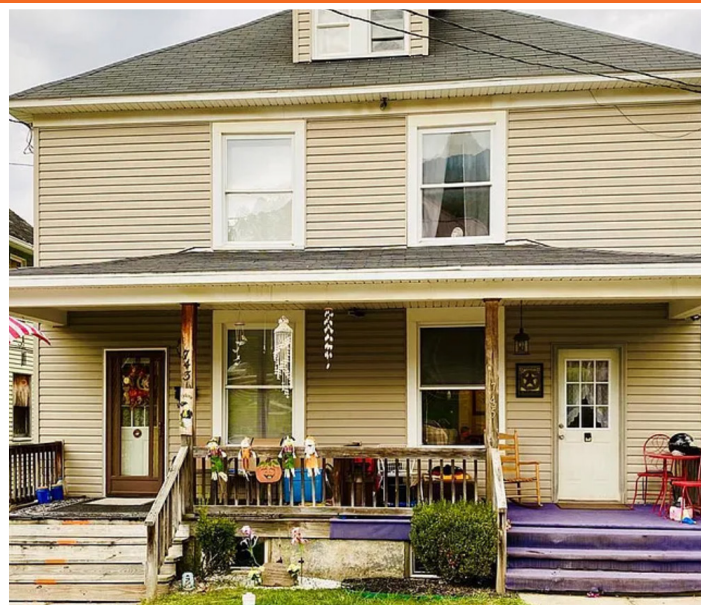


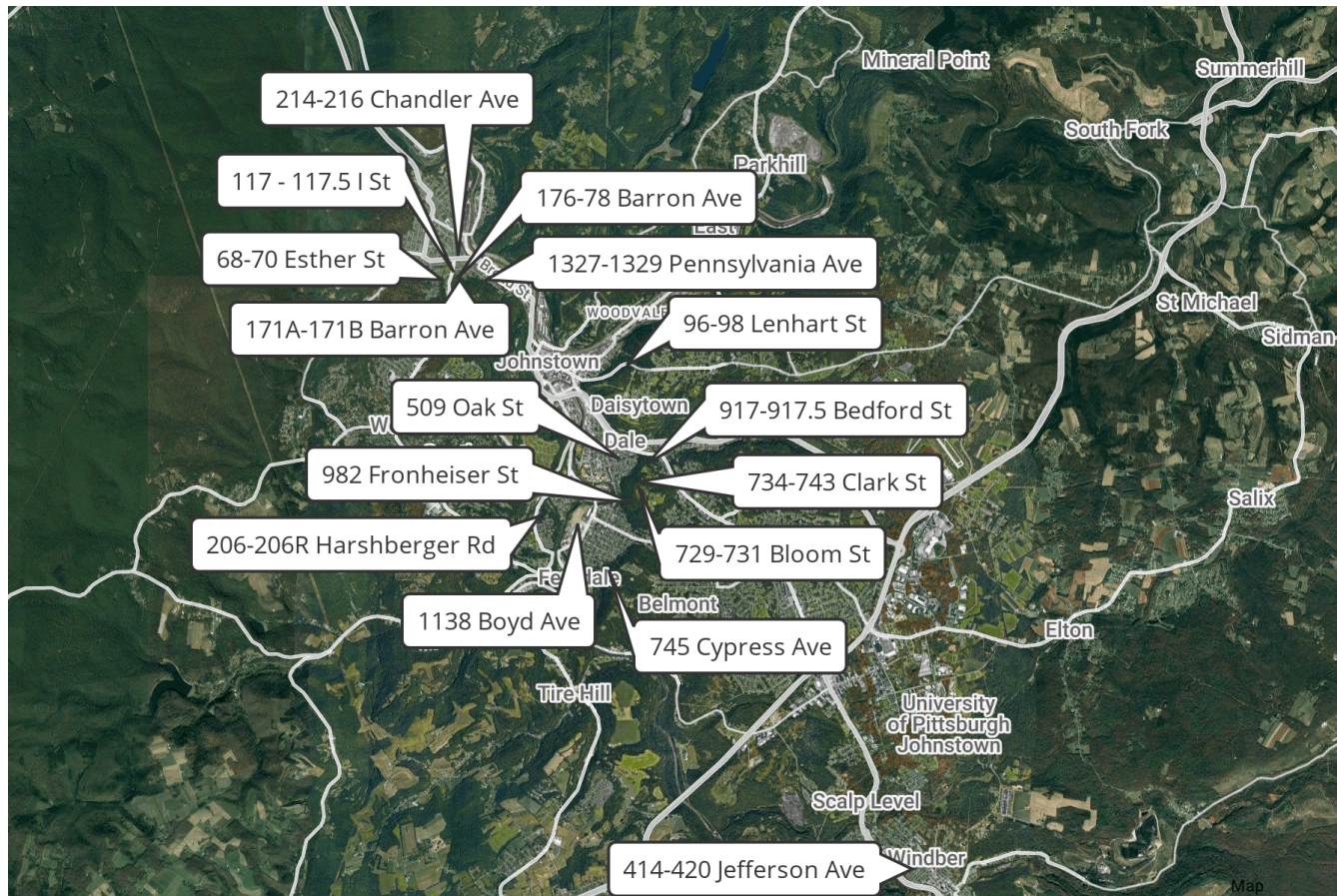
JOHNSTOWN PORTFOLIO



34 UNITS | JOHNSTOWN
OFFERING MEMORANDUM



PORTFOLIO MAP



SVN Three Rivers Commercial Advisors is pleased to present the opportunity to purchase this 34 unit portfolio in Johnstown, PA. The offering is comprised of 13 duplexes, a sixplex, and 2 single family homes that presents a compelling 11% Cap Rate. There is a demonstrated path to add value by continuing to increase rents to market rates.

County:	Cambria
Neighborhood:	Johnstown
Units:	34
List Price:	\$1,650,000
Price Per Unit:	\$48,529
Cap Rate:	11%

PORTFOLIO ANALYSIS

RENT ROLL

Property	# Units	# of Bedrooms	Monthly Rents	Monthly Utl.	Notes
1138-1140 Boyde Ave. Johnstown, PA 15905	2	4	\$1,415	\$120.00	
743-745 Clark St. Johnstown, PA 15902	2	5	\$1,700	\$0.00	
214-216 Chandler Ave. Johnstown, PA 15906	2	6	\$1,400	\$200.00	Section 8
917-917.5 Bedford St. Johnstown, PA 15902	2	6	\$1,200	\$0.00	
171A-171B Barron Ave. Johnstown, PA 15906	2	2	\$1,320	\$250.00	One unit section 8
