

OFFERING MEMORANDUM
5 Unit Mixed-Use
Investment | Southside

2502-2504 E CARSON ST

Pittsburgh, PA 15203

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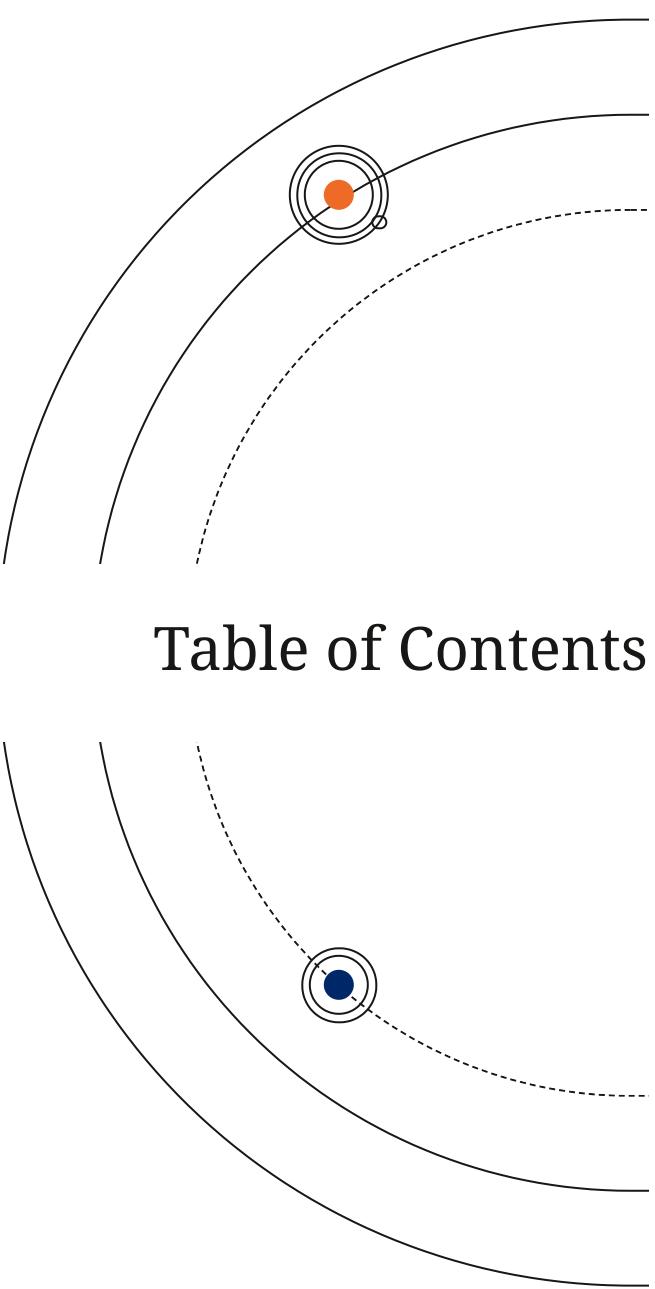


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DISCLAIMER

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.

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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.

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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.

