

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

623 Long Run Rd  
McKeesport, PA 15132  
12th Ward, McKeesport, PA

### FOR

Marquan Wilson  
DBA: Maya Restaurants, Inc.

### OPINION OF VALUE

\$3,300,000

### AS OF

06/12/2024

### BY

Michael B. Nicoella  
PA Certified Broker/Appraiser BA001486L  
P.O. Box 534  
Bridgeville, PA 15017

## Table of Contents

Appraisal Report	Page:	1 - 7
Comparison Chart		8 - 9
Summary of Salient Features		10
Statement of Limiting Conditions		11 - 12A
Subject Photos		13 - 15
Architectural Drawings		16 - 20
Property Maps		21 - 24
Comparable Photos		25 - 26
Aerial Map		27
Demographic Report		28 - 38
Appraiser's License		39

## **Restricted Appraisal Report**

***623 Long Run Rd.***

***McKeesport, PA 15132***

***Allegheny County***

**Assignment:** This narrative appraisal report is a valuation of a two story, 40,000 sq. ft. building two story brick & frame building, currently used as a restaurant, bar, private night club, and a 4,000 sq. ft. three-bedroom apartment. The property is in average condition and is represented as meeting all local and Pennsylvania zoning and occupancy requirements. The subject is an equipped restaurant complete with a functioning kitchen, furnished dining areas, and a 125 car parking lot. This appraiser presents an estimate of value "as-is" and the subject is in average condition on the date of inspection. Contents & equipment not valued.

**Scope of This Appraisal.** This appraiser has inspected the property, measured the exterior dimensions, and photographed the interior and exterior. This appraiser has visually surveyed the condition of the subject but has not conducted any tests on the operation of heating, cooling, or electrical service to the building. This appraiser recommends a full due diligence inspection of the water, sewage, electric, and HVAC systems of the building. This is a market opinion, comparable sales, evaluation based on similar properties in similar market areas sold within a one – three year time period. Comparable properties have been adjusted in value in comparison to the subject. Use of this appraisal is limited to this client and his assigns. Any and all liability is limited to the cost of this appraisal.

**Scope of work:** Subject description was obtained from a personal inspection, municipal records, and discussions with property owners and appraisers in the local market. Elements addressed in the Scope of Work are (1) the extent to which the subject property is identified. (2) the extent to which the subject property is inspected; (3) the type and extent of data researched; (4) the extent and type of analysis applied; (5) the type of appraisal report prepared, and (6) the inclusion or exclusion of items of non-realty in the development of value opinion.

**Client:** Marquan Wilson  
**Owner:** Marquan Wilson, Maya Restaurants Inc.  
**Intended Use:** Property Valuation, existing bar & nightclub. "As-Is".  
**Intended User:** Marquan Wilson and his assigns.  
**Property Rights:** Fee Simple, Parcel I.D.: 0554-E-00233-0000-00  
0554-E-00225-0000-00  
**Property:** Two contiguous lots, McKeesport, PA, Allegheny County.  
12<sup>th</sup> Ward, McKeesport, PA 15132  
Two Story brick and frame building, 40,000 sq. ft. +/-  
Lot Size: 117,493 sq. ft.+/-, 3.4 acres. (Two Lots)  
Zoning: Commercial  
Age: 54 +/-, Est.

**Site:**

Drainage: Natural  
Grade: Street Grade  
Utilities: All, Public  
Off Site Improvements: Normal  
Signaled Access: Street Cut  
Zoning: Commercial  
Street Frontage: Long Run Rd.  
Frontage: 418 Ft.+/-  
Street Type: Four Lane, Paved, Public  
Vehicle Count: 18,000 per day  
Additional Access: No Water or Rail Access  
Flood Zone: No, Flood Map# #42003C05044  
Date: 09/26/2014, Zone X  
Map Reference: 38300, Census Tract: 5513

Brick Veneer, Frame.  
HVAC: Six, Roof Mounted  
Hot Water Heaters: Four, Gas  
Public Water  
Public Sewage  
Rest Rooms: Eight  
Kitchen Area, Rear  
Rolled Roofing  
Integral Garage: Three  
Partially Asphalt Paved Lot: 100 Spaces  
Annual Taxes: \$11,000 +/-

**Space Utilization:**

1<sup>st</sup> Floor **Paparazzi Sports Bar**. 87' X 196'. Office, kitchen, 2 Bathrooms. Total 17,052 Sq. Ft.

1st. Floor: **Drunken Cow Lounge**.

2<sup>nd</sup> . Floor: **ICON Nightclub**. 4,400 Sq. Ft. Outdoor Deck: 750 Sq. Ft..

2<sup>nd</sup> . Floor Apartment, three bedroom, three bath, patio.

**Rental:**<sup>1</sup>

Paparazzi Sports Bar:	\$10,000 monthly rent.
Drunken Cow:	3,500 monthly rent.
ICON	10,000 monthly rent.
Three Bedroom Apartment:	<u>3,000</u> monthly rent.
Total:	\$26,500 monthly rent <sup>2</sup>

Projected new tenants:	Thai Ghost Kitchen (Catering)	\$2,500 Mo.	July, 2024
	Casino Lounge:	\$5,000 Mo.	August, 2024

<sup>1</sup> Rental amounts were not verified by this appraiser.

<sup>2</sup> Rental amounts were provided by the owner. This appraiser did not inspect or review leases or rental income statements.

### Market Approach with Comparable properties<sup>3</sup>

**N.B.** Comparable properties were located in similar market areas as the subject. Commercial preferred appraisal standards use comparable properties that are of similar use, type of construction, age, and condition. Characteristics that vary from one another are adjusted in value. Comparable, commercial properties should have sold within the past 1 – 3 years. Comparables can be adjusted in value for market changes over the time in question. In this case comparable properties were not adjusted in time since they were recent sales and the market has been steady over the past 1 – 3 years. There are three “Active” comparable properties added to this report. These are current market offerings of similar buildings. While these properties are not used for determining value they do indicate the market value of similar properties in the current market. This appraiser conducted a thorough and diligent search of recent sales of comparable properties and selected the best available sales and adjusted values in comparison.

**Comparable #1, 2190 Route 51 #2200, Jefferson Hills, PA. 15025** is a freestanding, masonry, 11,000 sq. ft. building located in a similar market area and is 5.05 miles from the subject. It was originally constructed and used as a restaurant. It is newer than the subject and in superior condition. The value per sq. ft. to sale price is \$78.73. A 5% discount due to superior condition:

Sale Price: \$866,000

Discounted Cost per sq. ft.: \$74.79

**Comparable #2, 1360 Route 51, Jefferson Hills, PA 15025** is a freestanding, one story building, with 8000 sq. ft. It is smaller in sq. ft. than the subject and similar in condition. The location is in a similar market area 5.56 from the subject. The location is superior to the subject. Most recent use as a restaurant. Cost per sq. ft. \$104.38. Discounted 5% due to location.

Sale Price: \$835,000

Discounted Cost per sq. ft.: \$99.16

---

<sup>3</sup> See attached chart of comparables.

**Comparable #3, 101 Cool Springs Rd., White Oak, PA 15131.** The property is located in a similar market area, it is smaller than the subject, newer, and in superior condition. The property sold for \$415,000, and at a cost of \$81.37 per sq. ft. The cost per sq. ft. was discounted by 10% due to location, age, and condition.

Sale Price:	\$415,000
Discounted value per Sq. ft.	\$73.23

### **Reconciliation of Value**

**Reconciliation:** Due to the impossibility of developing a credible estimate of accrued depreciation, the cost approach is not an applicable method of valuation in this case.. The income approach was not developed; the income approach has not been relied on for this appraisal because the subject is owner occupied the lack of financial records of this property.

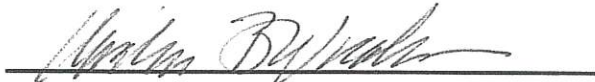
The value of the property was determined using the market approach. This appraiser's work file contains the value computation and see the comparable chart in this appraisal value was adjusted for the size and characteristics of the comparable properties. Supporting documentation for the analyses and development of the approaches to value is retained in the appraiser's work file.

