

MULTI-FAMILY INVESTMENT FOR SALE | 7 UNITS

1120-1126 DOHRMAN ST

1120 DOHRMAN ST, MCKEES ROCKS, PA 15136-2471



FOR SALE - \$465,000

8.6% CAP RATE

AEGIS REALTY PARTNERS
1301 Grandview Avenue
Pittsburgh, PA 15211



PRESENTED BY:

RICK DIMIDJIAN
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rdimidjian@aegisrealtypartners.com
RB 065098, PA

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

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Property Summary	3
<i>SECTION I - Photos and Maps</i>	
Property Photos	5
Regional Map	11
Aerial Map	12
Location Maps	13
<i>SECTION II - Demographics</i>	
Detailed Demographics	16
<i>SECTION III - RENT ROLL</i>	
Rent Roll	19
<i>SECTION IV - FINANCIALS</i>	
2024 Income Statement	21
<i>SECTION V - Comparables</i>	
Professional Bio	24
Disclaimer	25

PROPERTY SUMMARY

STOWE 7-UNITS 1120-1126 DORHMAN

1120 Dohrman St | McKees Rocks, PA 15136-2471



Property Summary

Building SF:	9,800
Lot Size:	9,984 SF
Parking:	Street
Price:	\$465,000
Year Built:	1950
Zoning:	Multi Family
Total Units	7
Current Occupancy %	100%
Current Cap Rate %	8.6%
Disclosure	Broker is part of ownership group

Property Overview

7 Unit side by side 2 bedroom 1 bath townhouse investment property for sale. Consistent performing asset with all utilities paid by the tenants including trash. Consistent high occupancy property with little landlord expenses. Broker is part of ownership group.

Location Overview

McKees Rocks, PA, is a historic borough located along the Ohio River just northwest of Pittsburgh. Known for its industrial heritage, the area features a mix of historic buildings, residential neighborhoods, and industrial sites. The McKees Rocks Bridge, a prominent landmark, connects the borough to the surrounding regions and offers scenic views of the river. With a rich cultural history and a strong sense of community, McKees Rocks is a revitalized town with deep roots in the steel and manufacturing industries.

SECTION I

Photos and Maps



PROPERTY PHOTOS

STOWE 7-UNITS 1120-1126 DORHMAN

1120 Dohrman St | McKees Rocks, PA 15136-2471



PROPERTY PHOTOS

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1120 Dohrman St | McKees Rocks, PA 15136-2471



PROPERTY PHOTOS

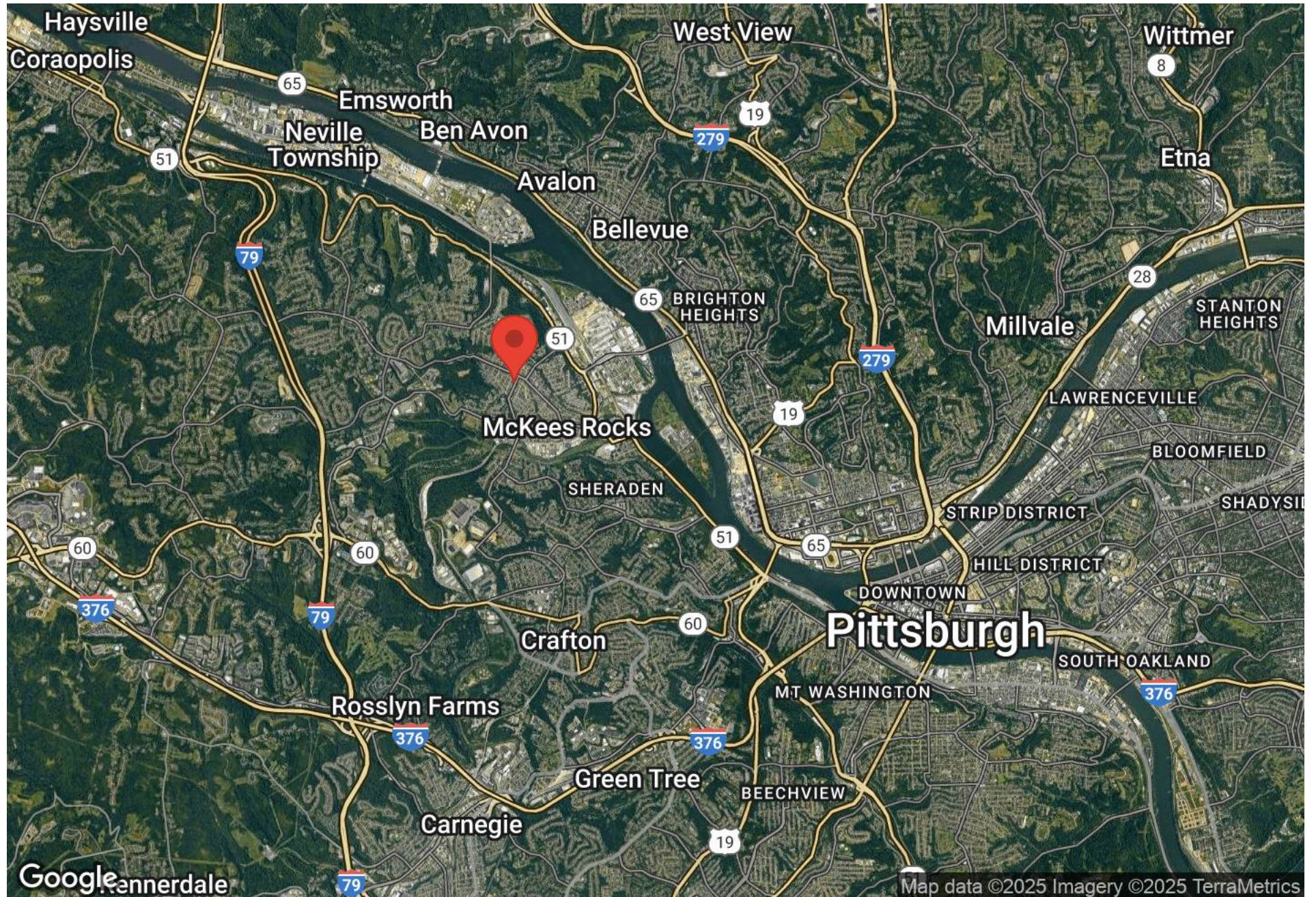
STOWE 7-UNITS 1120-1126 DORHMAN
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REGIONAL MAP

