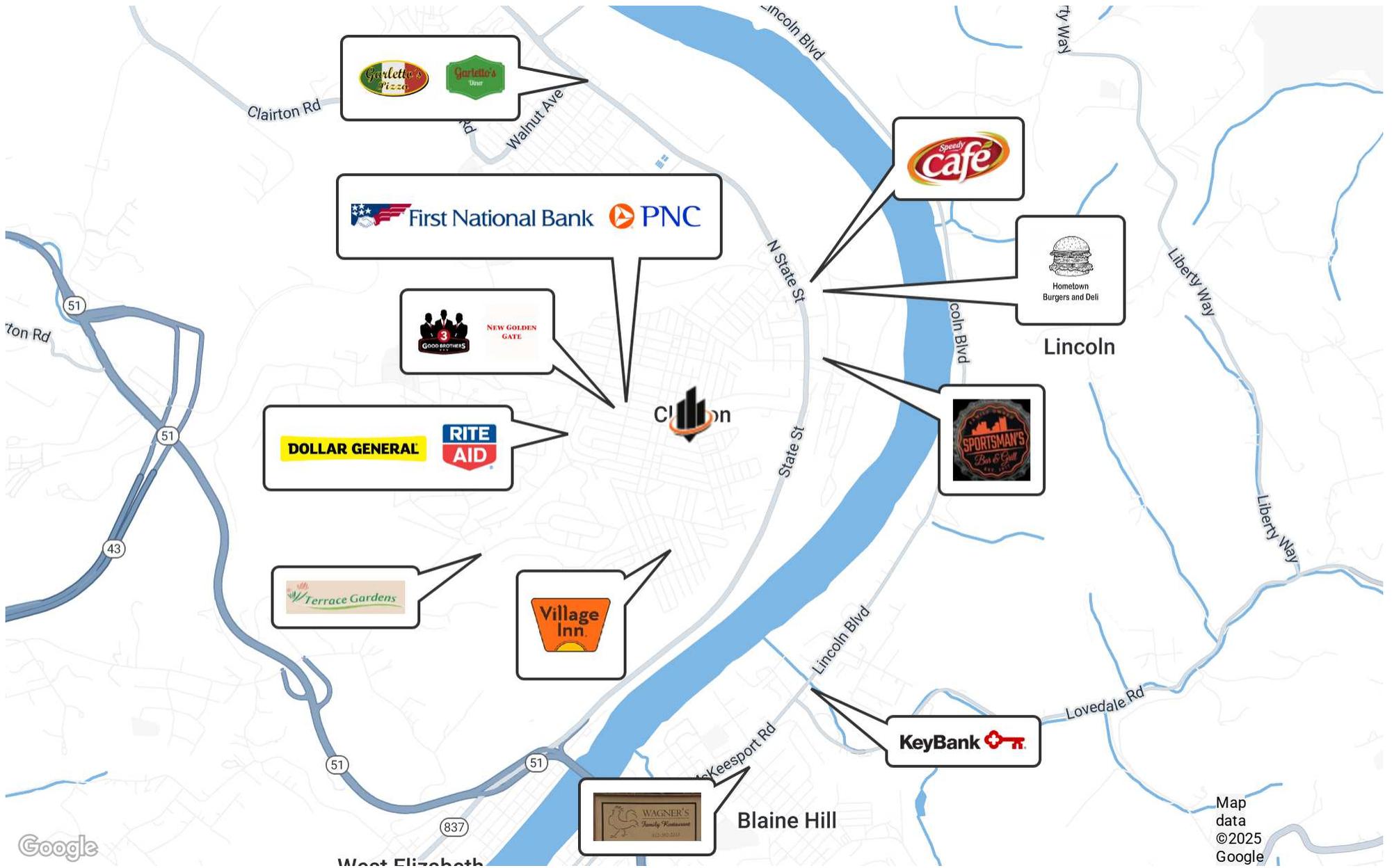
REGIONAL MAP



LOCATION MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

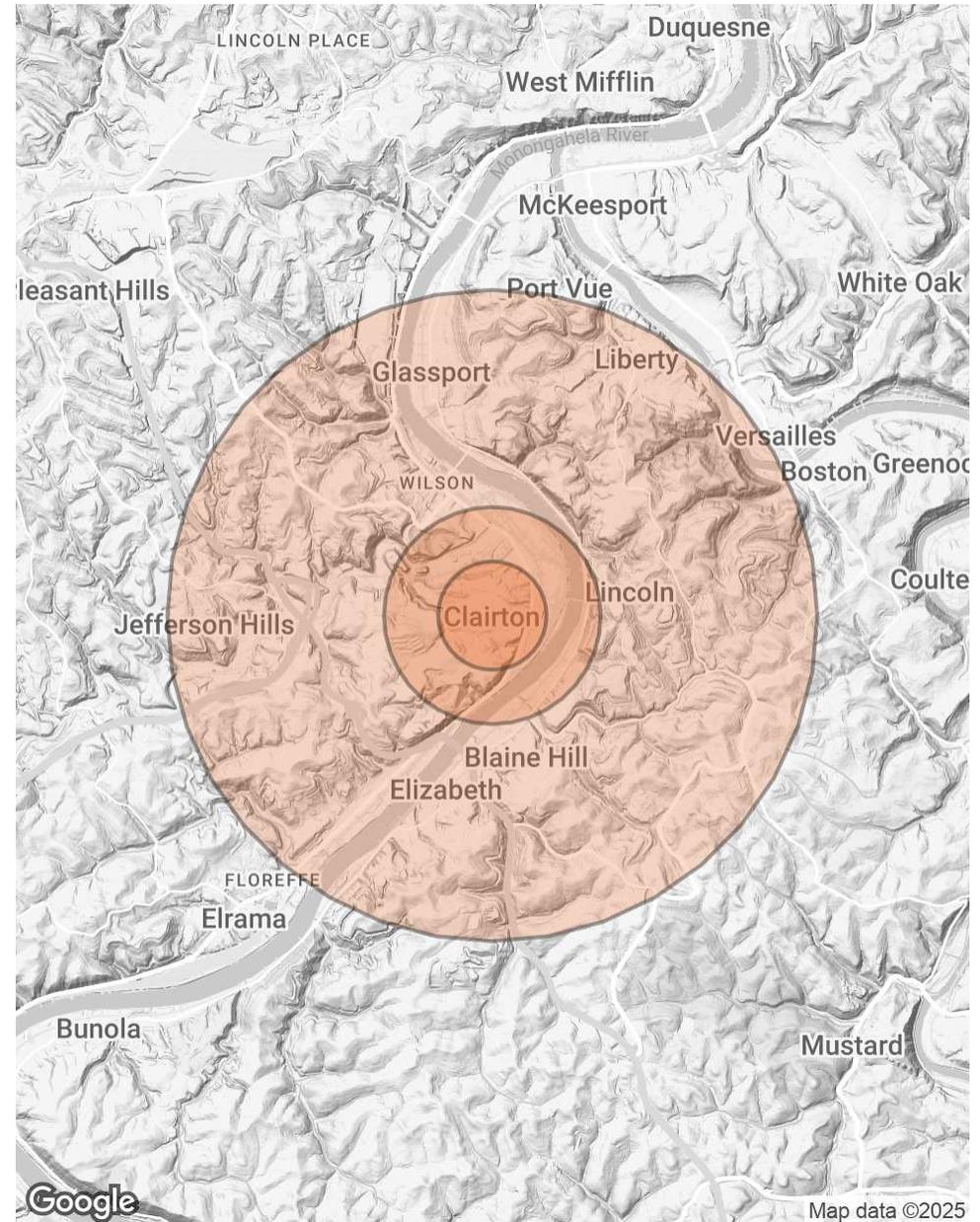
0.5 MILES 1 MILE 3 MILES

	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	2,545	4,594	24,549
AVERAGE AGE	42	43	44
AVERAGE AGE (MALE)	38	39	43
AVERAGE AGE (FEMALE)	46	45	46

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 3 MILES

	0.5 MILES	1 MILE	3 MILES
TOTAL HOUSEHOLDS	1,174	2,117	10,846
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$59,795	\$59,718	\$87,846
AVERAGE HOUSE VALUE	\$98,093	\$116,960	\$176,056