The subject property is considerably larger than the comparables and generally in average condition. Comparable property values were discounted due to building (all) characteristics. The value based on sq. ft. values of the subject was determined to be: \$3,300,000.

**Result of Approaches to Value:**

Cost Approach: Not Applicable, not calculated.  
Income Approach: Not Applicable, not calculated.  
Sales Comparison: \$3,300,000

**Value of Property: \$3,300,000**



**Michael B. Nicolella**

**Date:** 06/12/2024

**Certified PA Broker/Appraiser**

**Certificate #: BA001486L**

**Expiration: 06/30/2025**



## Addenda

*Comparable properties chosen were the best available that were similar to the subject in age, style, location, and type of construction. All properties were sold within 26 months of the date of valuation for the subject. No adjustment was made for the time of sale as values in the area have remained static for the past 30 months. Please see appraiser's file for additional statistics.*

### **Highest and Best Use**

1. The reasonably probable use of a property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for a continuation of an asset's existing use for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid.

### **Hypothetical Condition**

1. A condition that is presumed to be true when it is known to be false.
2. A condition directly related to a specific assignment which is contrary to what is known by the appraiser to exist on the effective date of the assignment but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

### **Extraordinary Assumption**

1. An extraordinary assumption is employed to presume certain unknown information as fact. An extraordinary assumption is related to a specific assignment and takes information that is unknown as of the effective date of the assignment results and assumes it to be true.

### **2. Limits of Liability**

This appraiser holds that the liability of this appraisal is limited to the cost of this appraisal.

All elements of this appraisal meet national appraisal standards and values calculated within USPAP guidelines. Measurements of the property meet ANSI standards.

<u>Feature</u>	<u>Subject</u>	<u>Comparable #1</u>	<u>Comparable #2</u>	<u>Comparable #3</u>
Property	623 Long Run Rd. McKeesport, PA 15132	2190-2200 Route 51 Jefferson Hills, PA 15025	1360 Route 51 Jefferson Hills, PA 15025	101 Cool Springs Rd. White Oak, PA 15131
Age	56 Yrs. Est.	32 Yrs. Est.	70 Yrs. Est.	8 Yrs.
Type of Construction	Brick, Frame	Masonry	Brick/Frame	Masonry, Frame
Taxes	\$11,000 +/-	\$8,005	\$10,455	\$11,027
Condition of Property	Average	Good	Average	Good
Size of Property	40,000 Sq. Ft. +/-	11,000 Sq. Ft.	8,000 Sq. Ft.	5,100 Sq. Ft.
Proximity to Subject		5.05 Mi. SW	5.56 Mi. W	1.66 Mi. E
Sale Price		\$866,000	\$835,000	\$415,000
Size of Lot	3.4 Acre	3.51 Acre	3.377 Acre	1.44 Acre
Sale Price /Square Ft.		\$73.27 Per Sq. Ft.	\$104.38 Per Sq. Ft.	\$81.37 Per Sq. Ft.
Data Sources	Allegheny County	Allegheny County	Allegheny County	Allegheny County
Verification	West Penn ML	West Penn ML	West Penn ML	West Penn ML
Date/Time of Sale	6/12/2024	6/29/2023	3/29/2024	4/12/2024
Site	Restaurant	Commercial/Restaurant	Restaurant	Commercial
s/a Lg Runa				

Feature	Subject	Comparable #4	Comparable #5	Comparable #6
Property	623 Long Run Rd. McKeesport, PA 15132	2060 Ardmore Blvd. Hills, PA 15221	4450 William Penn Hwy. Murrysville, PA 15668	321 Center Rd. Monroeville, PA 15146
Age	56 Yrs. Est.	68 Yrs. Est.	50 Yrs. Est.	56 Yrs.
Type of Construction	Brick, Frame	Brick, Frame	Brick/Frame	Masonry, Frame
Taxes	\$11,000 +/-	\$18,442	\$17,168	\$26,457
Condition of Property	Average	Good	Good	Good
Size of Property	40,000 Sq. Ft. +/-	3,719 Sq. Ft. +/-	3500 Sq. Ft.	7,500 Sq. Ft.
Proximity to Subject		6.77 Mi. N	10.78 Mi. NE	1.66 Mi. E
Asking Price		\$1,500,000	\$1,250,000	\$1,600,000
Size of Lot	3.4 Acre	.92 Acre	1.2 Acre	1.46 Acre
Sale Price / Square Ft.		\$405.00 Per Sq. Ft.	\$357.00 Per Sq. Ft.	\$213.33 Per Sq. Ft.
Data Sources	Allegheny County	Allegheny County	Westmoreland County	Allegheny County
Verification	West Penn ML	West Penn ML	West Penn ML	West Penn ML
Date/Time of Sale	6/12/2024	Active Listing 6/19/24	Contingent Listing 6/19/24	Active Listing 6/19/2024
Site	Restaurant	Commercial/Restaurant	Restaurant/Bar	Restaurant

s/a Lg Run2

**SUMMARY OF SALIENT FEATURES  
& OPINION OF VALUE**

File No: A56-24-12

SALIENT FEATURES

Location of Subject Property: 623 Long Run Rd  
McKeesport, PA 15132

Asset Name/Identification: Papparazzi Bar & Restaurant  
623 Long Run Rd., McKeesport, PA 15132

Legal Description: 12th Ward McKeesport, PA 15132  
Allegheny County

Parcel ID #(s): 0554-E-00233-0000-00  
Map Reference: 38300

Current Owner of Record: Marquan Wilson  
Occupant: DBA Maya Restaurants, Inc.

Site: Double lot, 3.4 Acre.

Description of the Improvements: Two story brick & frame building housing a fully equipped and furnished restaurant, banquet room, and private club. A one-unit, 3 bedroom apartment., three car integral garage. ADA compliant, meeting all license and occupancy requirements.

Zoning Classification: C Commercial  
Zoning Description: Commercial

Highest & Best Use: Bar, Restaurant , Nightclub.

Real Estate Taxes: \$ \$11,000  
Tax Year: 2024

Date of Inspection: 06/12/2024

Date of Signature & Report: 06/22/2024

OPINION OF VALUE

<u>APPROACH TO VALUE</u>	<u>INDICATION OF VALUE</u>
Cost Approach:	\$
Income Approach:	\$ Not Calculated
Sales Comparison Approach:	\$ 2,875,000
Total Site Value:	\$ 2,750,000
Personal Property/Non-Realty Interests (if included):	\$ Not Included
Appraiser's Opinion of Value (as defined):	\$ 3,300,000
Effective Date of Appraisal ("As Of"):	06/12/2024

APPRAISAL STAFF

Value based on the adjusted sq. ft. cost of comparable properties. All comparable properties were within the same general market area and of similar use. Value on comparable properties was adjusted for size and condition of the property.

PA Certified Broker/Appraiser BA001486L  
Michael B. Nicolella  
Certified Broke/Appraiser  
Certification #: BA001486L  
State: PA Expires: 06/30/2026  
MBN534@Hotmail.com

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

\* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

## STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

# Uniform Residential Appraisal Report

File # A56-24-12

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER** Michael B. Nicolella

Signature Michael B. Nicolella

Name Michael B. Nicolella

Company Name PA Certified Broker/Appraiser BA001486L

Company Address P.O. Box 534  
Bridgeville, PA 15017

Telephone Number 412-512-5544

Email Address MBN534@Hotmail.com

Date of Signature and Report 06/22/2024

Effective Date of Appraisal 06/12/2024

State Certification # BA001486L

or State License # \_\_\_\_\_

or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_

State PA

Expiration Date of Certification or License 06/30/2025

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature \_\_\_\_\_

Name \_\_\_\_\_

Company Name \_\_\_\_\_

Company Address \_\_\_\_\_

Telephone Number \_\_\_\_\_

Email Address \_\_\_\_\_

Date of Signature \_\_\_\_\_

State Certification # \_\_\_\_\_

or State License # \_\_\_\_\_

State \_\_\_\_\_

Expiration Date of Certification or License \_\_\_\_\_

**ADDRESS OF PROPERTY APPRAISED**

623 Long Run Rd  
McKeesport, PA 15132

APPRAISED VALUE OF SUBJECT PROPERTY \$ 3,300,000

**LENDER/CLIENT**

Name Marquan Wilson

Company Name Maya Restaurants, Inc.