STOWE 7-UNITS 1120-1126 DORHMAN

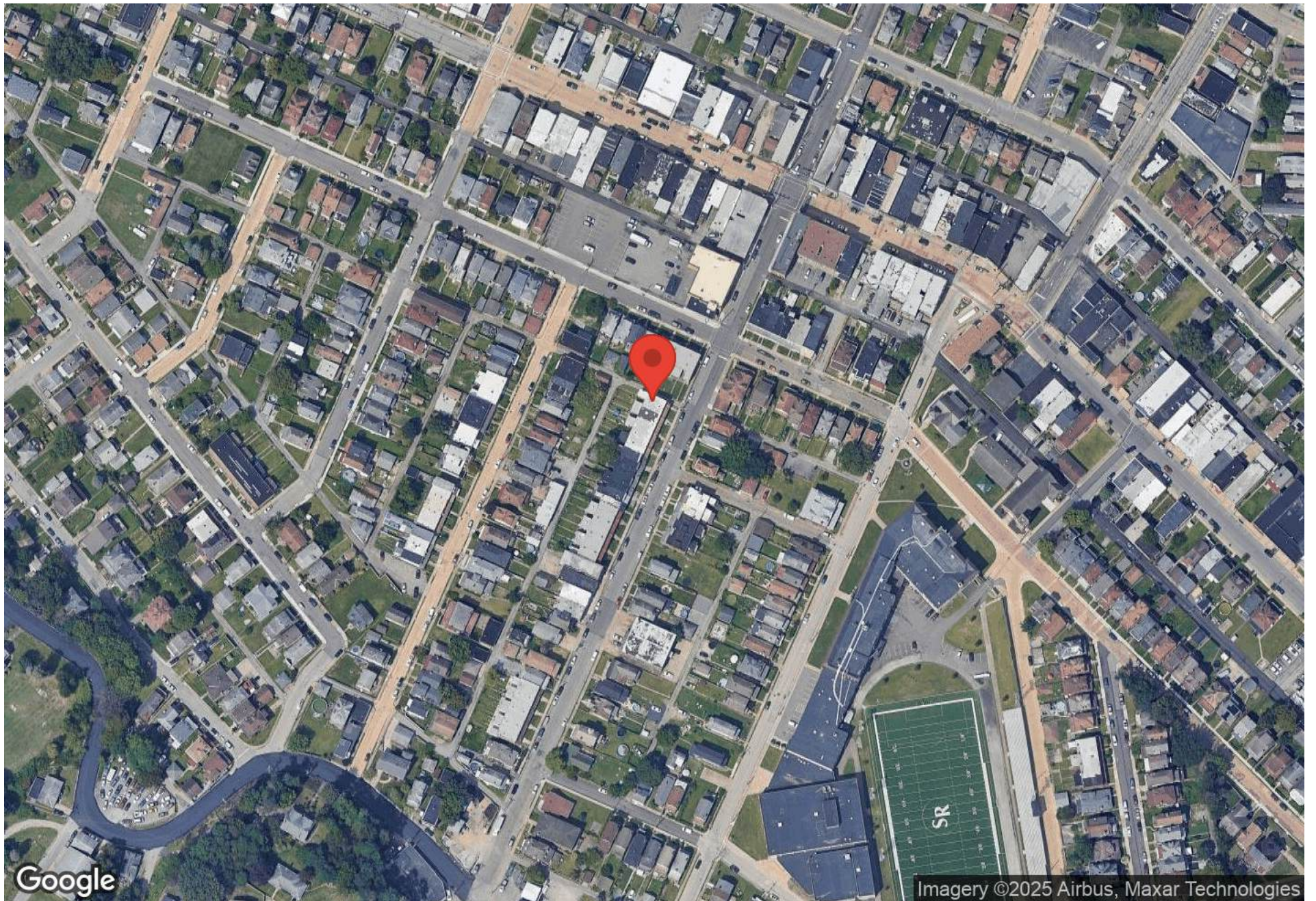
1120 Dohrman St | McKees Rocks, PA 15136-2471



