

**708 S Negley, Pittsburgh, PA 15232**

**6 Units & 4 Car Garage Multi-Unit Building located in the Shadyside Neighborhood of Pittsburgh**

**CURRENT LEASE SUMMARY**

Unit Type	Size	Sq Ft	Monthly Rent	Rent Sq Ft	Yearly Rent	Lease Expiration
1	1 BDR	669	\$1,150.00	\$1.72	\$13,800.00	8/31/2024
2	1 BDR	560	\$1,050.00	\$1.88	\$12,600.00	5/31/2025
3	1 BDR	600	\$950.00	\$1.58	\$11,400.00	7/31/2024
4	Eff	260	\$675.00	\$2.60	\$8,100.00	5/31/2025
5	1 BDR	600	\$1,300.00	\$2.17	\$15,600.00	6/30/2025
6	2 BDR	830	\$1,450.00	\$1.75	\$17,400.00	12/31/2025
Garages						
1		180	\$60.00	\$0.33	\$720.00	5/31/2024
2		180	\$125.00	\$0.69	\$1,500.00	month to month
3		180	included with # 5 lease			
4		180	available for lease			
			<b>Monthly Income</b>	<b>Yearly Income</b>		
<b>TOTALS</b>			<b>\$6,760.00</b>	<b>\$81,120.00</b>		

As tenants have moved out rents have been increased. Unit #5 was previous rented for \$1105/month for the past few years and was lease this year for \$1,300/month. Unit #6 has been increased in rent from a long term tenant renting at \$950/month to now the current lease price of \$1450/month. Units #1, #2, #3 are due for increases as projected below.

**PROJECTED LEASE SUMMARY**

Unit Type	Size	Sq Ft	Monthly Rent	Rent Sq Ft	Yearly Rent	Lease Expiration
1	1 BDR	669	\$1,700.00	\$2.54	\$20,400.00	
2	1 BDR	560	\$1,450.00	\$2.59	\$17,400.00	
3	Studio	600	\$1,100.00	\$1.83	\$13,200.00	
4	Eff	260	\$675.00	\$2.60	\$8,100.00	5/31/2025
5	1 BDR	600	\$1,300.00	\$2.17	\$15,600.00	6/30/2025
6	2 BDR	830	\$1,450.00	\$1.75	\$17,400.00	12/31/2025
Garages						
1		180	\$125.00	\$0.69	\$1,500.00	
2		180	\$125.00	\$0.69	\$1,500.00	
3		180	\$125.00	\$0.69	\$1,500.00	
4		180	\$125.00	\$0.69	\$1,500.00	
			<b>Monthly Income</b>	<b>Yearly Income</b>		
<b>TOTALS</b>			<b>\$8,175.00</b>	<b>\$98,100.00</b>		