Company Address \_\_\_\_\_

Email Address \_\_\_\_\_

**SUBJECT PROPERTY**

Did not inspect subject property

Did inspect exterior of subject property from street  
Date of Inspection \_\_\_\_\_

Did inspect interior and exterior of subject property  
Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

Did not inspect exterior of comparable sales from street

Did inspect exterior of comparable sales from street  
Date of Inspection \_\_\_\_\_

12

**CERTIFICATION:** The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**ADDRESS OF PROPERTY ANALYZED:** 623 Long Run Rd, McKeesport, PA 15132

**APPRAISER:**  
 Signature:   
 Name: Michael B. Nicolella  
 Title: PA Certified Broker/Appraiser  
 State Certification #: BA001486L  
 or State License #:  
 State: PA Expiration Date of Certification or License: 06/30/2025  
 Date Signed: 06/22/2024

**SUPERVISORY or CO-APPRAISER (if applicable):**  
 Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_

Did  Did Not Inspect Property

12 A

**Subject Photo Page**

Borrower	+++++				
Property Address	623 Long Run Rd				
City	McKeesport	County	Allegheny	State	PA Zip Code 15132
Lender/Client	Marquan Wilson				



**Subject Front**  
623 Long Run Rd



**Subject Rear**



**Subject Street**



## Interior Photos

Borrower	+++++				
Property Address	623 Long Run Rd				
City	McKeesport	County	Allegheny	State	PA Zip Code 15132
Lender/Client	Marquan Wilson				



### Interior Photos

Borrower	+++++				
Property Address	623 Long Run Rd				
City	McKeesport	County	Allegheny	State	PA Zip Code 15132
Lender/Client	Marquan Wilson				



### Rear







Beckman Drive  
 554-E-375  
 Vacant Land

554-E-233

554-E-235

633 Long Run Road  
 554-E-265  
 2-story Office Building

2-story apartment section

623 Long Run Road  
 2-story Restaurant with One Apartment

2-story restaurant section

Long Run Road  
 554-A-10  
 Municipal Government Land

Re-stripe existing accessible parking

**LONG RUN ROAD**



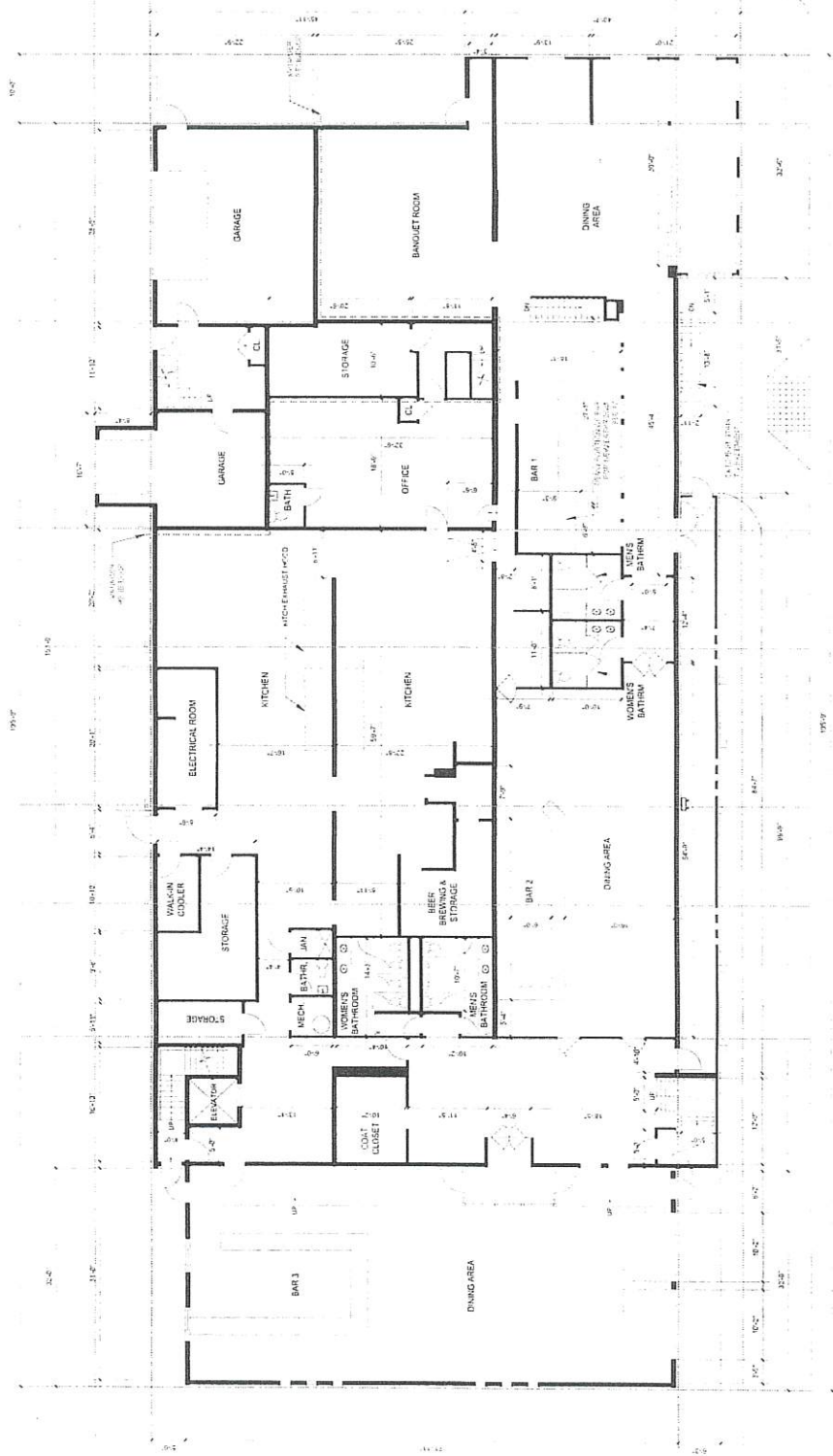
1 SITE PLAN  
 Scale: 1/16" = 1'-0"