AERIAL MAP

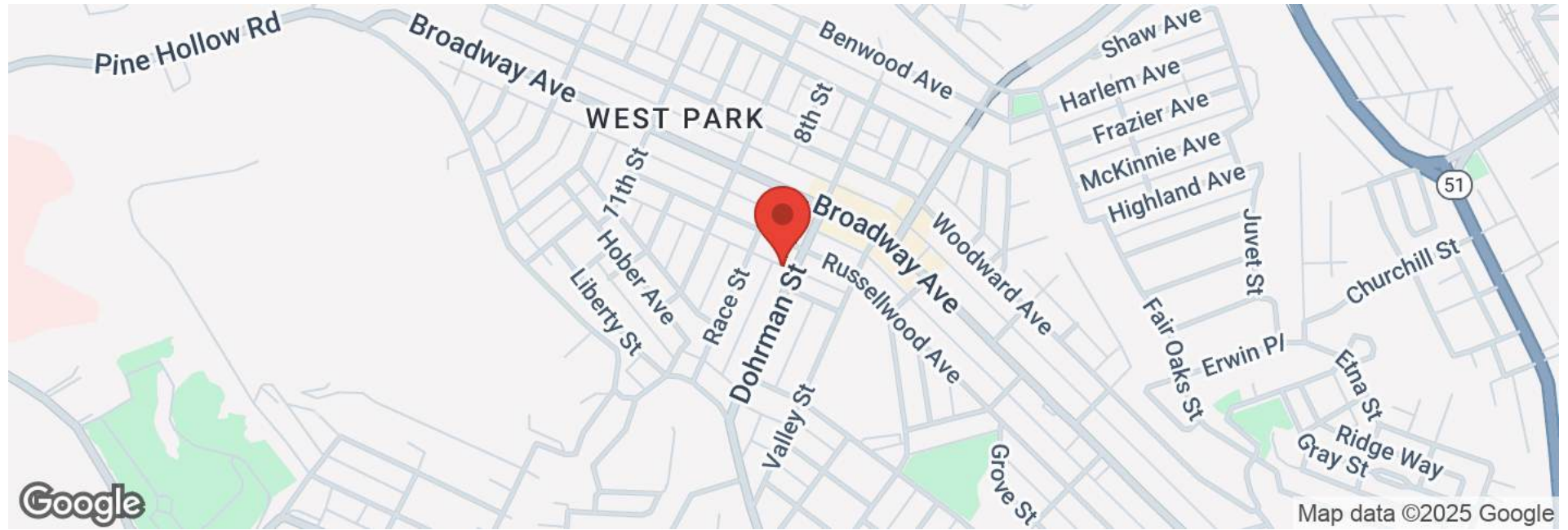
STOWE 7-UNITS 1120-1126 DORHMAN

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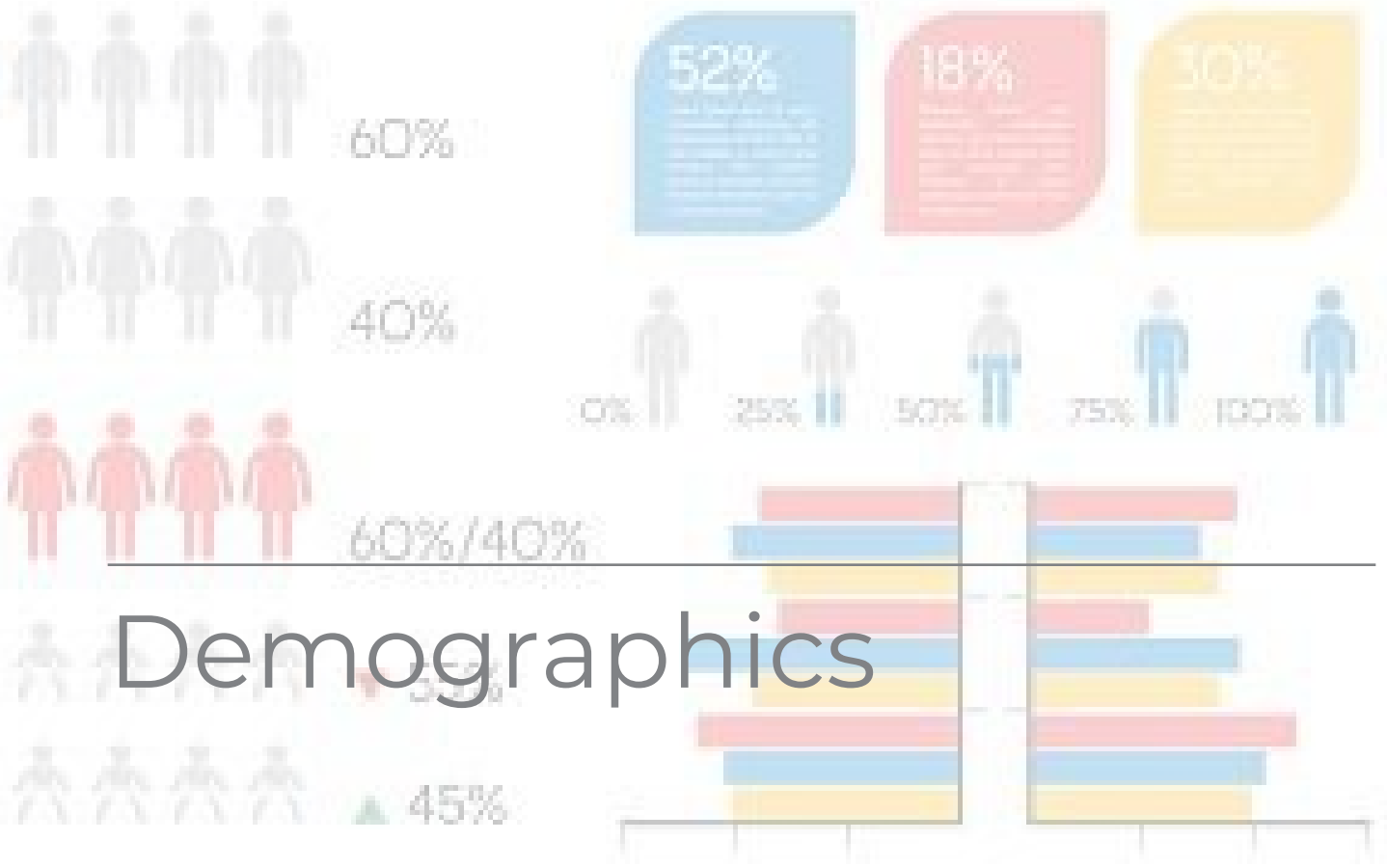


