

OFFERING MEMORANDUM

640 Long Rd

640 LONG RD

Pittsburgh, PA 15235

PRESENTED BY:

JASON CAMPAGNA

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PA #RM424399

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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.

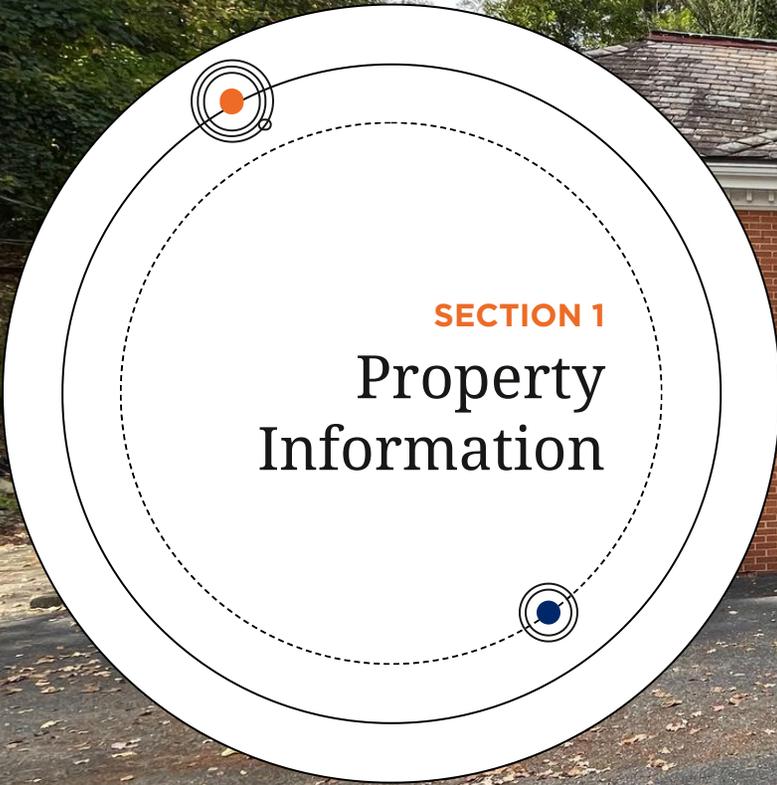
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this 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.

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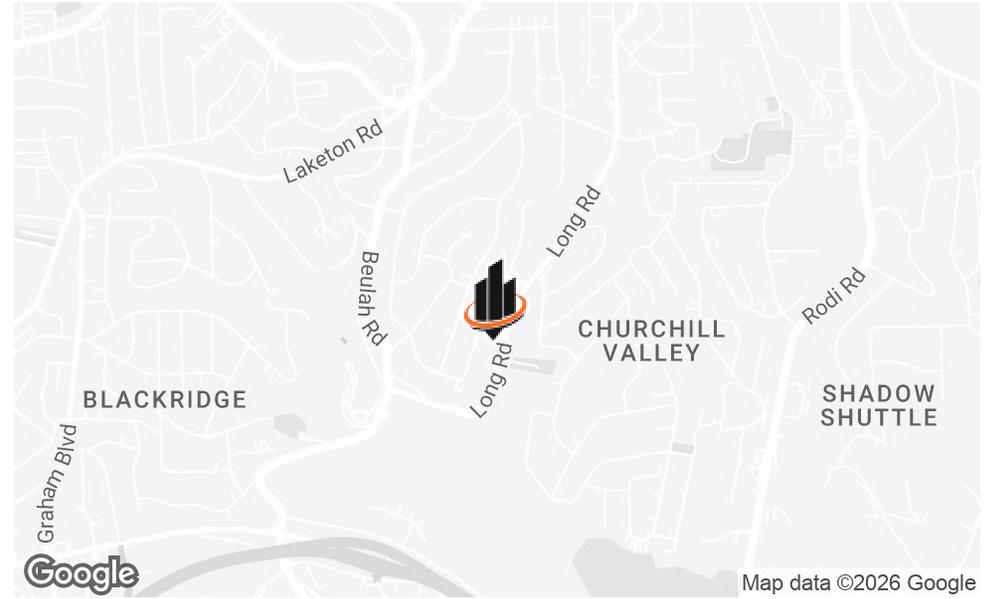
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SECTION 1
Property
Information



EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$375,000
BUILDING SIZE:	7,000 SF
LOT SIZE:	0.82 Acres
PRICE / SF:	\$53.57
CAP RATE:	10.3%
NOI:	\$38,556
ZONING:	B2
PARCEL NUMBER:	370-C-159

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to offer for sale this multi-tenant commercial investment opportunity located in Penn Hills (Pittsburgh MSA). The building was built in 2001 and is 7,000SF. Building consists of commercial spaces. The property is situated on ±0.82 acres with B-2 commercial zoning. Benefiting from strong local visibility along Long Rd and convenient access to US-22 and I-376, the site offers efficient connectivity to Monroeville, the eastern suburbs, and Downtown Pittsburgh.

The property currently has 2 tenants generating \$48,000 in gross rents. The auto dealership tenant lease is NNN. The warehouse tenant is full service and has 1 year remaining on term. The garage space available for owner user or for rent to generate additional income. Contact listing broker for more info.

PROPERTY HIGHLIGHTS

- In place net operating income = \$38,556 OR a 10.3% CAP on asking price
- Built in 2001 and building is approximately 7,000SF
- Convenient access to US-22 and I-376
- Fantastic investment opportunity

EXTERIOR PHOTOS



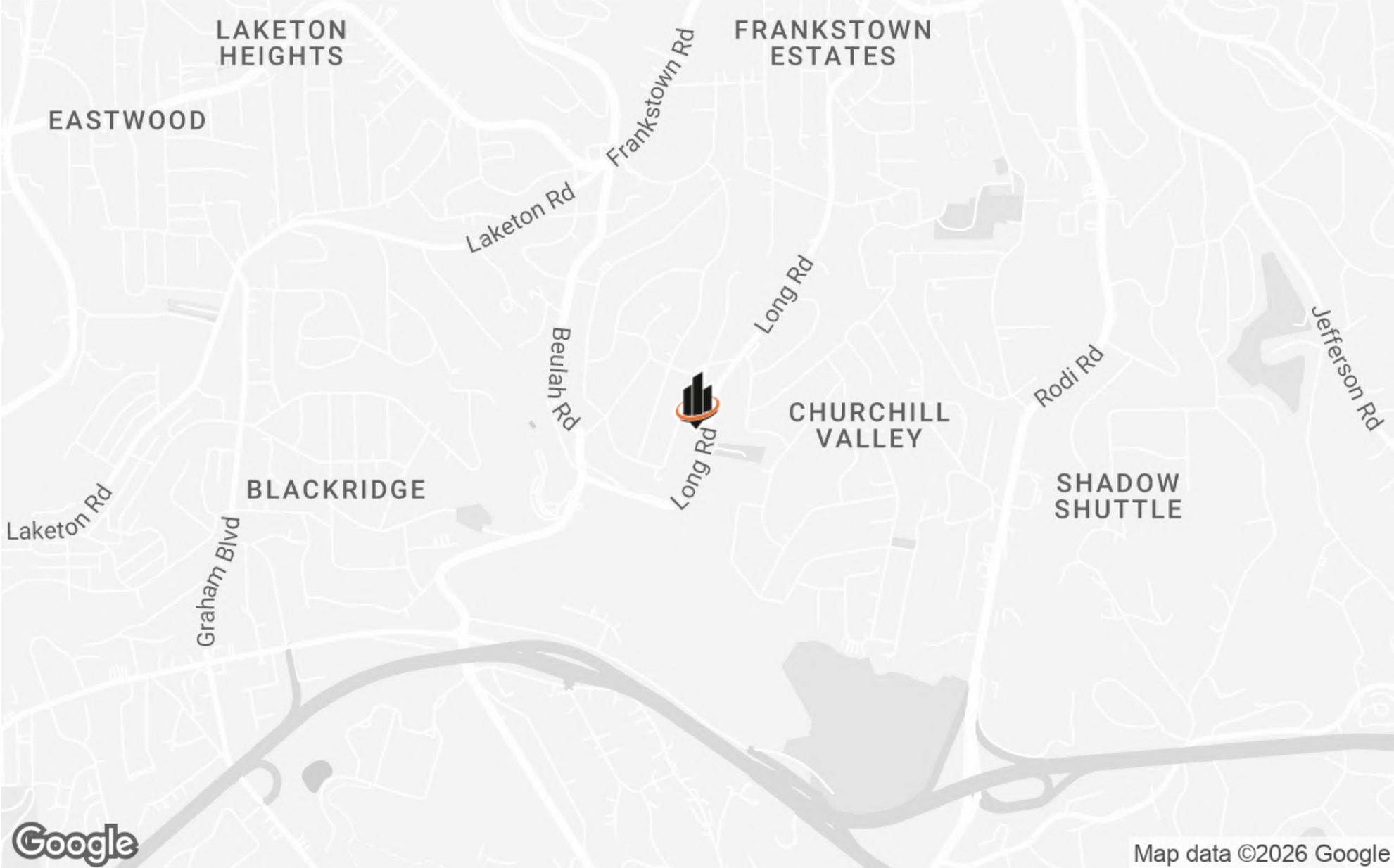
INTERIOR PHOTOS



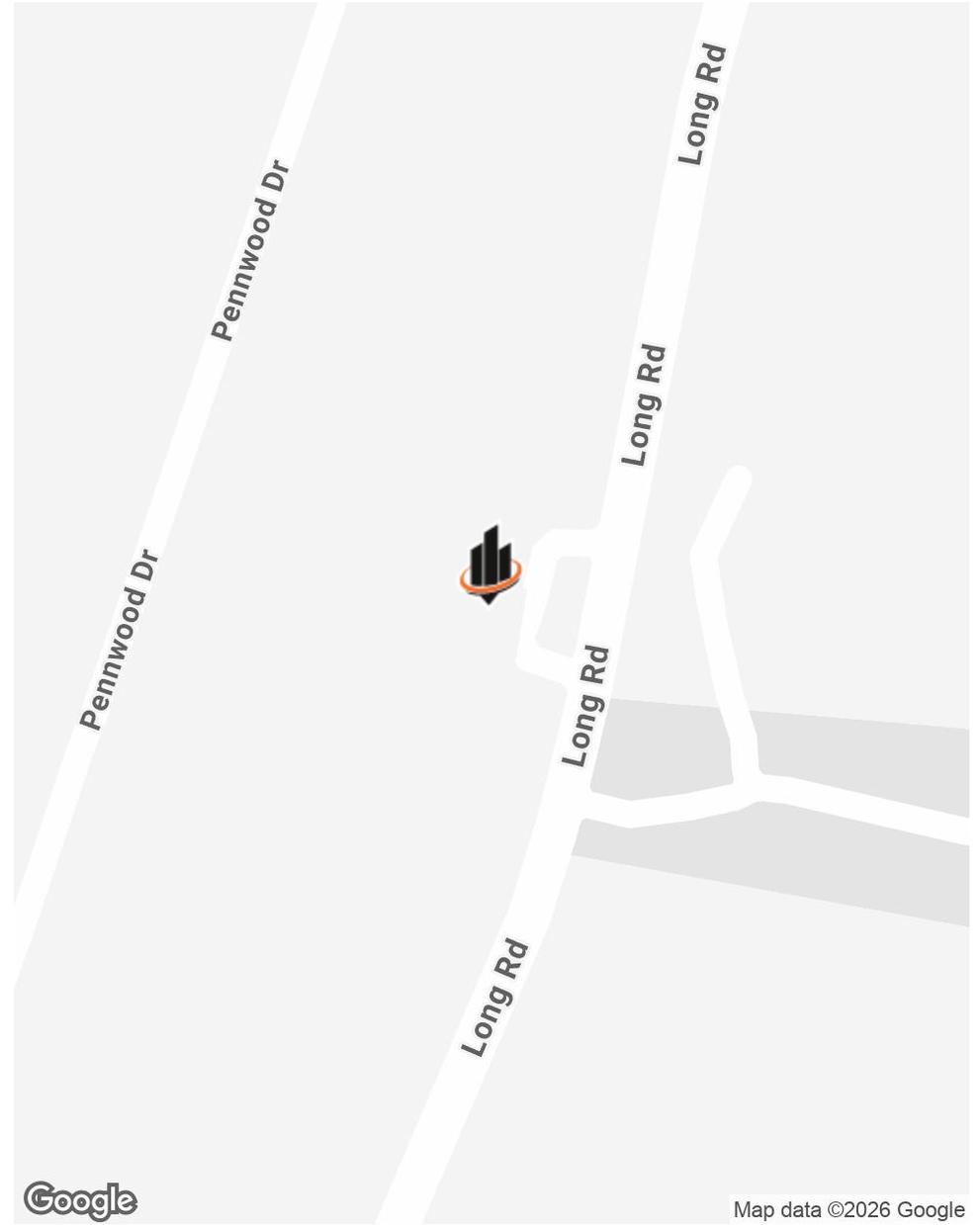
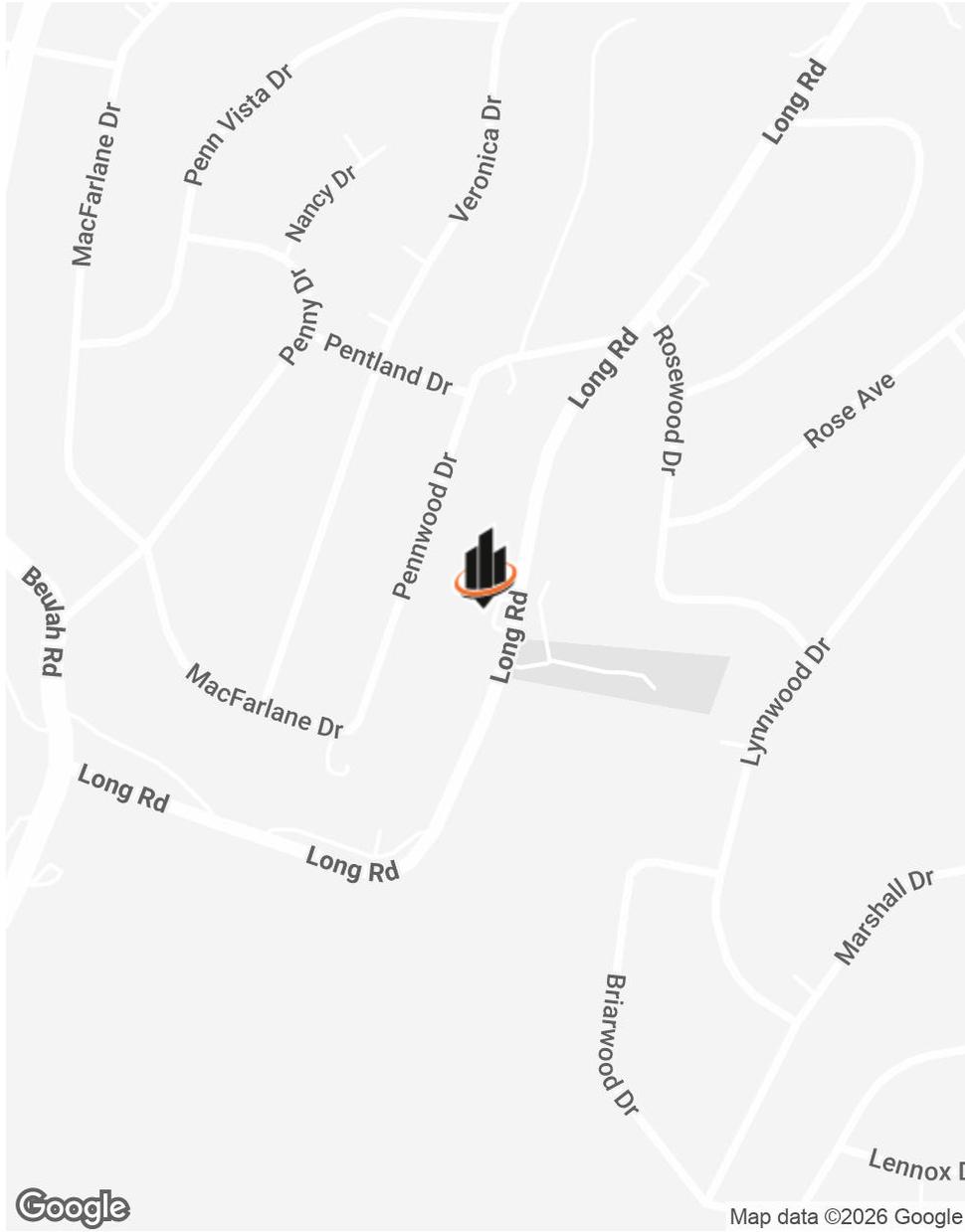