623 LONG RUN

# A1

EXISTING/DEMO  
 FIRST FLOOR PLAN

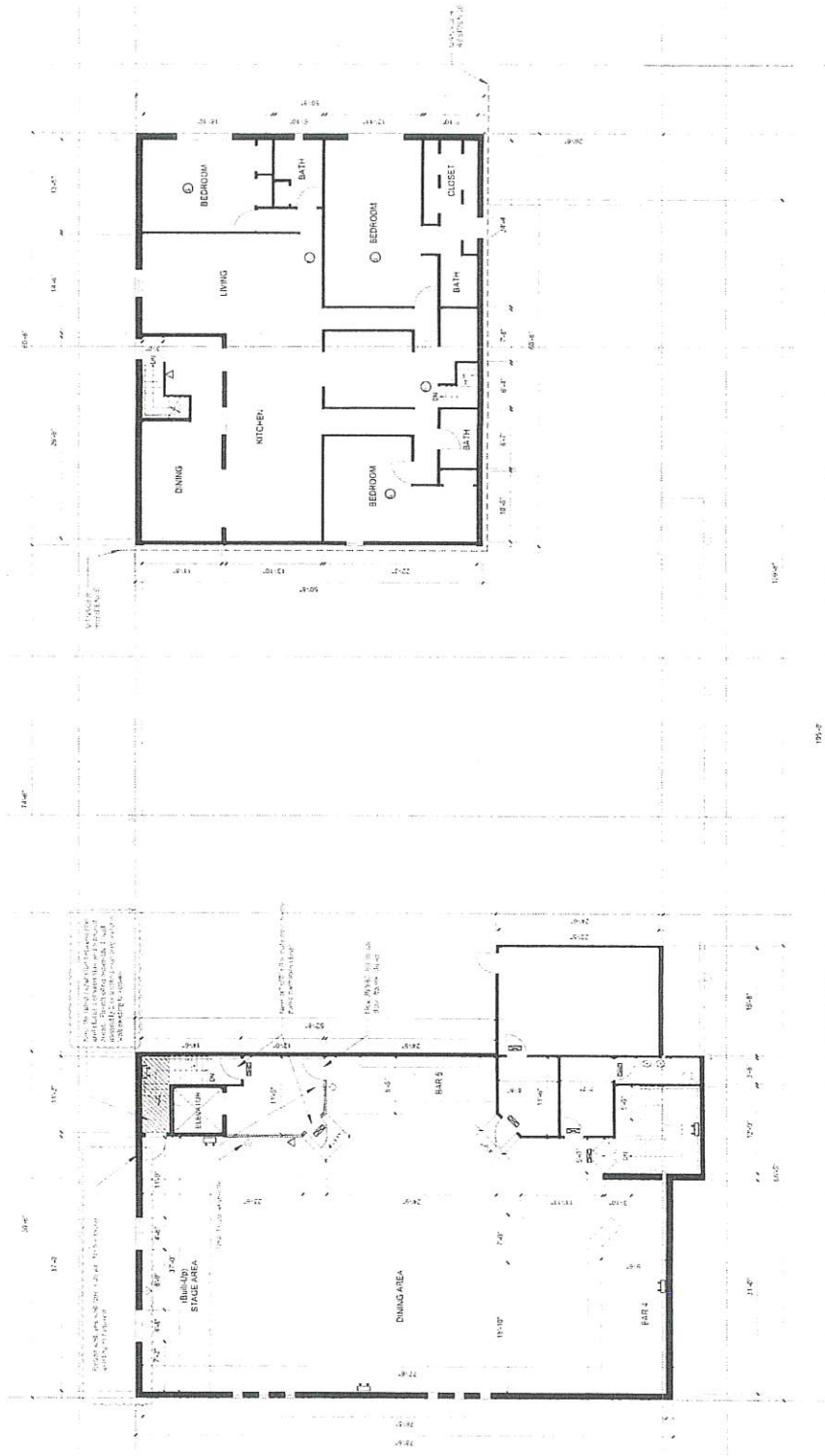


**1** EXISTING/DEMO FIRST FLOOR PLAN  
 Scale: 1/4"=1'-0"

18

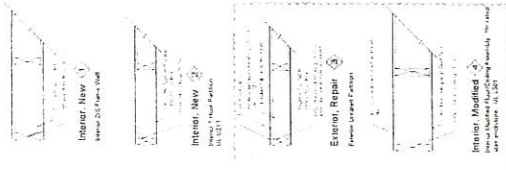


**A2**  
 EXISTING/PROPOSED  
 SECOND FLOOR PLAN

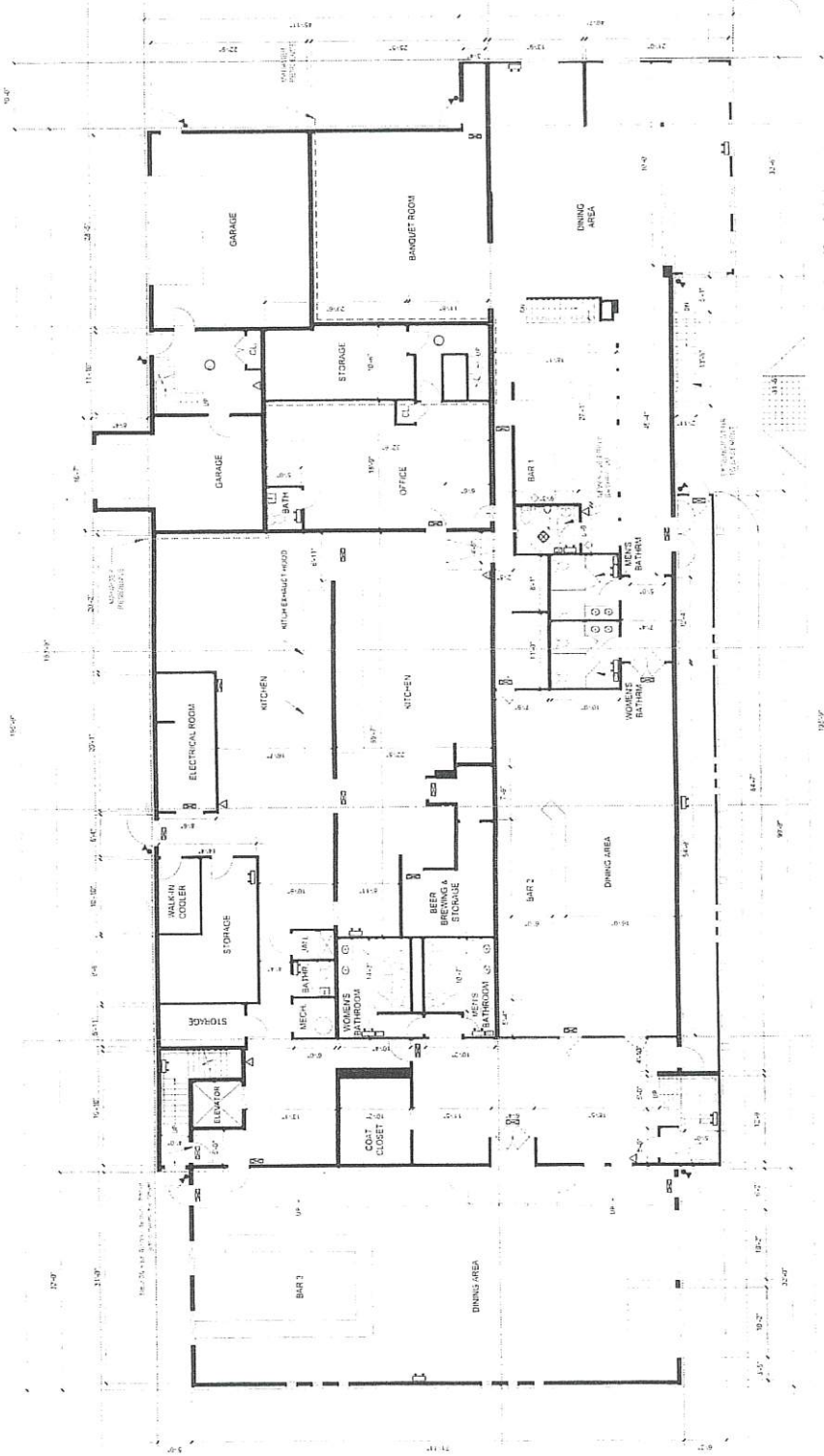


**1** EXISTING/PROPOSED SECOND FLOOR PLAN  
 Scale: 1/4" = 1'-0"

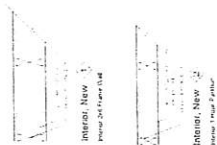
- SYMBOL KEY**
- Remove Head Emergency Light
  - Lighted Exit Sign
  - Emergency Lighting
  - Multiple Station Smoke Alarm
  - CO Detector (interconnects)
  - Multiple Station Smoke Alarm (non-interconnect)
  - 10b, ABC Fire Extinguisher
  - 10b, Type K Fire Extinguisher



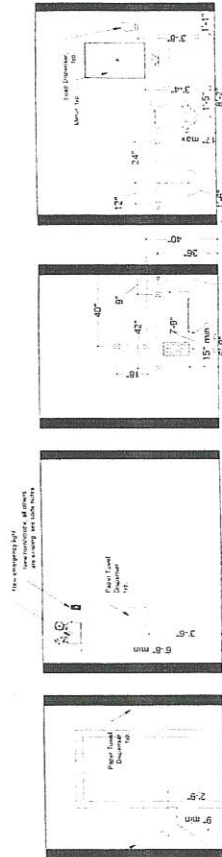
**2** ASSEMBLIES  
 Scale: 1/4" = 1'-0"



- SYMBOL KEY**
- Remote Head Emergency Light
  - Lighted Exit Sign
  - Emergency Lighting
  - Hum Smoke Occupant Notification Alarm
  - Multiple Station Smoke Alarm (interconnected)
  - Multiple Station Smoke Alarm (interconnected)
  - 10b: ABC Fire Extinguisher
  - 10b: Type K Fire Extinguisher



**1 PROPOSED FIRST FLOOR PLAN**  
 Scale: 1/4" = 1'-0"



Parcel ID : 0554-E-00233-0000-00  
Property Address : 623 LONG RUN RD  
MC KEESPORT, PA 15132

Municipality : 412 12th Ward - McKEESPORT  
Owner Name : MAYA RESTAURANTS INC

Data displayed on this map is for informational purposes only. It is not survey accurate and is meant to only show a representation of property lines.