LOCATION MAPS

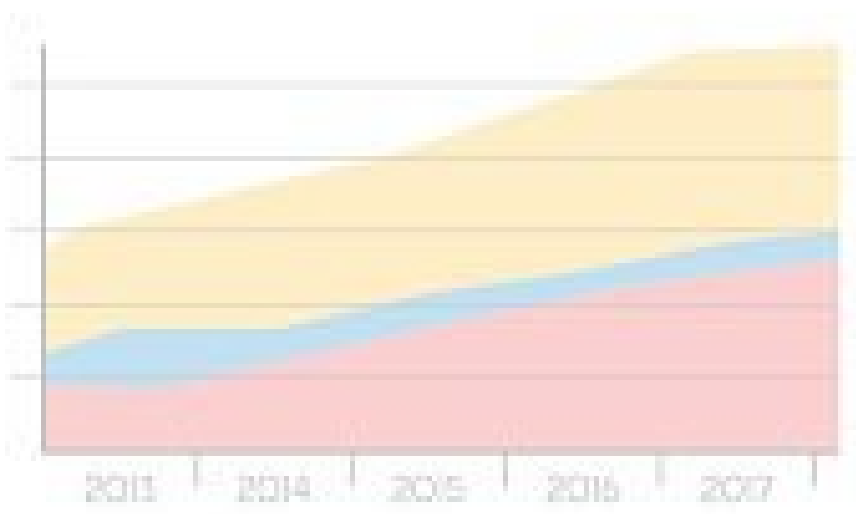
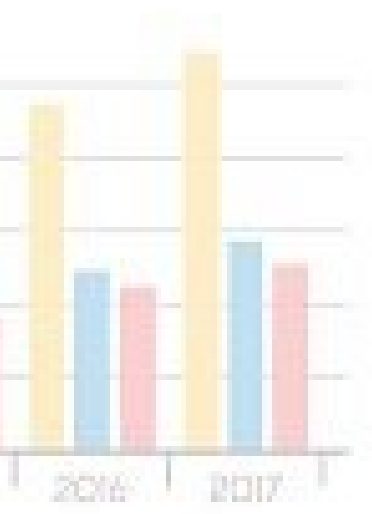
STOWE 7-UNITS 1120-1126 DORHMAN
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SECTION II