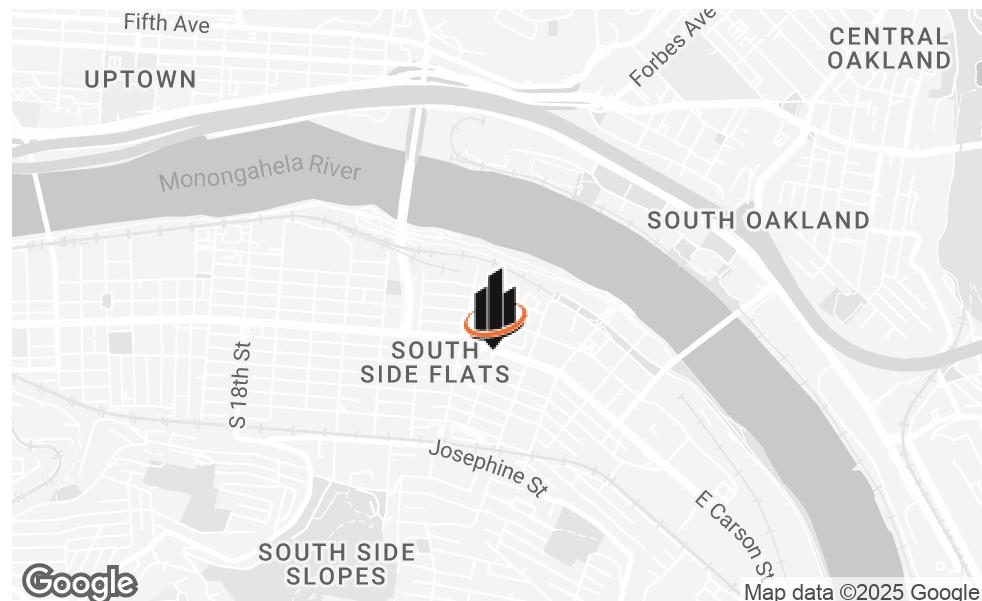


SECTION 1

Property Information



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-----------------------------------|
| SALE PRICE: | \$1,650,000 |
| BUILDING SIZE: | 8,266 SF |
| PRICE / SF: | \$199.61 |
| CAP RATE: | 7.18% |
| NOI: | \$118,452 |
| ZONING: | LNC Local Neighborhood Commercial |
| MARKET: | Pittsburgh |
| SUBMARKET: | Southside |
| APN: | 12-M-18 |

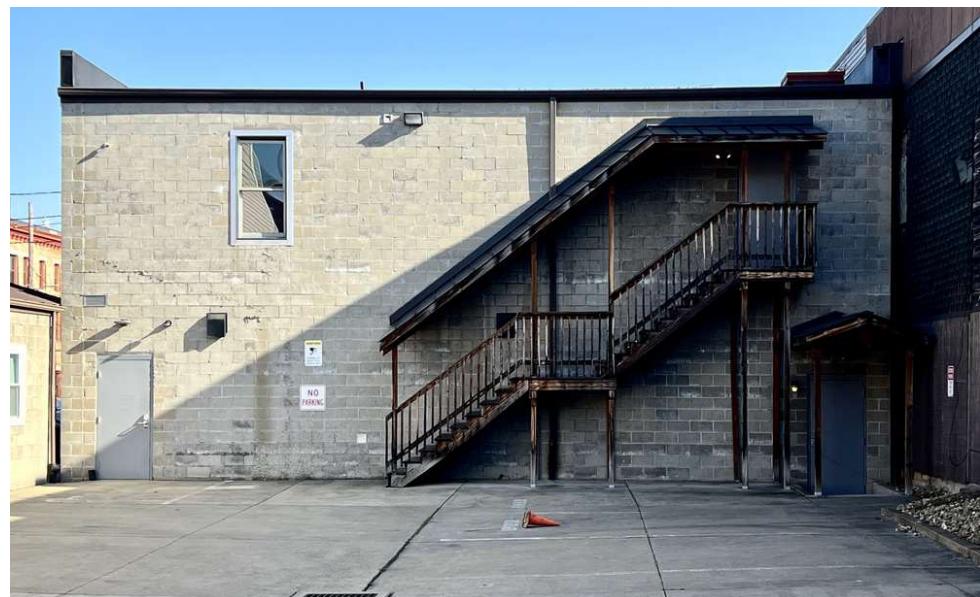
PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present 2502-2504 E Carson St for sale, a commercial building and fully leased apartment building located in Pittsburgh's Southside neighborhood.