Print

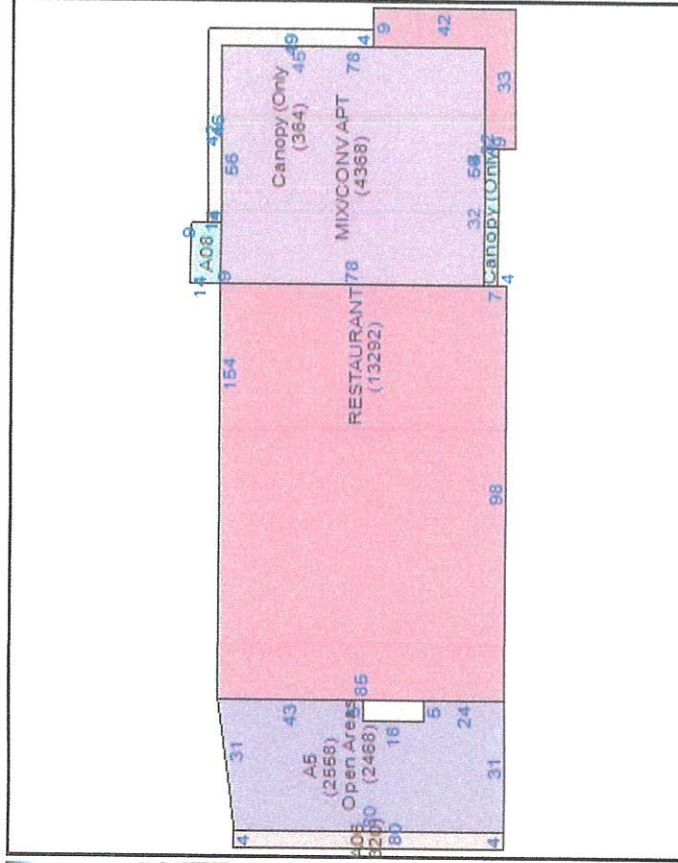
Note: This button uses pop-ups. Please click help button for further printing instructions.





Parcel ID : 0554-E-00233-0000-00  
Property Address : 623 LONG RUN RD  
MC KEESPORT, PA 15132

Municipality : 412 12th Ward - McKEESPORT  
Owner Name : MAYA RESTAURANTS INC







### Comparable Photo Page

Borrower	+++++				
Property Address	623 Long Run Rd				
City	McKeesport	County	Allegheny	State	PA
Lender/Client	Marquan Wilson	Zip Code	15132		

**Comparable 1**

2190 Route 51 # 2200  
 Proximity 5.05 miles  
 Sale Price \$866,000



**Comparable 2**

1360 Route 51  
 Proximity 5.56 miles W  
 Sale Price \$835,000



**Comparable 3**

101 Cool Springs Rd  
 Proximity 1.66 miles E  
 Sale Price \$415,000



**Comparable Photo Page**

Borrower	+++++				
Property Address	623 Long Run Rd				
City	McKeesport	County	Allegheny	State	PA
Lender/Client	Marquan Wilson	Zip Code	15132		