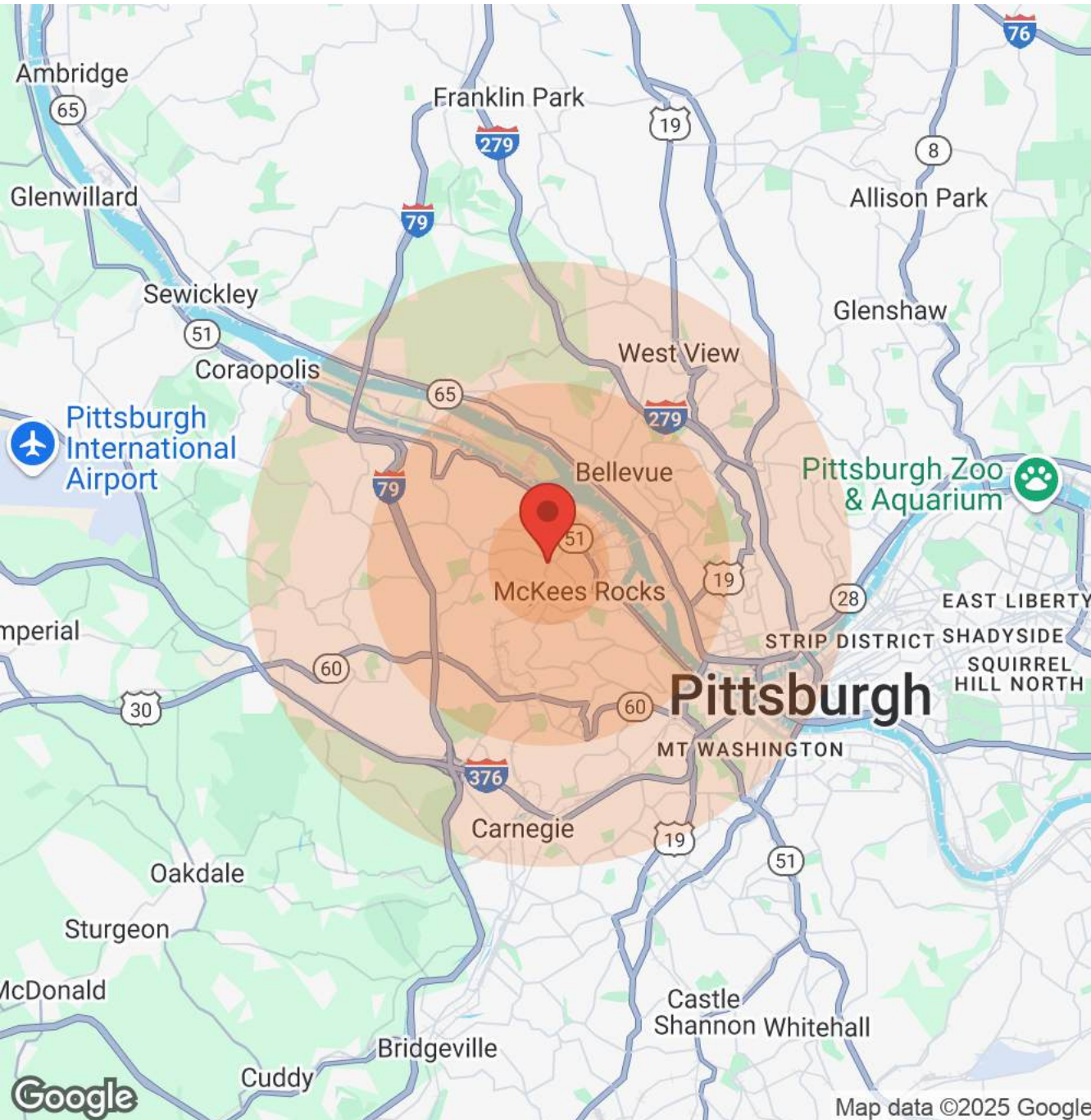


Demographics



DEMOGRAPHICS

STOWE 7-UNITS 1120-1126 DORHMAN
1120 Dohrman St | McKees Rocks, PA 15136-2471



Population	1 Mile	3 Miles	5 Miles
Male	5,109	38,826	88,296
Female	5,415	41,320	93,334
Total Population	10,524	80,146	181,630

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,923	12,652	26,733
Ages 15-24	1,413	9,662	20,342
Ages 25-54	3,995	32,601	74,320
Ages 55-64	1,300	10,995	25,443
Ages 65+	1,893	14,236	34,792

Race	1 Mile	3 Miles	5 Miles
White	7,351	63,416	149,552
Black	2,799	14,678	26,815
Am In/AK Nat	1	17	26
Hawaiian	N/A	N/A	12
Hispanic	67	589	1,724
Multi-Racial	742	3,476	6,986

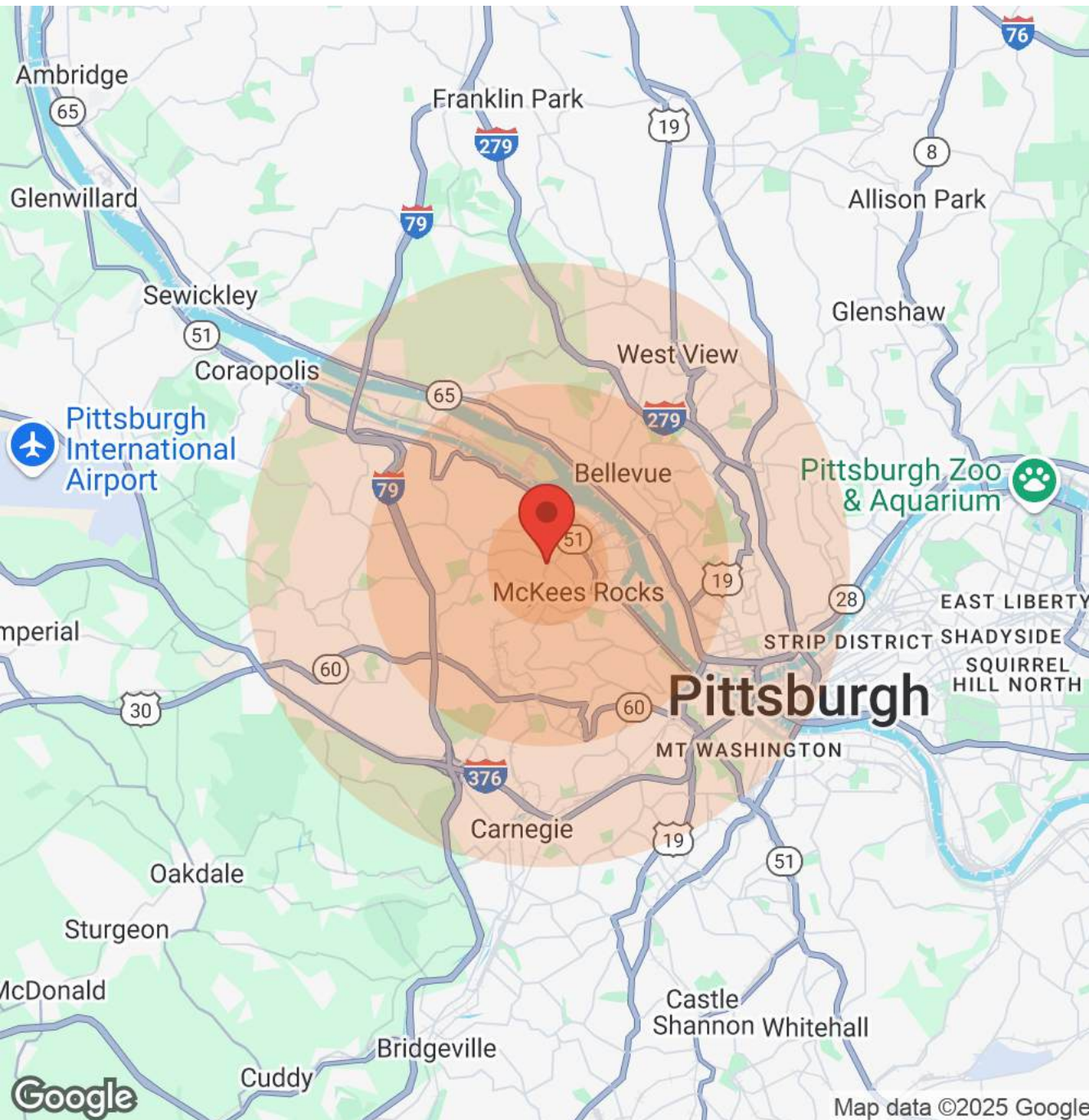
Income	1 Mile	3 Miles	5 Miles
Median	\$26,486	\$37,607	\$42,827
< \$15,000	1,294	6,348	13,487
\$15,000-\$24,999	810	4,647	10,695
\$25,000-\$34,999	663	4,549	9,329
\$35,000-\$49,999	587	5,331	12,463
\$50,000-\$74,999	680	6,172	15,253
\$75,000-\$99,999	311	3,534	9,016
\$100,000-\$149,999	298	3,226	8,096
\$150,000-\$199,999	41	862	2,087
> \$200,000	N/A	515	1,997