745-745#2 Cypress Ave. Johnstown, PA 15902	2	4	\$1,520	\$200.00	
96-98 Lenhart St. Johnstown, PA 15901	2	4	\$1,400	\$0.00	
68-70 Esther St. Johnstown, PA 15906	2	6	\$1,550	\$110.00	One unit section 8
729-731 Bloom St. Johnstown, PA 15902	2	6	\$1,100	\$0.00	
414-420 Jefferson Ave. Beaverdale, PA 15921	6		\$3,300	\$0.00	Pay for oil on one unit in winter (\$450/mo)
117-117.5 I St. Johnstown, PA 15906	2	4	\$1,225	\$0.00	
509 Oak St. Johnstown, PA 15902	1	3	\$850	\$100.00	Section 8
176-178 Barron Ave. Johnstown, PA 15906	2	4	\$1,260	\$100.00	One unit section 8
982 Fronheiser St. Johnstown, PA 15902	1	2	\$720	\$0.00	
206-206R Harshberger Rd. Johnstown, PA 15905	2	3	\$1,510	\$0.00	
1327-1329 Pennsylvania Ave. Johnstown, PA 15906	2	6	\$1,840	\$100.00	One unit needs total rehab projected rent \$900
Totals:				\$1,180.00	
Annualized:				\$14,160.00	

PORTFOLIO ANALYSIS

FINANCIALS

INCOME	Current
Rental Revenue	\$279,720.00
Vacancy (5%)	- (\$13,986)
GOI	\$265,734

EXPENSE	
Taxes	\$22,745
Insurance	\$8,020
Utilities	\$14,160
Mgmt. (8%)	\$22,378
Maintenance	\$ 17,000
Total:	\$84,303
Exp Ratio	30%