**Comparable 4**

2060 Ardmore Blvd  
Proximity 6.77 miles N

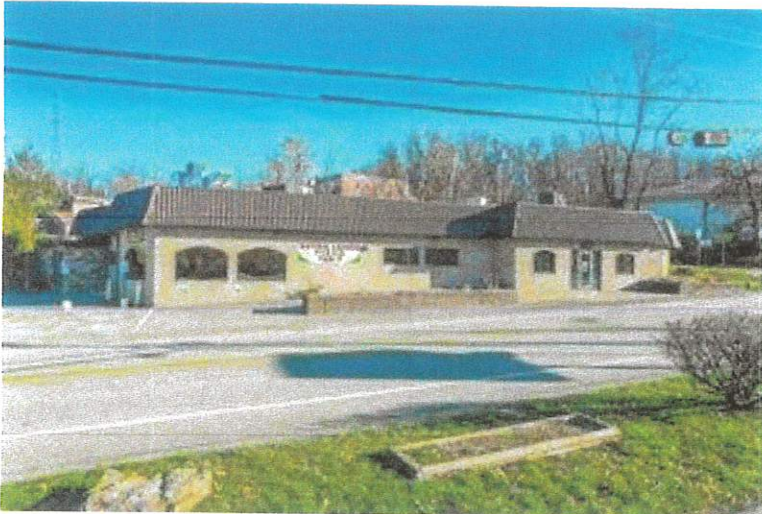
Active  
List Price \$1,500,000



**Comparable 5**

4450 William Penn Hwy  
Proximity 10.78 miles NE

Status Active  
List Price \$1,250,000



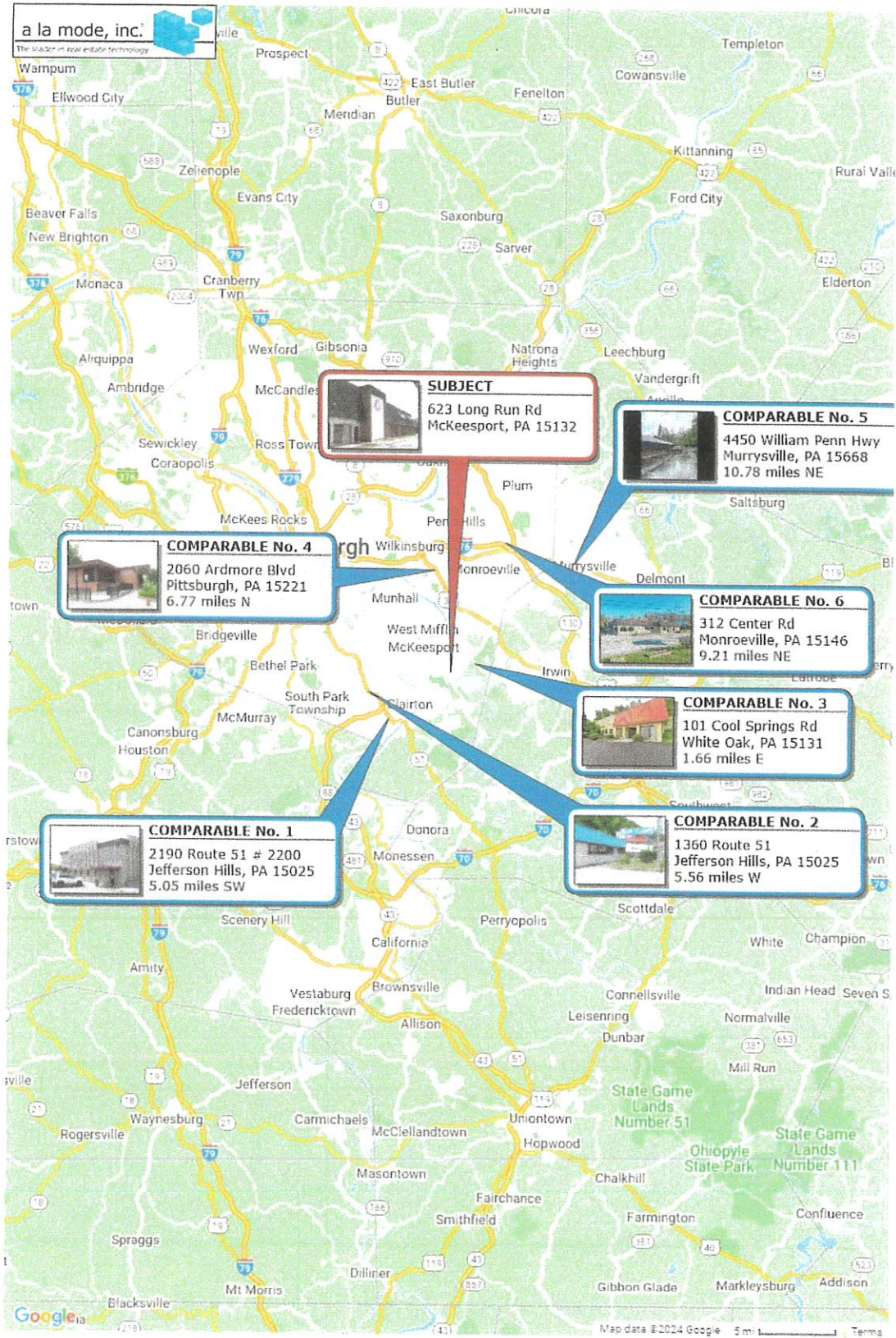
**Comparable 6**

312 Center Rd  
Proximity 9.21 miles NE

Status Active  
List Price \$1,600,000

## Aerial Map

Borrower	+++++				
Property Address	623 Long Run Rd				
City	McKeesport	County	Allegheny	State	PA Zip Code 15132
Lender/Client	Marquan Wilson				



**DEMOGRAPHIC REPORT**

**RE: 634 Long Run Rd.  
McKeesport, PA 15132**

**City of McKeesport  
White Oak Borough**

# History

## Early history

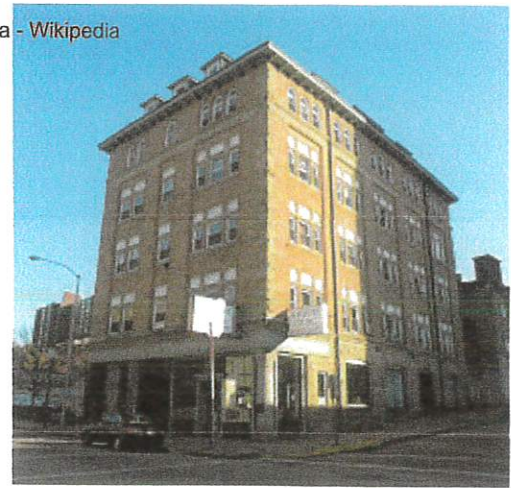
David McKee emigrated from Scotland and was the first permanent white settler at the forks of the Monongahela and Youghiogheny Rivers, the site of present-day McKeesport, in 1755. Around the time of the French and Indian Wars, George Washington often came to McKeesport to visit his friend, Queen Alliquippa, a Seneca Indian ruler. The Colonial Government granted David McKee exclusive right of ferrage over those rivers on April 3, 1769, called "McKee's Port".<sup>[3]</sup>

His son, John McKee, an original settler of Philadelphia, built a log cabin at this location. After taking over his father's local river ferry business, he devised a plan for a city to be called McKee's Port in 1795.<sup>[4]</sup> John set out his proposal in the *Pittsburgh Gazette*, as part of a program under which new residents could purchase plots of land for \$20.00. A lottery was used to distribute the plots to avoid complaints from new land owners concerning "inferior" locations.

## 19th century

McKeesport, then part of Versailles Township, began to grow in 1830 when mining of the large deposits of bituminous coal in the region began. The first schoolhouse was built in 1832, with James E. Huey as its schoolmaster.

McKeesport was incorporated as a borough in 1842, and the city's first steel mill was established in 1851. National Tube Works<sup>[5]</sup> opened in 1872, and in the years directly following, according to the U.S. Census Bureau, McKeesport was the



McKeesport City Hall, built c. 1890

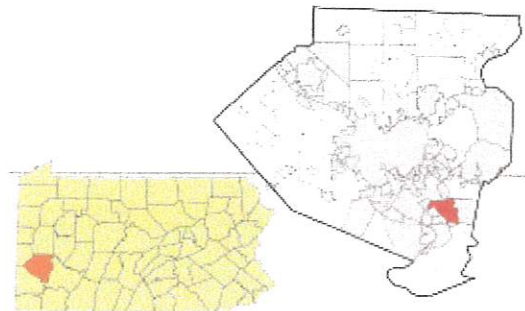


Flag



Seal

Nickname: Tube City



Location of McKeesport in Allegheny County, Pennsylvania (right) and of Allegheny County in Pennsylvania (left)

Coordinates: 40°20′38″N 79°50′56″W﻿ / ﻿40.34389°N 79.84889°W﻿ / 40.34389; -79.84889

<b>Country</b>	United States
<b>State</b>	Pennsylvania
<b>County</b>	Allegheny
<b>Settled</b>	1795



<b>U.S. House</b>	Summer Lee (D)
<b>Area</b> <sup>[1]</sup>	
• <b>Total</b>	5.44 sq mi (14.10 km <sup>2</sup> )
• <b>Land</b>	5.05 sq mi (13.08 km <sup>2</sup> )
• <b>Water</b>	0.40 sq mi (1.02 km <sup>2</sup> )
<b>Elevation</b>	760 ft (230 m)
<b>Population</b> (2020) <sup>[2]</sup>	
• <b>Total</b>	17,727
• <b>Density</b>	3,510.99/sq mi (1,355.48/km <sup>2</sup> )
<b>Time zone</b>	UTC-5 (EST)
• <b>Summer (DST)</b>	UTC-4 (EDT)
<b>Zip Code</b>	15132
<b>Area Code</b>	412
<b>FIPS code</b>	42-46256
<b>Waterways</b>	Monongahela River Youghiogheny River
<b>Transit</b>	Pittsburgh Regional Transit
<b>Website</b>	mckeesport-pa.gov (http://mckeesport-pa.gov)

## 20th century

McKeesport rose to national importance during the 1900s as a center for manufacturing steel. In 1899, the National Tube Works Company was consolidated with twenty other pipemaking firms in the northeastern United States to form the National Tube Company.<sup>[7]</sup> In 1901, the National Tube Company and nine other major American steel companies merged to form U.S. Steel.<sup>[8]</sup> The city's population continued to grow steadily, reaching a peak of 55,355 in 1940. The subsequent decline since then is attributable to the general economic malaise that descended upon the region when the steelmaking industry moved elsewhere.

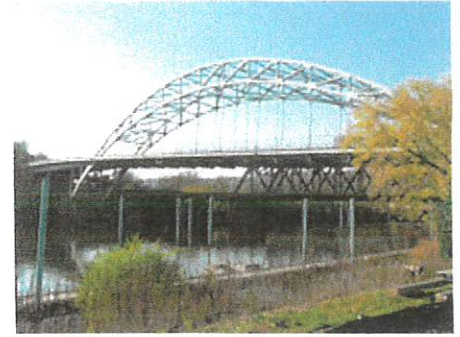
On June 23, 1944, an F4 tornado struck the southern part of McKeesport, killing 17 people. Many multiple-story residences collapsed. In all, 88 homes in the city were destroyed, 306 were damaged, and 400 other buildings were damaged or destroyed.<sup>[9]</sup>

Thirteen years before both faced off in some of the most memorable televised Presidential debates, future presidents (and contemporary U.S. Representatives) Richard M. Nixon and John F. Kennedy met in McKeesport for their first of five debates on April 22, 1947, to debate labor issues related to the Taft-Hartley Act.<sup>[10]</sup>

On May 21, 1976, downtown McKeesport experienced the largest fire in the city's history, referred to as the "Famous Fire", due to the fire beginning in the "Famous Department Store" on Market and Fifth Streets. The fire destroyed seven downtown structures, heavily damaged more than 12 others, and started fires in at least 10 homes due to hot embers blowing more than a half mile due to heavy gusting winds. Around 1,000 firefighters from more than 40 neighboring fire companies responded to

# Geography

McKeesport has a total area of 5.4 square miles (14 km<sup>2</sup>), of which 5.0 square miles (13 km<sup>2</sup>) is land and 0.4 square miles (1.0 km<sup>2</sup>), or 7.06%, is water.<sup>[16]</sup> McKeesport is located about 12 miles (19 km) upstream, and south, from Pittsburgh, at the confluence of the Monongahela and Youghiogheny rivers. The city is on the Allegheny Plateau, within the ecoregion of the Western Allegheny Plateau. The downtown area is located to the northwest, while the southern and eastern areas of the city are primarily residential.