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



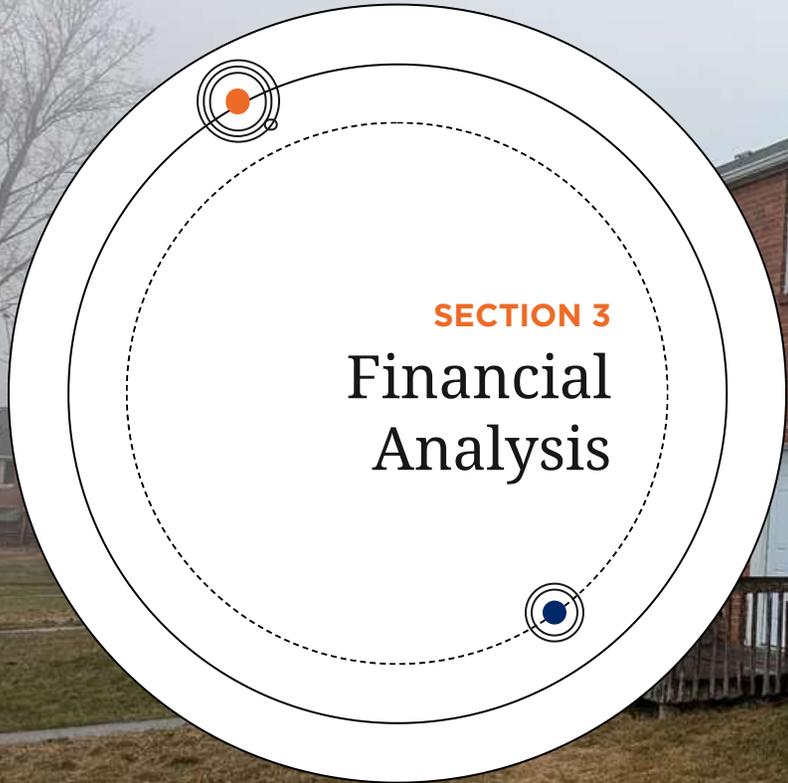
CLAIRTON

Clairton is a community between the Monongahela River and Jefferson Borough. Once known as the Coke Capital of the World, the city was created in 1903. It is home to Clairton Works, the largest coke manufacturing facility in the United States. It has a total of 3.0 square miles. Clairton offers affordable housing, a diverse school system, a public library, a senior citizen center, lively recreation programs and a variety of churches. Clairton's attractions include a park with a large swimming pool, two baseball fields, a basketball court and many picnic and pavilion areas.



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
**Financial
Analysis**



RENT ROLL

UNIT ADDRESS	UNIT BED	SF	LEASE STATUS	CURRENT RENT	SECTION 8 MAX	LANDLORD RESPONSIBILITY	CAP-X PRIOR 3 YEARS
507 Washington Ave	3	1,242	Sec 8	\$1,567	\$1,834	Trash, Water, Sewer	New Roof
1101 Madison Ave	2	864	Sec 8	\$1,222	\$1,423	Trash, Water, Sewer	
1501 Madison Ave	3	1,242	Sec 8	\$1,325	\$1,834	Trash, Water, Sewer	New Roof
1506 Madison Ave	3	1,242	Vacant	\$1,567	\$1,834	Trash, Water, Sewer	New Roof & Furnace
2801 Soltis Ave	3	1,095	MKT	\$800	\$1,834	Trash, Water, Sewer	New Roof
2802 Soltis Ave	3	1,095	Sec 8	\$962	\$1,834	Trash, Water, Sewer	New Roof
2905 Soltis Ave	2	1,080	Sec 8	\$1,416	\$1,423	Trash, Water, Sewer	
3406 Miles Ave	3	1,080	Sec 8	\$1,354	\$1,834	Trash, Water, Sewer	
3505 Miles Ave	3	1,026	Sec 8	\$1,251	\$1,834	Trash, Water, Sewer	New Furnace
4301 Bataan Ave	2	864	Sec 8	\$1,222	\$1,423	Trash, Water, Sewer	
4302 Bataan Ave	2	810	Vacant	\$1,416	\$1,423	Trash, Water, Sewer	New Furnace
4304 Bataan Ave	2	810	MKT	\$750	\$1,423	Trash, Water, Sewer	New Furnace
4501 Bataan Ave	2	864	MKT	\$850	\$1,423	Trash, Water, Sewer	
4602 Bataan Ave	3	1,026	Sec 8	\$1,027	\$1,834	Trash, Water, Sewer	New Roof & Furnace
4901 Bataan Ave	2	864	Vacant	\$1,416	\$1,423	Trash, Water, Sewer	New Roof
5005 Bataan Ave	3	1,026	Sec 8	\$1,416	\$1,834	Trash, Water, Sewer	
5006 Bataan Ave	3	1,026	Sec 8	\$1,244	\$1,834	Trash, Water, Sewer	New Furnace
5701 Soltis Ave (not rentable)	2	864	Vacant				
TOTALS/AVERAGES				\$20,805	\$28,301		