NOI:	\$181,431
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PORTFOLIO

CAPITAL EXPENDITURES

Property	Capital Expenditures
1138-1140 Boyde Ave. Johnstown, PA 15905	2023- 2 new hot water heater \$1800 2023- Fresh paint in both units \$2200 2023- installed new handrails and fixed up porch \$600
743-745 Clark St. Johnstown, PA 15902	2025- Fresh paint in entire unit \$1200 2025- Ripped up old carpet and painted floors
917-917.5 Bedford St. Johnstown, PA 15902	2023- 2 new furnaces \$6000 2023- All new wiring in both units \$4000 2023- All new dry wall throughout both units \$10,000 2023-New sub floors in the kitchens \$5000 2023- all new vinyl plank floors in both units \$12,000 2023- all new paint in both units \$6,000 2023- new windows \$5000
745-745#2 Cypress Ave. Johnstown, PA 15902	2022- brand new bathroom-shower, toilet, sink, flooring \$8000 2024-2 new hot water heaters \$1800
96-98 Lenhart St. Johnstown, PA 15901	2025-new carpet \$800 2024- new half a roof \$3500
68-70 Esther St. Johnstown, PA 15906	2025-new kitchen cabinets and sink \$1400 2025-New vinyl flooring \$3000 2025- stained and refinished hardwood flooring \$800 2025- new paint \$500 2025- new light fixtures \$600 2025- 3 new doors \$500 2025- new kitchen flooring \$500 2025- new stove \$600 2025- new fridge \$600 2025- new bathroom vanity \$400
414-420 Jefferson Ave. Beaverdale, PA 15921	2025- new oil furnace \$4200

PORTFOLIO

CAPITAL EXPENDITURES

Property	Capital Expenditures
117-117.5 I St. Johnstown, PA 15906	2025-new carpet \$800 2025- new vinyl flooring \$1200
509 Oak St. Johnstown, PA 15902	2023-installed new bathroom and sub flooring \$6000
206-206R Harshberger Rd. Johnstown, PA 15905	2023-new gas furnace \$4000 2023- All new windows \$3000 2025- New vinyl flooring \$2000
1327-1329 Pennsylvania Ave. Johnstown, PA 15906	2023- new bathroom vanity \$500 2023-new wiring \$2500 2023- new light fixtures throughout \$2000 2023- new hot water heater \$700 2023- new vinyl plank flooring \$4000