Jerome Street Bridge crossing the Youghiogheny River

## Climate

The climate in this area is characterized by hot, humid summers and generally mild to cool winters. According to the Köppen Climate Classification system, McKeesport has a humid continental climate, abbreviated "Dfa" on climate maps.<sup>[17]</sup>

Climate data for McKeesport, Pennsylvania													[hide]
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year
<b>Mean daily maximum °F (°C)</b>	39 (4)	40 (4)	51 (11)	63 (17)	71 (22)	80 (27)	84 (29)	83 (28)	76 (24)	64 (18)	53 (12)	42 (6)	62 (17)
<b>Daily mean °F (°C)</b>	30 (−1)	31 (−1)	40 (4)	51 (11)	59 (15)	68 (20)	73 (23)	72 (22)	65 (18)	53 (12)	43 (6)	34 (1)	52 (11)
<b>Mean daily minimum °F (°C)</b>	22 (−6)	22 (−6)	29 (−2)	39 (4)	47 (8)	57 (14)	61 (16)	60 (16)	53 (12)	41 (5)	33 (1)	25 (−4)	41 (5)
<b>Average precipitation inches (mm)</b>	2.7 (69)	2.3 (58)	3.2 (81)	3.2 (81)	3.7 (94)	3.8 (97)	3.6 (91)	3.3 (84)	3 (76)	2.3 (58)	2.5 (64)	2.6 (66)	36.1 (920)
Source: Weatherbase <sup>[18]</sup>													

## Surrounding and adjacent communities

McKeesport has five land borders, including the Township of North Versailles to the north-northeast, the Borough of White Oak to the east, and Borough of Versailles to the south. The section of the city west of the Monongahela River and Youghiogheny River confluence is bordered by the Borough of Port Vue to the south and the Borough of Glassport to the southwest. The City of Duquesne is located

As of the census<sup>[22]</sup> of 2000, there were 24,040 people, 9,655 households, and 5,976 families residing in the city. The population density was 4,806.9 inhabitants per square mile (1,856.0/km<sup>2</sup>). There were 11,124 housing units at an average density of 2,224.3 per square mile (858.8/km<sup>2</sup>). The racial makeup of the city was 72.40% White, 24.46% African American, 0.27% Native American, 0.12% Asian, 0.01% Pacific Islander, 0.59% from other races, and 2.14% from two or more races. Hispanic or Latino of any race were 1.50% of the population.

There were 9,655 households, out of which 28.6% had children under the age of 18 living with them, 34.7% were married couples living together, 21.9% had a female householder with no husband present, and 38.1% were non-families. 33.9% of all households were made up of individuals, and 15.7% had someone living alone who was 65 years of age or older. The average household size was 2.35 and the average family size was 3.01.

In the city, the population was spread out, with 25.4% under 18, 7.5% from 18 to 24, 24.8% from 25 to 44, 21.3% from 45 to 64, and 20.9% who were 65 years of age or older. The median age was 40. For every 100 females, there were 84.8 males; for every 100 females age 18 and over, there were 76.8 males.

The median income for a household in the city was \$23,715, and the median income for a family was \$31,577. Males had a median income of \$27,412 versus \$21,977 for females. The per capita income for the city was \$13,242. About 18.1% of families and 23.0% of the population were below the poverty line, including 35.9% of those under age 18 and 12.1% of those age 65 or over.

## Culture

McKeesport's population is a diverse mix of races and nationalities. As a celebration of these heritages, McKeesport hosts an annual ethnic food festival and community celebration referred to as International Village. Started in 1960, the three-day festival is one of the Pittsburgh-area's largest and

<b>1860</b>	2,166	55.6%
<b>1870</b>	2,523	16.5%
<b>1880</b>	8,212	225.5%
<b>1890</b>	20,741	152.6%
<b>1900</b>	34,227	65.0%
<b>1910</b>	42,694	24.7%
<b>1920</b>	46,781	9.6%
<b>1930</b>	54,632	16.8%
<b>1940</b>	55,355	1.3%
<b>1950</b>	51,502	-7.0%
<b>1960</b>	45,489	-11.7%
<b>1970</b>	37,977	-16.5%
<b>1980</b>	31,012	-18.3%
<b>1990</b>	26,016	-16.1%
<b>2000</b>	24,040	-7.6%
<b>2010</b>	19,731	-17.9%
<b>2020</b>	17,727	-10.2%

Sources:<sup>[19][20][21][22][23][24]</sup>



Carnegie Free Library

- [McKeesport Area High School](#)
- [Great Allegheny Passage Trail](#)
- [Steel Valley Trail](#)
- [Youghiogheny River Trail](#)
- [St Mary's German Church](#)
- [First Methodist Episcopal Church of McKeesport](#)
- [Carnegie Free Library](#)
- [Jerome Street Bridge](#)
- [McKeesport Marina](#)
- [McKeesport National Bank](#)
- [Dead Man's Hollow](#)

## Law, government and politics

---

### Government

McKeesport operates under a [home rule charter](#) based on a "Strong Mayor"/Council form of government, adopted in 1974.

Under the Home Rule Charter, the [Mayor](#) is elected at large and cannot be a [member](#) of the City Council. The Mayor serves as the leader of the City government, and is vested exclusive executive and administrative authority. Under the Home Rule Charter, the Mayor may appoint a Deputy Mayor from among the department executives.<sup>[26]</sup>

The current Mayor of McKeesport is [Democrat](#) Michael Cherepko, a former City Councilman and [McKeesport Area School District](#) teacher, He was elected in 2011, defeating [Independent](#) candidate Raymond Malinchak and was re-elected for a second and third term, commencing in January 2016 and January 2020 respectively. Mayors assume office in the January following election.

Mayor's Committees were first developed in their current form by Michael Cherepko and serve as advisory bodies with no formal powers. The Select Committee on Crime and Violence was formed in 2012, responsible for addressing the problems of crime and violence by utilizing resources and seeking funding for youth and adult initiatives.<sup>[27]</sup> The McKeesport Message Committee was subsequently developed as a subgroup to promote the city's message of "Respect, Dignity, Hope, and Love" which encourages residents' pride in the city. This subgroup promotes this through community

## Law enforcement

The McKeesport Police Department is one of the largest municipal law enforcement agencies in the region, presently employing 52 sworn officers, and is one of the few departments in Allegheny County with its own detective bureau and traffic division.<sup>[32]</sup> It

operates closely with the Allegheny County Police

Department, which provides investigative and forensic services for serious crimes such as homicide and the Allegheny County Sheriff's Office, which provides transport and detention services. Other agencies also provide law enforcement within the city due to overlapping jurisdictions, such as the Port Authority Police Department, McKeesport Area School District, and Penn State Greater Allegheny Police & Public Safety.