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,761	41,992	97,315
Occupied	4,871	37,112	85,829
Owner Occupied	2,412	21,988	50,797
Renter Occupied	2,459	15,124	35,032
Vacant	890	4,880	11,486

DETAILED DEMOGRAPHICS

STOWE 7-UNITS 1120-1126 DORHMAN

1120 Dohrman St | McKees Rocks, PA 15136-2471



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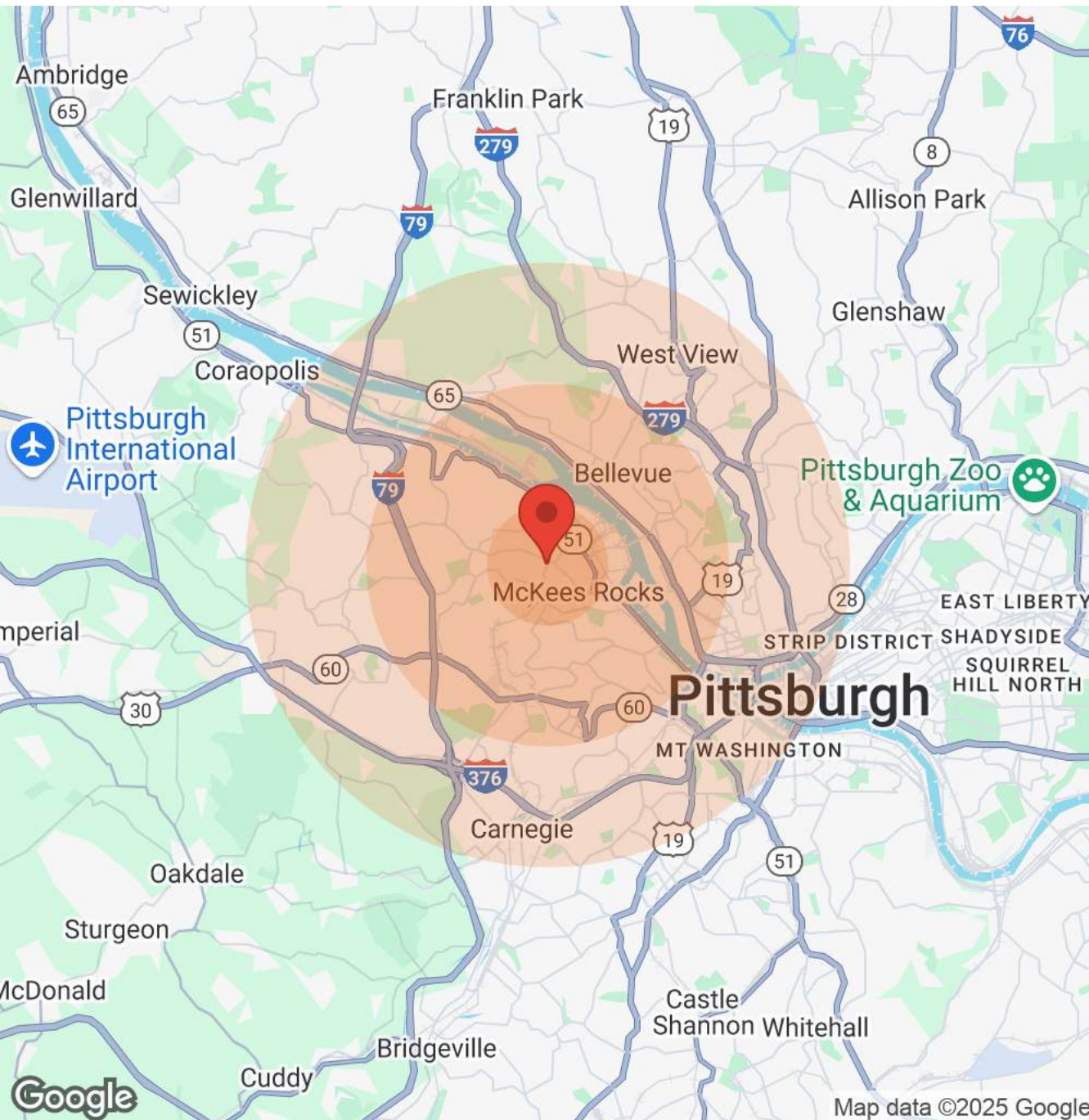
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Renter Occupied	2,459	15,124	35,032
Vacant	890	4,880	11,486