INCOME & EXPENSES

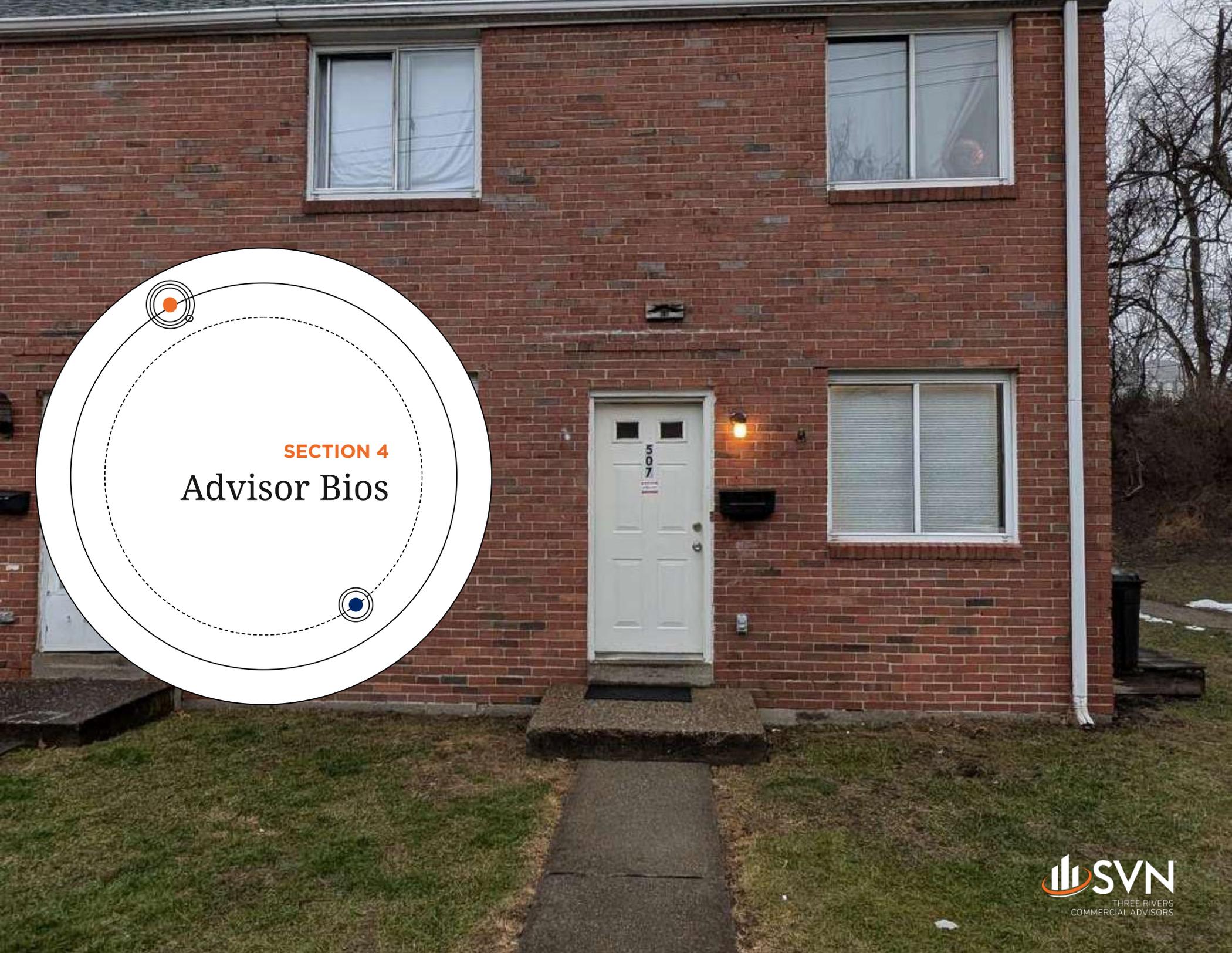
INCOME SUMMARY

	CURRENT	PROFORMA
RENTAL INCOME	\$249,660	\$339,612
VACANCY (8%)	-\$19,972	-\$27,168
TOTAL INCOME	\$229,687	\$312,443

EXPENSE SUMMARY

	CURRENT	PROFORMA
TAXES	\$8,680	\$8,680
INSURANCE	\$8,103	\$8,103
GARBAGE	\$3,230	\$3,230
WATER AND SEWER	\$30,600	\$30,600
MANAGEMENT (\$1200/UNIT)	\$20,400	\$20,400
MAINTENANCE (\$750/UNIT)	\$13,500	\$13,500
GROSS EXPENSES	\$84,513	\$84,513
NET OPERATING INCOME	\$145,174	\$227,929

Proforma Rents are based on 2025 Section 8 Max Rents with the LL paying water & sewer



SECTION 4
Advisor Bios

ADVISOR BIO 1



JASON CAMPAGNA

Managing Director

jason.campagna@svn.com

Direct: **412.535.5756** | Cell: **724.825.3137**

PA #RM424399

PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors specializing in multi-family housing. Jason prides himself on understanding the nuances and analysis of multiple unit apartment dwellings.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are multifamily buildings ranging in size from 4 plexes upwards to 100+ units

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

Born and raised in the South Hills area. Jason graduated from Slippery Rock University with a B.S. of Environmental Science and minor in Business Administration. Jason is a licensed real estate agent in Pennsylvania.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

SVN | Three Rivers Commercial Advisors

6 PPG Place, Suite 550

Pittsburgh, PA 15222

412.535.8050

ADVISOR BIO 2



IAN DUPRE

Advisor

ian.dupre@svn.com

Direct: **412.535.8956** | Cell: **724.620.7125**

PA #RS350195

PROFESSIONAL BACKGROUND

Ian Dupre serves as an advisor with SVN | Three Rivers Commercial Advisors specializing in retail and development properties. As an associate advisor, Ian is focused on his clients needs and attention to detail.