SECTION 2
Location
Information

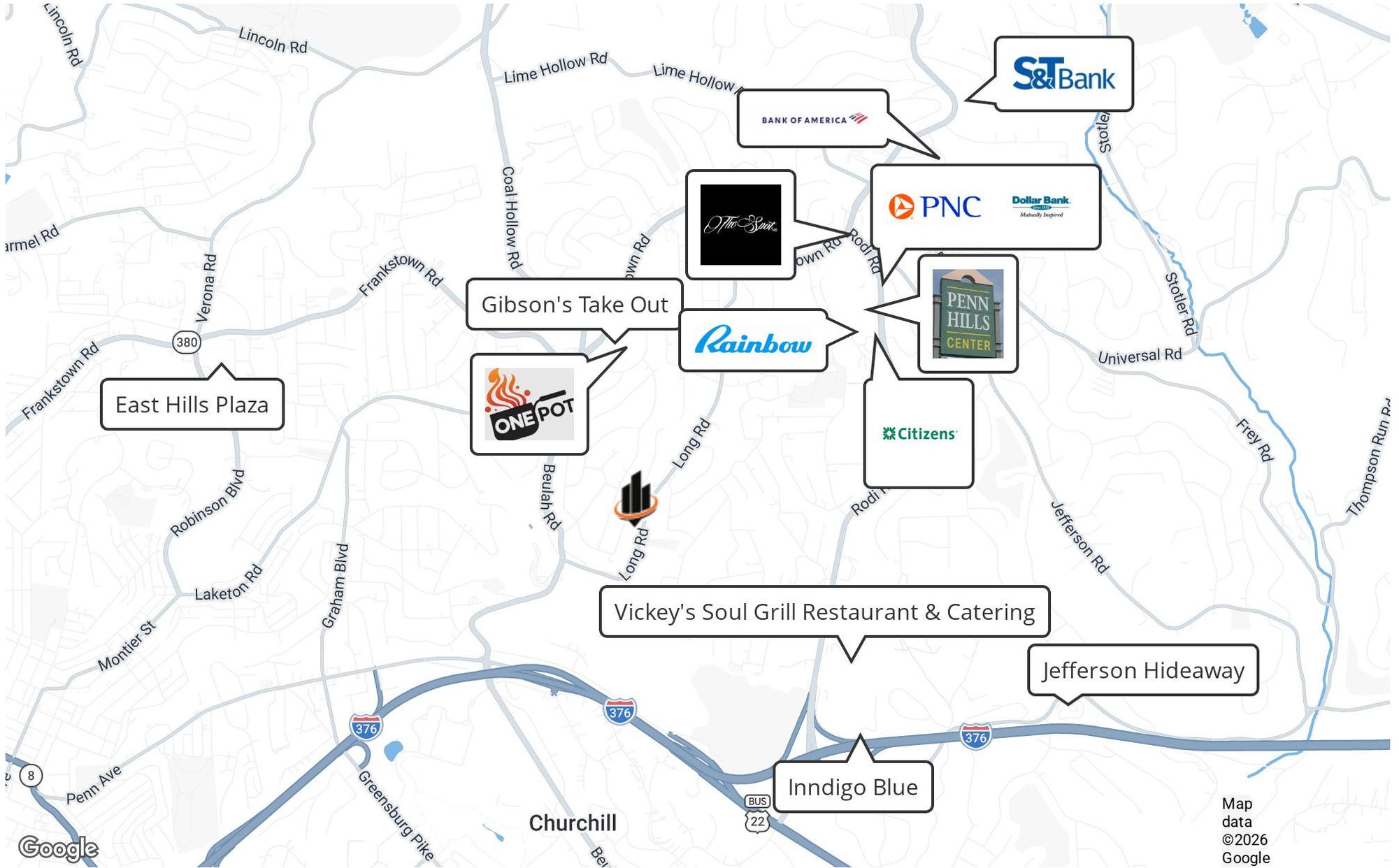
REGIONAL MAP



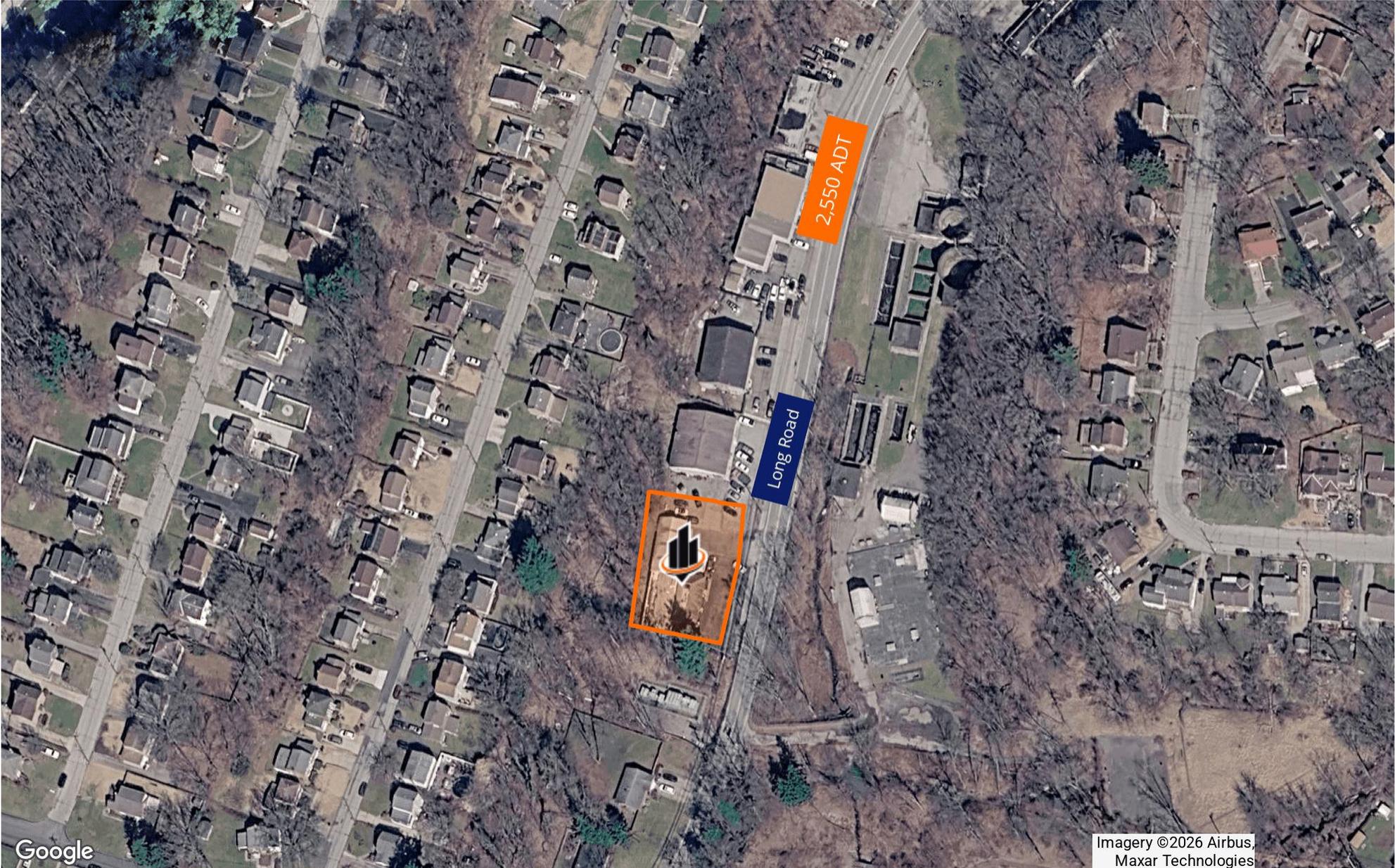