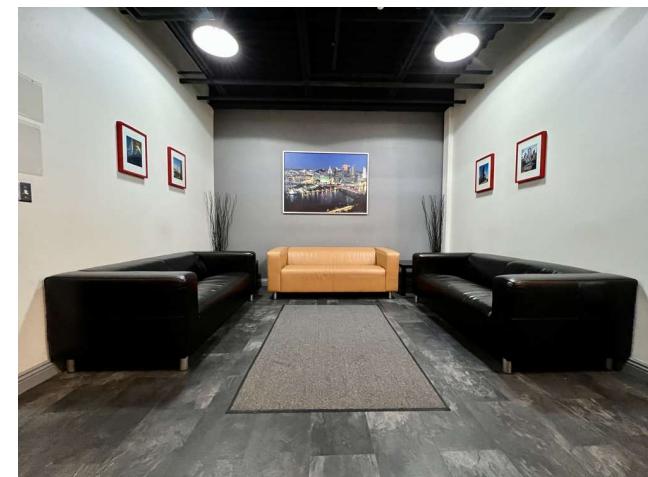
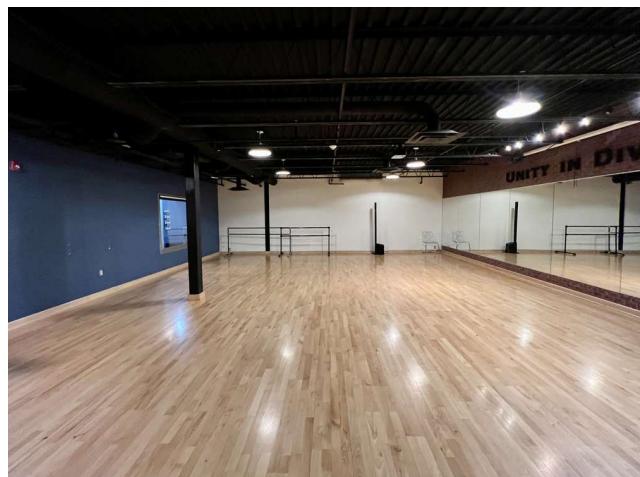
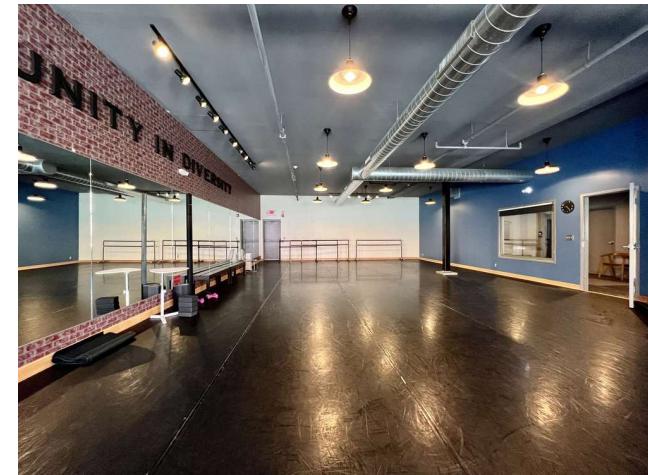
PROPERTY HIGHLIGHTS

- Two-story mixed-use building that consists of 2 commercial units and 3 residential apartment units
- 2,498 SF, Recently renovated apartment building consists of 3 leased units
- All units include AC, dishwasher, gas range, tile shower & access to street-level parking
- One 2-bedroom unit which was renovated in 2020
- One studio unit with full basement access which was fully renovated in 2020
- One 1-bedroom loft-style unit (living room, kitchen and bath on first level with bedroom on second level). New refrigerator and washer/dryer installed in 2021. Fully renovated in 2016 with new vinyl/laminate flooring, carpet throughout the unit; kitchen and bath completely renovated
- On site parking with 15 spaces can be leased for additional income to the new owner
- Corner lot on E Carson St & 25th St near South Side Works with 17,580+ ADT & 72' of frontage on E Carson St