Before starting his career with SVN, Ian worked as a Landman in the Southwestern Pennsylvania Oil and Gas Industry. Ian worked on multiple title projects through which he developed an in-depth understanding of public records, chains of title, and Oil and Gas rights.

As a native of Champion, PA Ian grew up immersed in a family run Land, Resort, and Hospitality business. Ian Graduated from Hillsdale College in 2017 with a B.S. Economics major and Mathematics minor.

SVN | Three Rivers Commercial Advisors
6 PPG Place, Suite 550
Pittsburgh, PA 15222
412.535.8050

ADVISOR BIO 3



ALEXANDER DUPRE

Advisor

alex.dupre@svn.com

Direct: **412.535.8063** | Cell: **412.726.1095**

PA #RS340356

PROFESSIONAL BACKGROUND

Alexander “A.J.” Dupre serves as an advisor with SVN | Three Rivers Commercial Advisors specializing in retail properties. Alexander utilizes his diverse skill set to identify and service the needs of both Owners and Tenants alike. Alexander advises clients on leasing and investment assets such as retail, shopping centers, multifamily, mixed-use, land, hospitality, and industrial properties. A native of Champion, PA Alexander grew up immersed in a family run Land, Resort, and Hospitality business. In his free time he enjoys outdoor activities such as Skiing, Biking, and Fishing. Alexander graduated from Lindenwood University with a B.A. in Business Administration and business law. While there in addition to his studies he attained three-time National Championship titles, and numerous international, state, and local titles while representing the United States and his university in shooting sports.

EDUCATION

B.A. Business Administration emphasis on Business Law and Marketing, Lindenwood University
Alumni, Culver Military Academy

SVN | Three Rivers Commercial Advisors

6 PPG Place, Suite 550
Pittsburgh, PA 15222
412.535.8050

PRESENTED BY:

Jason Campagna

O: 412.535.5756

jason.campagna@svn.com

PA #RM424399

Ian Dupre

O: 412.535.8956

ian.dupre@svn.com

PA #RS350195

Alexander Dupre

O: 412.535.8063

alex.dupre@svn.com

PA #RS340356