LOCATION MAPS



RETAILER MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

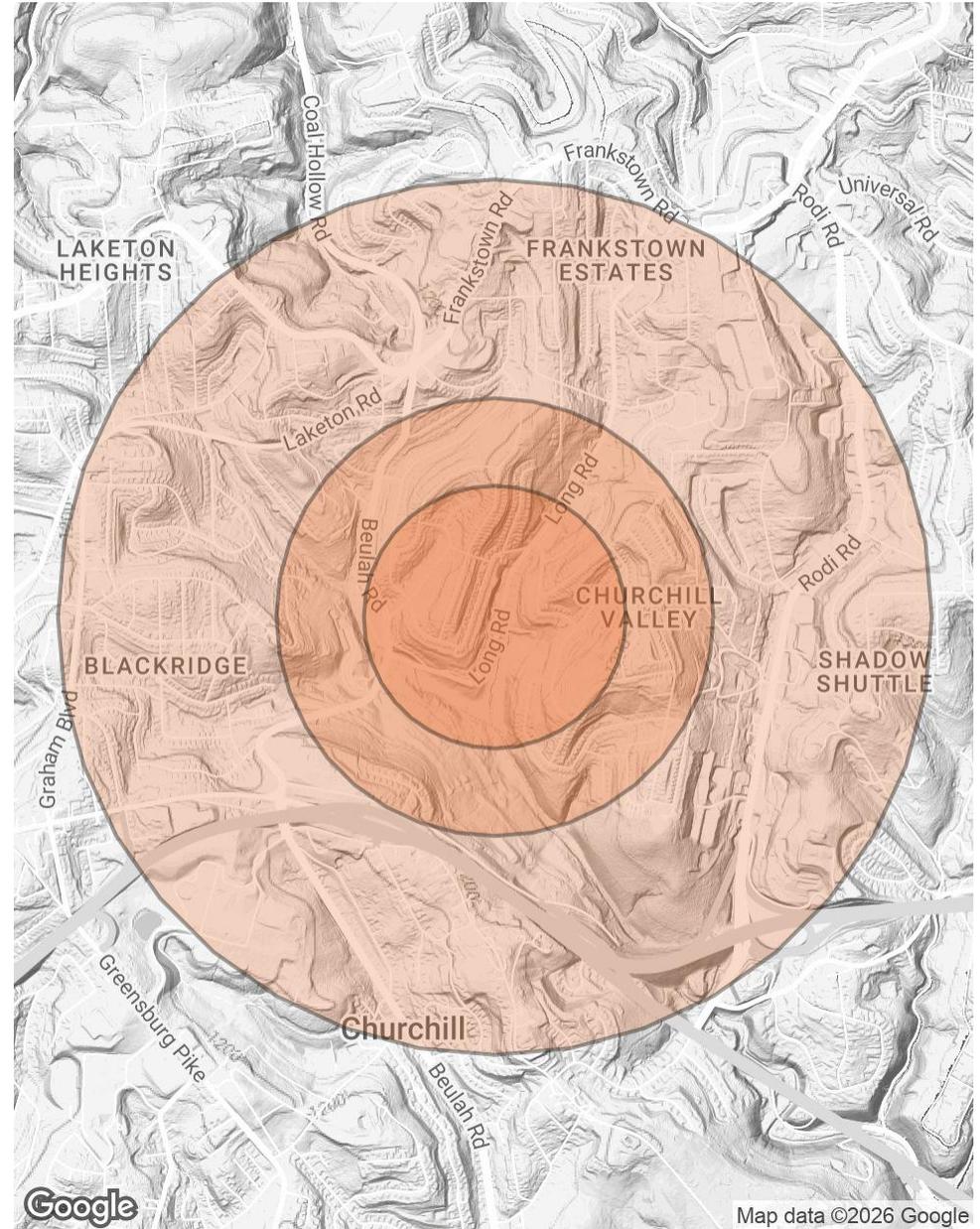
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,031	2,793	8,506
AVERAGE AGE	42	43	45
AVERAGE AGE (MALE)	40	41	43
AVERAGE AGE (FEMALE)	44	44	47