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	475	3,378	7,305
Ages 5-9	727	4,702	9,841
Ages 10-14	721	4,572	9,587
Ages 15-19	742	4,805	9,960
Ages 20-24	671	4,857	10,382
Ages 25-29	641	4,939	10,770
Ages 30-34	626	4,950	11,102
Ages 35-39	637	5,152	11,780
Ages 40-44	670	5,503	12,732
Ages 45-49	695	5,965	13,839
Ages 50-54	726	6,092	14,097
Ages 55-59	701	5,889	13,527
Ages 60-64	599	5,106	11,916
Ages 65-69	503	4,135	9,859
Ages 70-74	381	3,159	7,712
Ages 74-79	313	2,360	5,937
Ages 80-84	225	1,653	4,201
Ages 85+	471	2,929	7,083

DETAILED DEMOGRAPHICS

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1120 Dohrman St | McKees Rocks, PA 15136-2471



Income	1 Mile	3 Miles	5 Miles
Median	\$26,486	\$37,607	\$42,827
< \$10,000	821	3,475	7,896
\$10,000-\$14,999	473	2,873	5,591
\$15,000-\$19,999	401	2,383	5,504
\$20,000-\$24,999	409	2,264	5,191
\$25,000-\$29,999	377	2,179	4,532
\$30,000-\$34,999	286	2,370	4,797
\$35,000-\$39,999	247	1,761	4,228
\$40,000-\$44,999	135	2,025	4,488
\$45,000-\$49,999	205	1,545	3,747
\$50,000-\$60,000	389	2,847	7,232
\$60,000-\$74,000	291	3,325	8,021
\$75,000-\$99,999	311	3,534	9,016
\$100,000-\$124,999	205	2,031	5,019
\$125,000-\$149,999	93	1,195	3,077
\$150,000-\$199,999	41	862	2,087
> \$200,000	N/A	515	1,997

SECTION III

RENT ROLL

RENT ROLL

STOWE 7-UNITS 1120-1126 DORHMAN
1120 Dohrman St | McKees Rocks, PA 15136-2471

1120-1126 Dohrman Street						
Unit	Tenants	Lease Start	Lease End	Bed/Bath	Rent Start	Rent
1120	Kyaira Hill	12/1/2024	11/30/2025	2 Bed/1 Bath	12/1/2024	\$850.00
1122A	Keith Plucinski	2/23/2020	5/31/2025	2 Bed/1 Bath	6/1/2024	\$770.00
1122B	Ramona Robinson (C)	2/11/2023	2/28/2025	2 Bed/1 Bath	3/1/2024	\$788.00
1124A	Eugene Lindsey *	12/16/2014	11/30/2025	2 Bed/1 Bath	12/1/2023	\$756.00
1124B	Erica Quarles, Ahmed Toure	4/13/2022	4/30/2025	2 Bed/1 Bath	5/1/2024	\$799.00
1126A	Naterra Freeman	11/1/2024	10/31/2025	2 Bed/1 Bath	11/1/2024	\$800.00
1126B	Denise Washington, Darrell Stevens (C)	1/21/2023	1/31/2025	2 Bed/1 Bath	2/1/2024	\$788.00
Total for 1120 - 1126 Dohrman Street						\$5,551.00

SECTION IV

FINANCIALS

A person in a dark suit and white shirt is holding a silver pen over a document on a clipboard. The document has some text and a signature line. In the background, there are various financial charts and graphs, including a pie chart and a bar chart, on a desk. The overall scene is a professional office setting.

