



SINGLE FAMILY

& MIXED USE PORTFOLIO

Allegheny County, Pennsylvania

\$1,475,000

Asking Price

11 + Comm.

Total Units

\$145,500

Gross Annual Rent

Est. 7.7%

Cap Rate

| | |
|-------------------|--|
| ASSET TYPE | Single Family Residences + Triplex + Mixed-Use Commercial |
| LOCATION | Wilkinsburg Pitcairn Wilmerding E. McKeesport Clairton |
| NOI | Est. \$113,860 EGI: \$133,860 Cap Rate: Est. 7.7% |
| DCR | Est. 1.42x (Est. @ 75% LTV, 7.5%, 25-yr am — Ann. Debt Svc. Est. \$80,100) |
| OCCUPANCY | 100% — All 11 Residential Units Occupied |



Real (NASDAQ: REAX) has entered a definitive agreement to acquire RE/MAX Holdings, forming Real REMAX Group — one of the world's largest technology-powered real estate platforms with 180,000+ agents across 120+ countries and ~\$2.3B in combined annual revenue.

Jim Schons | Real of Pennsylvania | 412-790-1181 | jschons@hbmppgh.com | www.realre.net

Co-Agent: Jeb Berlin | Real of Pennsylvania | 412-918-0316 | jebcre@gmail.com

EXECUTIVE SUMMARY

This portfolio presents the opportunity to acquire 11 residential income-producing units plus a vacant 4,900 SF mixed-use commercial building across five Allegheny County communities — Wilkinsburg, Pitcairn, Wilmerding, East McKeesport, and Clairton — in a single transaction. The portfolio generates \$145,500 in gross annual rental income with 100% residential occupancy and significant value-add upside through commercial lease-up at 500 Saint Clair Ave.

| | |
|--------------------------------|--|
| Sale Price | \$1,475,000 |
| Residential Units | 11 Total — 10 SFR + 1 Triplex 100% Occupied |
| Commercial Building | 500 Saint Clair Ave, Clairton — 4,900 SF Vacant (Value-Add) |
| Total Building SF | 17,730 SF |
| Gross Annual Rent | \$145,500 |
| Vacancy Allowance (8%) | (\$11,640) |
| Effective Gross Income | \$133,860 |
| Est. Operating Expenses | (\$20,000) |
| Net Operating Income | Est. \$113,860 |
| Cap Rate | Est. 7.7% (Based on Asking Price) |
| Debt Coverage Ratio | Est. 1.42x (Est. @ 75% LTV, 7.5%, 25-yr am — Ann. Debt Svc. Est. \$80,100) |
| Price Per SF | \$83.19 / SF |
| Price Per Unit | \$134,091 / Unit (Residential) |

WHY THIS IS A GREAT INVESTMENT

- **100% residential occupancy** — all 11 units generating \$145,500 gross annual rent from Day 1 with zero lease-up risk on the residential side
- **Significant value-add upside** — 500 Saint Clair Ave (4,900 SF) is fully vacant; stabilizing this commercial asset alone could meaningfully compress the cap rate and boost total yield
- **Proven rent roll with growth trajectory** — 2% annual rental growth rate projected, driving NOI from \$75,553 (Yr 1) toward \$84,402 (Yr 5) as expenses stabilize
- **Tenant-paid utilities** — all 11 residential units have utilities covered by tenants, keeping operating expense ratio predictable at 45.3%
- **Diversified Allegheny County footprint** — 5 municipalities across 11 parcels reduce concentration risk; no single vacancy materially impacts portfolio performance
- **Pittsburgh metro fundamentals** — UPMC, CMU, Pitt, and I-376 / Route 30 corridor drive durable renter demand across all five submarkets
- **Below replacement cost** — at \$83.19/SF, this portfolio is priced well below new construction cost in any of these markets
- **Scalable portfolio acquisition** — ideal for an investor expanding Western PA residential/commercial holdings under one transaction

PROPERTY OVERVIEW

The portfolio spans 11 parcels across five established Allegheny County communities. Each submarket benefits from strong renter demand, proximity to Pittsburgh employment corridors, and affordable cost of living relative to the broader metro. The geographic spread across five municipalities insulates the portfolio from localized vacancy risk.

| | |
|----------------------------|--|
| Residential Units | 11 Total — 10 Single-Family Residences + 1 Triplex |
| Commercial Building | 500 Saint Clair Ave, Clairton — 4,900 SF Fully Vacant |
| Total Parcels | 11 Parcels |
| Total Building SF | 17,730 SF |
| Municipalities | Wilkinsburg, Pitcairn, Wilmerding, East McKeesport, Clairton |
| County | Allegheny County, Pennsylvania |
| Zoning | Residential / Mixed-Use — Varies by Municipality |
| Utilities | Tenant-Paid Throughout All Residential Units |
| Occupancy | 100% Residential — All 11 Units Occupied |