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	477	1,263	4,016
# OF PERSONS PER HH	2.2	2.2	2.1
AVERAGE HH INCOME	\$76,342	\$74,862	\$80,951
AVERAGE HOUSE VALUE	\$121,256	\$130,370	\$150,147

Demographics data derived from AlphaMap



LOCATION DESCRIPTION



PITTSBURGH

Pittsburgh is the county seat of Allegheny County, located in southwestern Pennsylvania. It is the second-largest city in the Commonwealth of Pennsylvania and is known as both “The Steel City” for its more than 300 steel-related businesses and as the “City of Bridges” for its 446 bridges. The city features 30 skyscrapers, two inclines, and a pre-revolutionary fortification and the Point State Park at the confluence of the three rivers. Aside from steel, Pittsburgh has led in manufacturing of aluminum, glass, shipbuilding, petroleum, foods, sports, transportation, computing, autos, and electronics. After the deindustrialization of the 1980s Pittsburgh was left with many museums, medical centers, parks, research centers, libraries, a diverse cultural district, and has the most bars per capita in the United States. The area is home to 68 colleges and universities, the nation's fifth largest bank, eight Fortune 500 companies, and six of the top 300 U.S. law firms with their headquarters in the Pittsburgh Area, all which have helped Pittsburgh become the sixth best area for U.S. job growth.

ALLEGHENY

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**

INCOME & EXPENSES

INCOME SUMMARY

640 LONG RD TENANT A (OFFICE/ PARKING)	\$30,000
640 LONG RD TENANT B (WAREHOUSE)	\$18,000
REIMBURSEMENTS	\$4,651
TOTAL INCOME	\$52,651

EXPENSE SUMMARY

PROPERTY TAXES	\$8,212
SNOW / LANDSCAPING	\$1,500
MAINTENANCE	\$2,000
INSURANCE	\$2,383
GROSS EXPENSES	\$14,095
NET OPERATING INCOME	\$38,555



SECTION 4
Advisor Bios

ADVISOR BIO 1



JASON CAMPAGNA

Managing Director

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PA #RM424399

PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors. Jason started his commercial real estate brokerage career in 2002. He is experienced in all asset types of commercial real estate and is proficient in investment property sales.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are investment sales of multi-family, retail plazas, STNL Retail, Multi-tenant office and various other investment producing property types.

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

Jason was born and raised in the South Hills area of Pittsburgh. Between 2002 and 2017 Jason resided in Phoenix, AZ and worked as a commercial real estate broker specializing in multi-family sales. He now resides in the South Hills with his wife and 4 children.

EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

SVN | Three Rivers Commercial Advisors

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ADVISOR BIO 2



GRANT UNDERWOOD

Associate Advisor

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PROFESSIONAL BACKGROUND

Grant Underwood serves as an Associate Advisor at SVN | Three Rivers Commercial. He brings five years of industry experience in residential sales, investment acquisitions, and new construction.

Prior to joining SVN, Grant worked as a Real Estate Acquisitions Manager for CZ Capital, and as a Community Sales Manager at Maronda Homes.

Grant was born in the South Hills, and graduated from the University of Pittsburgh with a degree in Business Finance.

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