PHOTOS | EXTERIOR



PHOTOS | COMMERCIAL SPACE



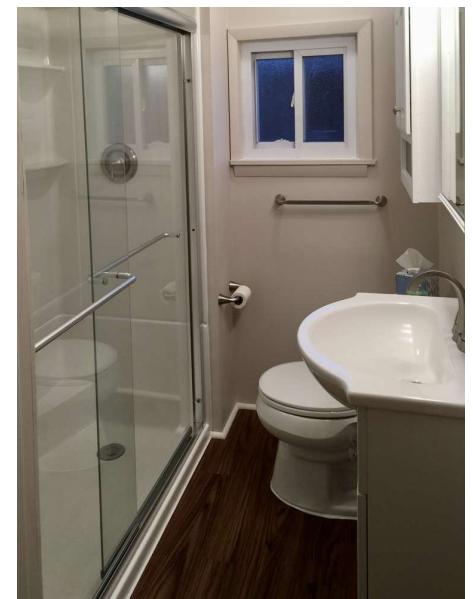
PHOTOS | UNIT 1



PHOTOS | UNIT 2



PHOTOS | UNIT 3



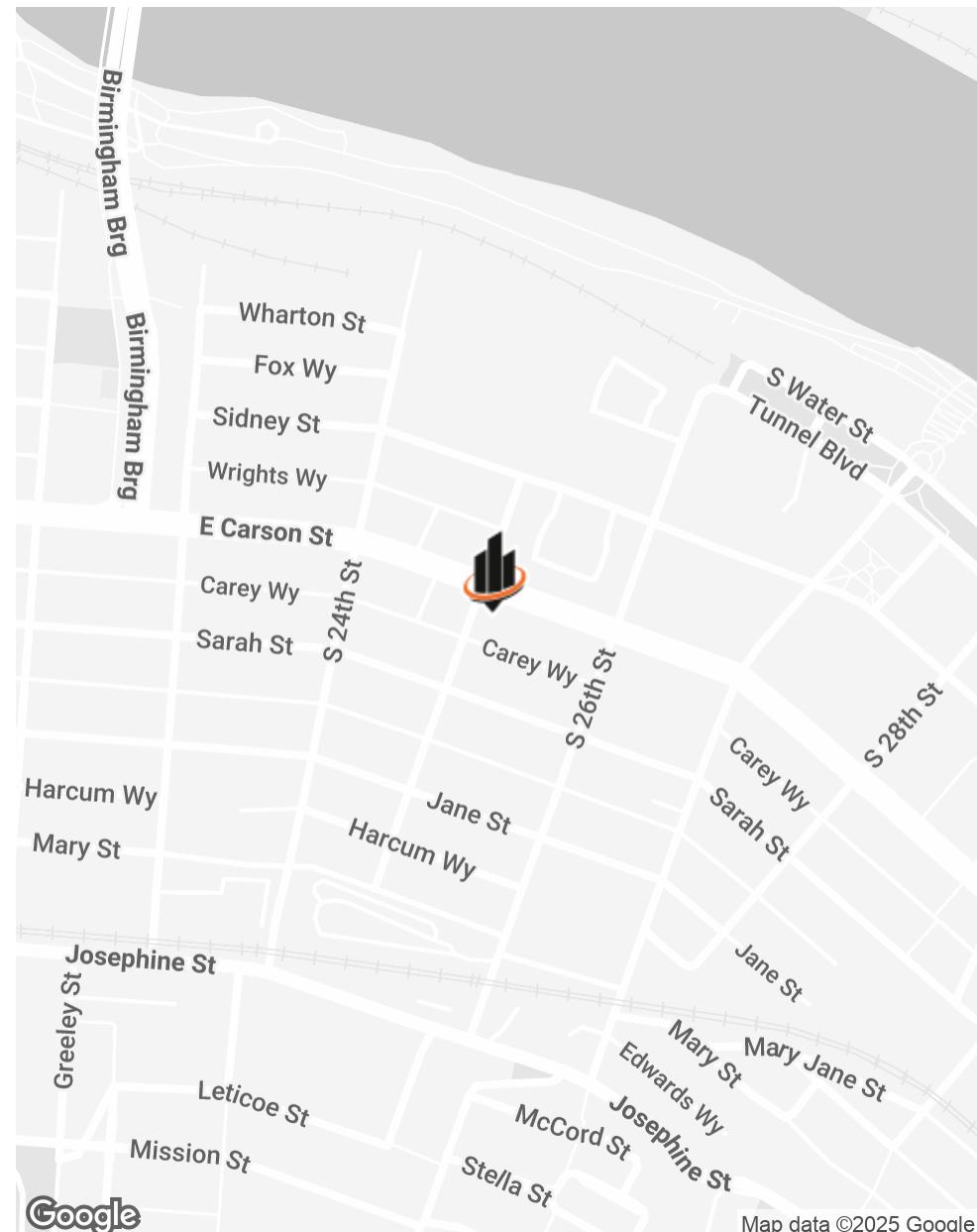
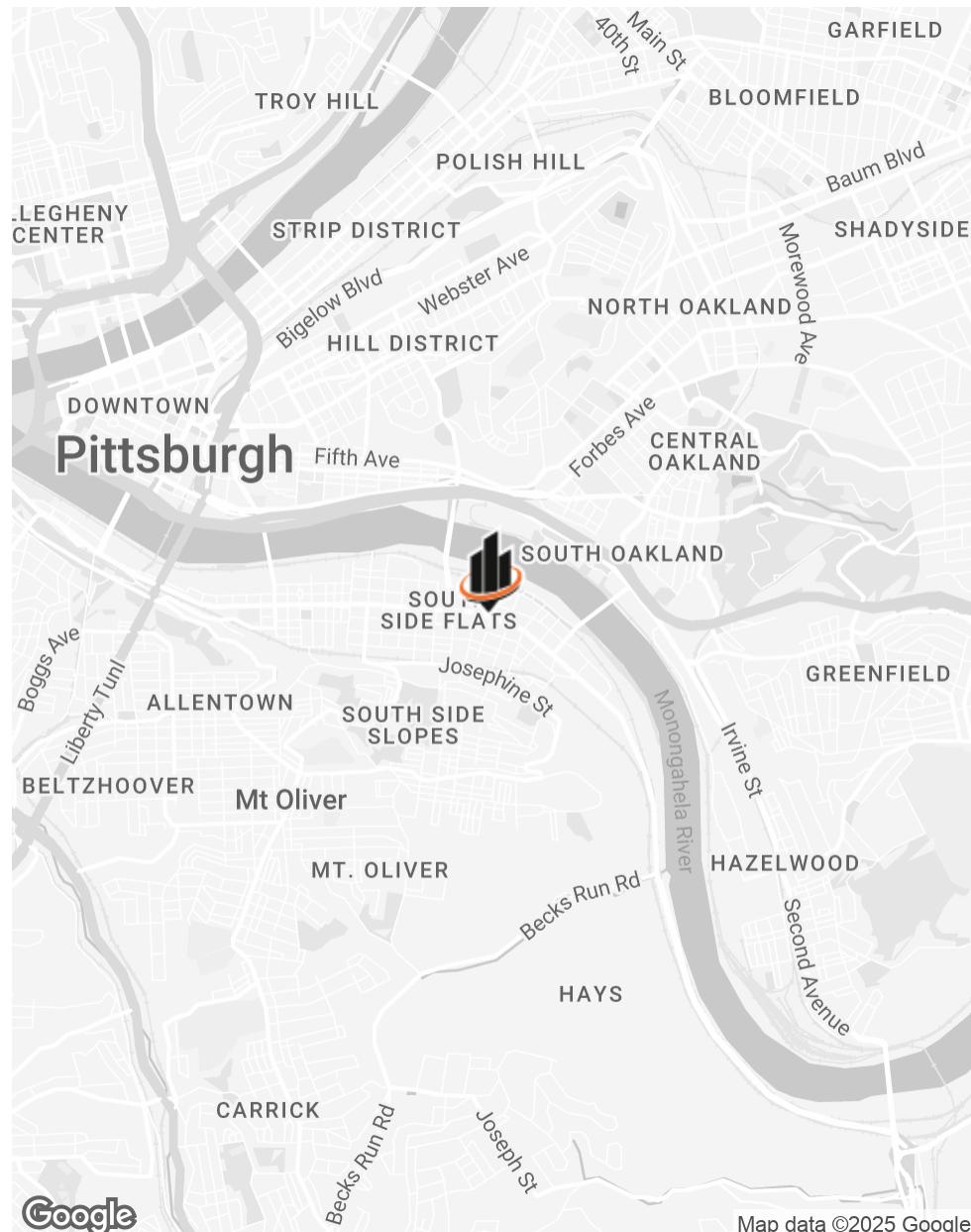