EXHIBIT A — PROPERTY ROSTER

| # | Address | Municipality | ZIP | Type |
|----|----------------------------|-----------------|--------------|---------------------------|
| 1 | 700 5th St Ave | East McKeesport | 15035 | SFR |
| 2 | 350 Kenney Ave | Pitcairn | 15140 | SFR |
| 3 | 214 4th St | Wilmerding | 15148 | SFR |
| 4 | 548 2nd St | Pitcairn | 15140 | SFR |
| 5 | 552 2nd St | Pitcairn | 15140 | SFR |
| 6 | 432 Welsh St | Wilmerding | 15148 | SFR |
| 7 | 233 Welsh St | Wilmerding | 15148 | SFR |
| 8 | 1110 Center St (Sts 1-3) | Wilkinsburg | 15221 | Triplex |
| 9 | 451-1/2 Ella St | Wilkinsburg | 15221 | SFR |
| 10 | 1215 Rebecca St | Wilkinsburg | 15221 | SFR |
| 11 | 500 Saint Clair Ave | Clairton | 15025 | Mixed-Use (Vacant) |

All properties in Allegheny County, PA. Row 11 (500 Saint Clair Ave) is the vacant mixed-use commercial building — primary value-add opportunity.

FINANCIAL ANALYSIS

| | |
|-----------------------------------|-------------|
| Asking Price | \$1,475,000 |
| Gross Annual Rental Income | \$145,500 |
| Vacancy Allowance (8%) | (\$11,640) |
| Effective Gross Income | \$133,860 |
| Est. Operating Expenses | (\$20,000) |

| | |
|-----------------------------------|--|
| Net Operating Income (NOI) | Est. \$113,860 |
| Capitalization Rate | Est. 7.7% (Based on Asking Price) |
| Debt Coverage Ratio (DCR) | Est. 1.42x (Est. @ 75% LTV, 7.5%, 25-yr am — Ann. Debt Svc. Est. \$80,100) |
| Price Per SF | \$83.19 / SF |
| Price Per Unit | \$134,091 / Unit (Residential) |

All financial data provided by seller. Buyer to independently verify all income, expenses, and lease terms prior to closing.

MARKET OVERVIEW & DEMOGRAPHICS

Allegheny County anchors the Pittsburgh metro — one of the most resilient mid-market economies in the U.S., driven by UPMC (68,000+ employees), Carnegie Mellon University, and the University of Pittsburgh. These institutional anchors maintain consistent renter demand across all income levels. The five portfolio submarkets offer affordable rents, low vacancy, and direct I-376 / Route 30 access to Downtown Pittsburgh within 20 minutes.

| | 1-Mile Radius | 3-Mile Radius | 5-Mile Radius |
|--------------------|---------------|---------------|---------------|
| Population | Est. 12,400 | Est. 89,000 | Est. 218,000 |
| Households | Est. 5,100 | Est. 37,200 | Est. 90,500 |
| Avg. HH Income | Est. \$42,000 | Est. \$54,000 | Est. \$62,000 |
| Daytime Population | Est. 8,900 | Est. 71,000 | Est. 195,000 |
| Median Age | Est. 36 | Est. 37 | Est. 38 |

PROPERTY PHOTOS



INVESTMENT SUMMARY

At \$1,475,000, this Allegheny County single family and mixed-use portfolio delivers 100% residential occupancy, \$145,500 in gross annual rent, and a clear value-add path through commercial lease-up of 500 Saint Clair Ave. The portfolio's 5-year NOI growth trajectory — from \$75,553 in Year 1 to an estimated \$84,402 by Year 5 — reflects proven rental demand and disciplined expense management.

| | |
|-----------------------------------|---|
| Asking Price | \$1,475,000 |
| Gross Annual Rental Income | \$145,500 |
| Effective Gross Income | \$133,860 |
| Est. Operating Expenses | (\$20,000) |
| Net Operating Income | Est. \$113,860 |
| Capitalization Rate | Est. 7.7% (Based on Asking Price) |
| Debt Coverage Ratio (DCR) | Est. 1.42x (Est. @ 75% LTV, 7.5%, 25-yr am) |
| Price Per SF | \$83.19 / SF |
| Price Per Unit | \$134,091 / Unit (Residential) |
| Value-Add Upside | 500 Saint Clair Ave — 4,900 SF Vacant Commercial Asset |
| Due Diligence Package | Rent Roll, Leases, Expense History — Available Upon Request |

Real (NASDAQ: REAX) has entered a definitive agreement to acquire RE/MAX Holdings, forming Real REMAX Group — one of the world's largest technology-powered real estate platforms with 180,000+ agents across 120+ countries and ~\$2.3B in combined annual revenue.

EXCLUSIVELY OFFERED BY REAL OF PENNSYLVANIA

DISCLAIMER

This Offering Memorandum has been prepared by Real of Pennsylvania for use by a limited number of parties whose sole purpose is to evaluate the possible acquisition of the subject property. The information contained herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. All financial data provided by seller and generated via Cash Flow Analyzer. Buyer to independently verify all income, expenses, lease terms, and projections prior to closing.

CONTACT YOUR LISTING AGENTS

Jim Schons
Associate Broker
Real of Pennsylvania
PA License AB069407

412-790-1181
jschons@hbmppgh.com
www.realre.net

Jeb Berlin
Agent
Real of Pennsylvania

412-918-0316
jebcre@gmail.com