68-70 ESTHER ST

JOHNSTOWN, PA 15906



68-70 ESTHER ST

JOHNSTOWN, PA 15906



96-98 LENHART ST

JOHNSTOWN, PA 15901



96-98 LENHART ST

JOHNSTOWN, PA 15901



214-216 CHANDLER AVE

JOHNSTOWN, PA 15906



214-216 CHANDLER AVE

JOHNSTOWN, PA 15906



414-420 JEFFERSON AVE

BEAVERDALE, PA 15921



509 OAK ST

JOHNSTOWN, PA 15902



509 OAK ST

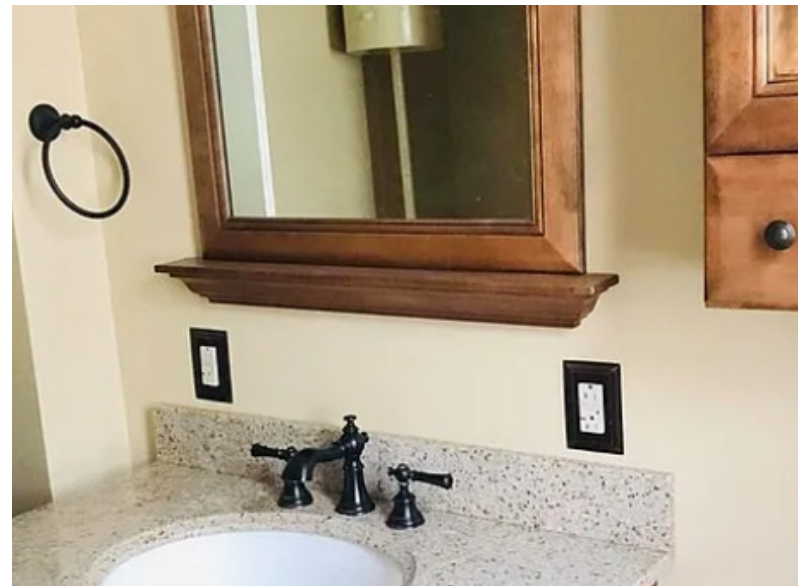
JOHNSTOWN, PA 15902



743-745 CLARK ST.
JOHNSTOWN, PA 15902



743-745 CLARK ST. JOHNSTOWN, PA 15902



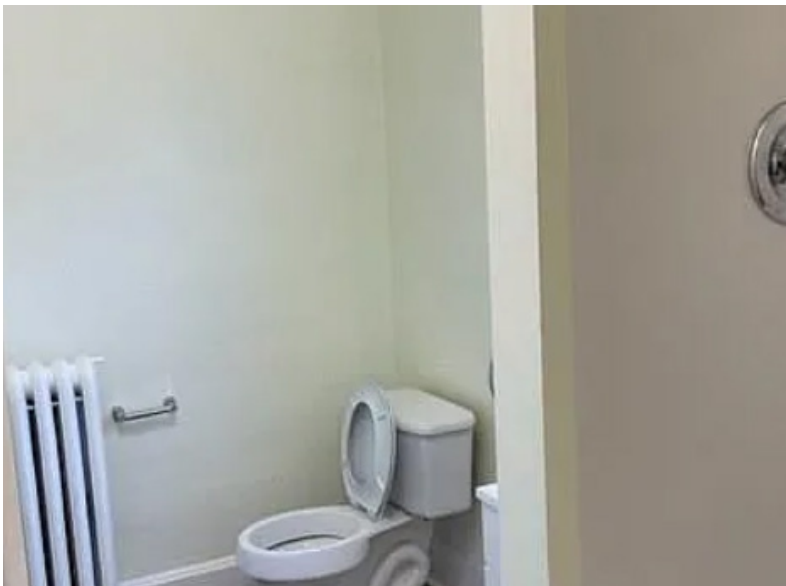
745-745 #2 CYPRESS AVE

JOHNSTOWN, PA 15902



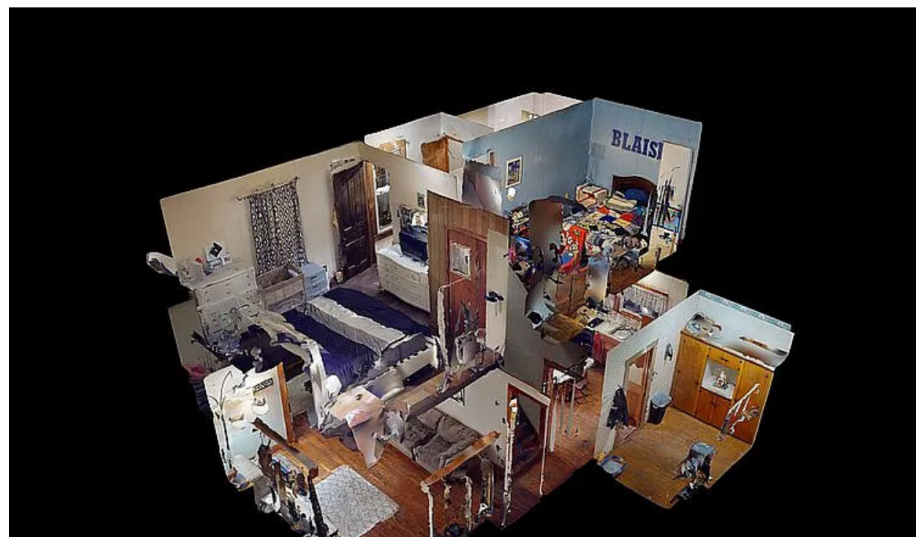
745-745 #2 CYPRESS AVE

JOHNSTOWN, PA 15902



982 FRONHEISER ST

JOHNSTOWN, PA 15902



982 FRONHEISER ST

JOHNSTOWN, PA 15902



CAMBRIA COUNTY

LOCATION OVERVIEW



Cambria County is located in west-central Pennsylvania and is anchored by the City of Johnstown, positioned between the Pittsburgh and State College metro areas. The county combines strong industrial roots with an evolving economic base, offering affordability, a skilled workforce, and access to key regional markets.



The local economy is driven by healthcare, education, manufacturing, logistics, energy, and government services, supported by major employers such as Conemaugh Health System, Windber Medical Center, and regional educational institutions. Ongoing redevelopment initiatives and workforce programs continue to strengthen the county's long-term growth outlook.

Cambria County is well connected via U.S. Routes 22, 219, and 30, with access to regional air service through the John Murtha Johnstown-Cambria County Airport and freight rail connectivity. Competitive real estate costs, a low cost of living, and abundant outdoor and cultural amenities make Cambria County an attractive location for commercial investment and development.

JOHNSTOWN, PA

LOCATION OVERVIEW



Johnstown is a city in Cambria County, Pennsylvania, located in the Allegheny Mountains approximately 65 miles east of Pittsburgh. Historically rooted in steel and manufacturing, the city has transitioned into a diversified regional hub with strengths in healthcare, education, logistics, and advanced manufacturing.

Major employers include Conemaugh Health System, the University of Pittsburgh at Johnstown (UPJ), and regional government and service organizations. Continued downtown reinvestment and adaptive reuse of former industrial sites support ongoing redevelopment and economic stability.

Johnstown is well connected via U.S. Routes 22, 219, and 30, with regional air service at the John Murtha Johnstown-Cambria County Airport. Affordable real estate, a low cost of living, and access to outdoor recreation and cultural amenities make Johnstown an attractive location for residents, businesses, and investors.

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