SECTION 2

Location Information



LOCATION MAPS



RETAILER MAP



PARCEL MAP



LOCATION DESCRIPTION



ALLEGHENY COUNTY

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.



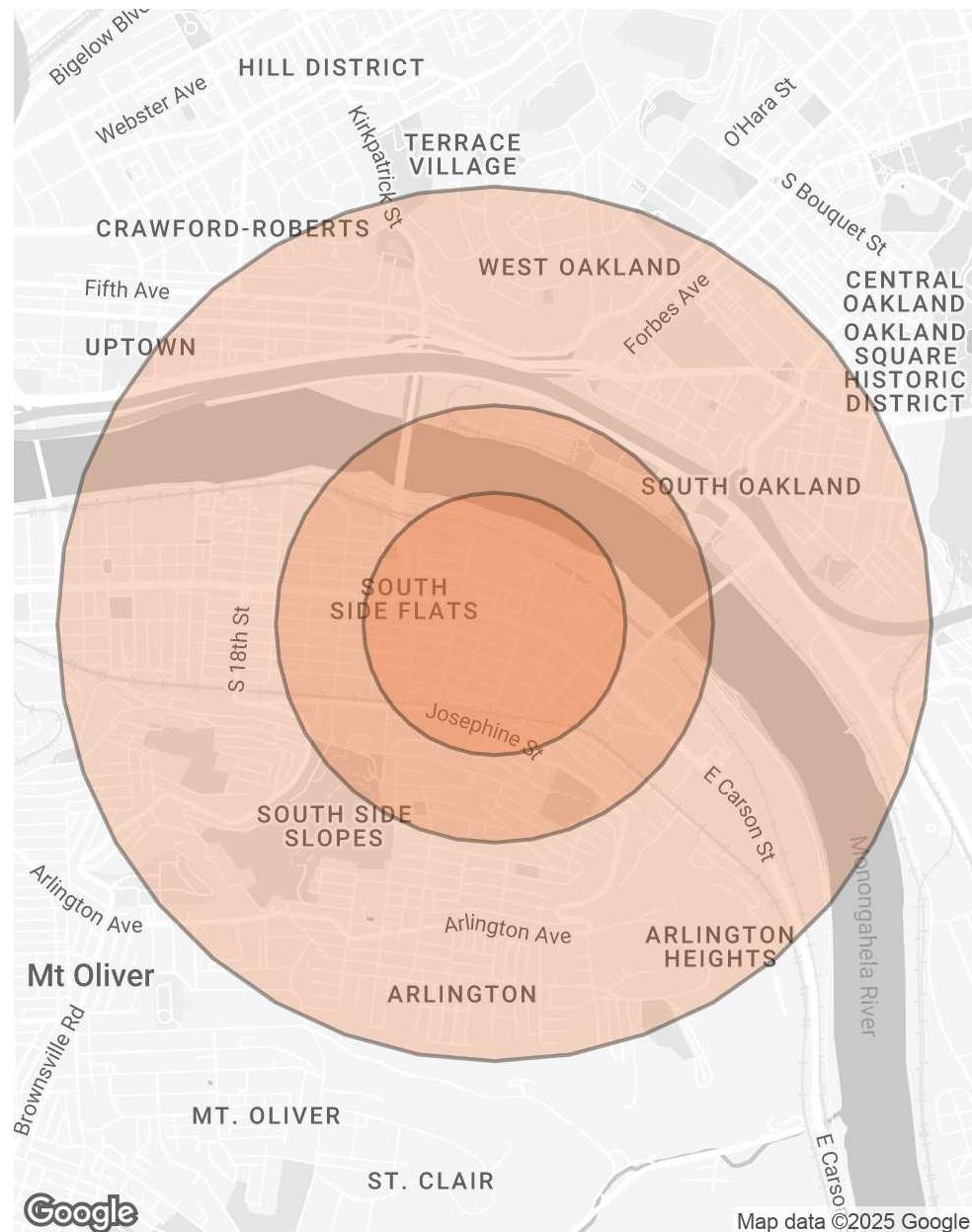
SOUTHSIDE

Southside is an area in Pittsburgh located along the Monongahela River across from Downtown. It is divided into two neighborhoods, Southside Flats and South Side Slopes. The business district in Southside stretches along East Carson Street, which is home to many small shops, restaurants and bars. In the past Southside was dominated by heavy industry, most recently Southside has become home to a larger student population that developed into a nightlife destination for young people in Pittsburgh. It is home to many restaurants, bars, shops, a variety of service businesses and reconverted office buildings that help support the economy of Southside.

DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| TOTAL POPULATION | 2,317 | 4,822 | 20,934 |
| AVERAGE AGE | 37 | 37 | 35 |
| AVERAGE AGE (MALE) | 37 | 37 | 34 |
| AVERAGE AGE (FEMALE) | 37 | 37 | 35 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| TOTAL HOUSEHOLDS | 1,457 | 2,859 | 10,366 |
| # OF PERSONS PER HH | 1.6 | 1.7 | 2 |
| AVERAGE HH INCOME | \$100,696 | \$95,611 | \$70,591 |
| AVERAGE HOUSE VALUE | \$340,152 | \$302,855 | \$265,547 |

* Demographic data derived from 2020 ACS - US Census



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