2024 INCOME STATEMENT

STOWE 7-UNITS 1120-1126 DORHMAN
1120 Dohrman St | McKees Rocks, PA 15136-2471

INCOME STATEMENT	
1/1/24-12/31/2024	
1120-1126 Dohrman Street	
	Total
Income	
Bill back tenant for Cleaning and Maintenance	\$2,555.78
Convenience Fee	\$535.88
Filing Fees for Magistrate	\$1,150.14
Late Fee Income	\$702.63
Rent Income	\$56,412.00
Last Month's Rent paid in Advance	\$1,650.00
Sewage-rec'd from tenant	\$4,748.40
Trash Reimbursement	\$2,303.98
Total Income	\$70,058.81
Expense	
Extermination	\$469.73
Insurance	\$6,139.00
Filing Fees for Magistrate	\$1,437.68
Licenses and Permits	\$525.00
Management Fees	\$3,740.00
Repairs. misc	\$2,100.00
Taxes	\$8,009.00
Sewage	\$4,830.60
Trash Service	\$2,786.97
Total Expense	\$30,037.98
Net Operating Income	\$40,020.83

SECTION V

Comparables

COMP

COMP

COMP

COMPARABLES


STOWE 7-UNITS 1120-1126 DORHMAN
1120 Dohrman St | McKees Rocks, PA 15136-2471

1 136 Shingiss St - Wilson School Apartments **SOLD**

Mc Kees Rocks, PA 15136	Allegheny	
Recorded Buyer Wilson Shingiss L L C	Recorded Seller B G 29 Properties L L C	
True Buyer CityLife Residential 10 Bedford Sq Pittsburgh, PA 15203 (412) 513-7204 (p)	True Seller Birgo Realty 848 W North Ave Pittsburgh, PA 15233 (412) 567-1324 (p)	

Sale Date Jul 2, 2024	Type 2 Star Low-Rise Apartments
Sale Price \$1,924,000	Year Built 1920
Price/SF \$64.73	GBA 29,722 SF
Price/Unit \$48,100	Land Acres 1.60 AC
	Land SF 69,696 SF
	Units 40
Parcels 0074-S-00100-0000-00	
Comp ID 6779831	
Comp Status Research Complete	

2 399 Division Ave **SOLD**

Pittsburgh, PA 15202	Allegheny	
Recorded Buyer AbovePar3 Holdings LLC 1001 Washington Blvd Pittsburgh, PA 15206	Recorded Seller Sdm Managment Co 210 Courtney Way Pittsburgh, PA 15202 (412) 766-9022 (p)	
True Buyer Cyrus B Girson Pittsburgh, PA 15206 (412) 638-1262 (p)	True Seller Sdm Managment Co 210 Courtney Way Pittsburgh, PA 15202 (412) 766-9022 (p)	

Sale Date Jul 19, 2022	Type 2 Star Low-Rise Apartments
Sale Price \$765,000	Year Built 1940
Price/SF \$69.71	GBA 10,974 SF
Price/Unit \$63,750	Land Acres 0.24 AC
Actual Cap Rate 7.50%	Land SF 10,393 SF
	Units 12
Parcels 0113-C-00228-0000-00	Zoning Commercial - APART: 5-19
Comp ID 6101082	
Comp Status Research Complete	

3 304 S Birmingham Ave - Birmingham Taylor Apartments **SOLD**

Pittsburgh, PA 15202	Allegheny	
Recorded Buyer T A G L Y Z Iv Llc	Recorded Seller B G 9 Props Llc	
True Buyer Anthony Angotti Pittsburgh, PA 15216 (412) 605-8233 (p)	True Seller Birgo Capital 848-856 W North Ave Pittsburgh, PA 15233 (412) 567-1324 (p)	

Sale Date Oct 12, 2021	Type 1 Star Mid-Rise Apartments
Sale Price \$1,065,000	GBA 15,000 SF
Price/SF \$71.00	Land Acres 0.21 AC
Price/Unit \$56,053	Land SF 9,148 SF
	Units 19
Parcels 0159-D-00155-0000-00	Zoning MFR
Comp ID 5863210	
Comp Status Research Complete	



PROFESSIONAL BIO

STOWE 7-UNITS 1120-1126 DORHMAN
1120 Dohrman St | McKees Rocks, PA 15136-2471



RICK DIMIDJIAN

President

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RB 065098, PA

Aegis Realty Partners

1301 Grandview Avenue Pittsburgh, PA 15211

PROFESSIONAL PROFILE

Rick Dimidjian is President, Founder and Broker of Record for Aegis Realty Partners, Inc. and has been actively involved in real estate since 1999. Mr. Dimidjian specializes in all aspects of commercial real estate.

Specifically in areas of commercial retail leasing, site selection, land development, asset management, and in all types of commercial investment properties sales such from single tenant NNN investments to multi-tenant investment opportunities.

Having represented local, regional, and national retailers, developers and investors alike, Rick has been involved in over \$750+ Million of transactional volume in his career.

Mr. Dimidjian is a licensed real estate broker in the Commonwealth of Pennsylvania and also in the State of West Virginia, and has established his expertise in not only Western Pennsylvania, but in various other markets around the country. Rick has developed over \$ 10,000,000 of commercial and residential properties in his career.

Additionally Mr. Dimidjian and his team currently oversee a real estate management portfolio of over \$ 70,000,000 and is a member of the Institute of Real Estate Management.

Mr. Dimidjian is a graduate of the University of Pittsburgh with a degree in Business Management; He is active in ICSC, International Council of Shopping Center, is a member of NARPM (National Associations of Residential Property Managers) and IREM (Institute of Real Estate Management), and has served on the PAR (Pennsylvania Association of Realtors) standard commercial real estate contract committee. Mr. Dimidjian has proudly served as a Board of Director for Easter Seals of Western Pennsylvania. Rick is married with two children and resides in Pittsburgh, PA.

DISCLAIMER

STOWE 7-UNITS 1120-1126 DORHMAN
1120 Dohrman St | McKees Rocks, PA 15136-2471

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