Year	Republican	Democratic	Third Parties
<b>2020</b>	<b>34%</b> 2,573	<b>64%</b> 4,797	0.9% 73
<b>2016</b>	<b>33%</b> 2,416	<b>65%</b> 4,774	2% 180
<b>2012</b>	<b>28%</b> 2,093	<b>71%</b> 5,358	1% 54

## Infrastructure

### Transportation

Pennsylvania Route 148 runs through downtown McKeesport, ending in south McKeesport at the junction of Route 48. The Yellow Belt follows Route 148 from the east, to the Jerome Street Bridge. Route 148 Truck runs exclusively within McKeesport, following Market Street three blocks to the west of the narrower mainline Route 148. McKeesport is also connected to Route 837 by the McKeesport-Duquesne Bridge, the terminus of the Green Belt, providing a direct link to Pittsburgh.



PATrain at the McKeesport Transportation Center, 1985

McKeesport is the beginning of the CSX Pittsburgh Subdivision, where it meets the Mon Subdivision. It is also served by the Transtar Union Railroad, which absorbed the McKeesport Connecting Railroad in 2013.<sup>[33][34]</sup>

Amtrak also provided intercity rail service via the *Capitol Limited* between Chicago and Washington D.C. from 1982 to 1990.<sup>[35]</sup> The city was formerly served by the PATrain commuter service, known as the "McKeesporter", until 1989.

- Brandon Short, former NFL linebacker, New York Giants (2000–2003, 2006), Carolina Panthers (2004–2005)
- Russell Stuvaints, former NFL defensive back, Pittsburgh Steelers (2003, 2004–2005, New England Patriots (2004)
- Jim Trimble, former NFL and CFL head football coach

## Politicians and governmental leaders

- Queen Alliquippa, leader of the Seneca tribe of American Indians during the early part of the 18th century
- Frank Buchanan, former mayor of McKeesport and member of the United States House of Representatives, husband of Vera Buchanan
- Vera Buchanan, former member of the United States House of Representatives, wife of Frank Buchanan
- William Henry Coleman, former member of the United States House of Representatives
- Marc Gergely, Pennsylvania state representative
- John E. McLaughlin, former Deputy Director of Central Intelligence
- Emil Mrkonic, former Democratic member of the Pennsylvania House of Representatives
- Bill Shuster, member of the United States House of Representatives
- Al Benedict, Pennsylvania Auditor General from 1977 to 1985
- Nicholas P. Papadakos, Justice, Pennsylvania Supreme Court from 1984 to 1995.
- Austin Davis, Lieutenant Governor of Pennsylvania.

## Writers

- Bob Carroll, Jr., television screenwriter noted for his work on *I Love Lucy*
- Marc Connelly, playwright
- John Hoerr, journalist and author of *And the Wolf Finally Came: The Decline of the American Steel Industry*
- David Kalstone, writer and literary critic
- Robert M. McBride, writer and publisher

# History

White Oak was originally part of Versailles Township (one of the original townships of Allegheny County). It wasn't until March 21, 1948, that a petition requesting the formation of White Oak Borough was submitted to the County Court. On June 24, 1948, Judge Russell H. Adams signed the decree of incorporation of the new borough. The first borough building was located at 860 Maple Street inside the old Bowery School.

# Geography



Houses on Oliver Drive

White Oak is located at

[40°20′42″N 79°48′48″W](#) (40.344869, -79.813202).<sup>[5]</sup>

According to the United States Census Bureau, the borough has a total area of 6.7 square miles (17 km<sup>2</sup>), of which 0.04 square miles (0.10 km<sup>2</sup>) (0.45%) is water.

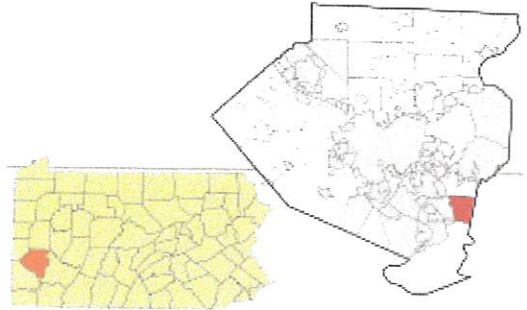
## Surrounding neighborhoods

White Oak has five borders, including North Versailles Township to the north, North Huntingdon Township in Westmoreland County to the east, South Versailles



WEDO studio in White Oak

Motto: "Come Grow With Us"



Location in Allegheny County and the U.S. state of Pennsylvania.

Coordinates: [40°20′42″N 79°48′48″W](#)

<b>Country</b>	United States
<b>State</b>	Pennsylvania
<b>County</b>	Allegheny
<b>Government</b>	
• Mayor	Ina Jean Marton
• Council President	Ron Massung
• Council Vice President	Joe Nagy
• Council Members	<ul style="list-style-type: none"> <li>▪ Ed Babyak</li> <li>▪ Charles Davis</li> <li>▪ Kenneth Robb</li> <li>▪ C. Richard Bryce</li> </ul>

density of 573.1 per square mile (221.3/km<sup>2</sup>). The racial makeup of the borough was 97.20% White, 1.86% African American, 0.01% Native American, 0.36% Asian, 0.01% Pacific Islander, 0.12% from other races, and 0.44% from two or more races. Hispanic or Latino of any race were 0.40% of the population.

There were 3,678 households, out of which 22.4% had children under the age of 18 living with them, 52.9% were married couples living together, 9.5% had a female householder with no husband present, and 35.0% were non-families. 31.6% of all households were made up of individuals, and 17.3% had someone living alone who was 65 years of age or older. The average household size was 2.25 and the average family size was 2.84.

In the borough the population was spread out, with 17.8% under the age of 18, 7.7% from 18 to 24, 24.5% from 25 to 44, 26.1% from 45 to 64, and 23.9% who were 65 years of age or older. The median age was 45 years. For every 100 females there were 89.8 males. For every 100 females age 18 and over, there were 87.1 males.

The median income for a household in the borough was \$38,046, and the median income for a family was \$47,019. Males had a median income of \$37,761 versus \$27,378 for females. The per capita income for the borough was \$20,775. About 4.0% of families and 5.3% of the population were below the poverty line, including 8.1% of those under age 18 and 3.4% of those age 65 or over.

<b>Density</b>	1,123.85/sq mi (433.89/km <sup>2</sup> )
<b>Time zone</b>	UTC-5 (Eastern (EST))
<b>• Summer (DST)</b>	UTC-4 (EDT)
<b>ZIP codes</b>	15131
<b>Area code</b>	412
<b>FIPS code</b>	42-84704
<b>GNIS feature ID</b>	1196442
<b>Website</b>	www.woboro.com (http://www.woboro.com)

Census	Pop.	%±
<b>1940</b>	5,227	—
<b>1950</b>	6,159	17.8%
<b>1960</b>	9,047	46.9%
<b>1970</b>	9,304	2.8%
<b>1980</b>	9,480	1.9%
<b>1990</b>	8,761	-7.6%
<b>2000</b>	8,437	-3.7%
<b>2010</b>	7,862	-6.8%
<b>2020</b>	7,630	-3.0%
<b>2019 (est.)</b>	7,441 <sup>[2]</sup>	-5.4%

U.S. Decennial Census<sup>[6]</sup>

## Government and politics

### Education

- Francis McClure Middle School <sup>[11]</sup>
- Twin Rivers Intermediate School <sup>[11]</sup>

**Presidential election results**<sup>[8][9][10]</sup>

Year	Republican	Democratic	Third parties
<b>2020</b>	55% 2,651	43% 2,101	1% 52
<b>2016</b>	57% 2,313	42% 1,705	1% 47




## References

---

1. "2019 U.S. Gazetteer Files" ([https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2019\\_Gazetteer/2019\\_gaz\\_place\\_42.txt](https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2019_Gazetteer/2019_gaz_place_42.txt)). United States Census Bureau. Retrieved July 28, 2020.
2. "Population and Housing Unit Estimates" (<https://www.census.gov/programs-surveys/popest/data/totals/2019.html>). United States Census Bureau. May 24, 2020. Retrieved May 27, 2020.
3. "Explore Census Data" (<https://data.census.gov/all?q=White+Oak+borough,+Pennsylvania>).
4. Porter Jr., Thomas J. (May 10, 1984). "Town names carry a little bit of history" (<https://news.google.com/newspapers?id=a4NIAAAAIBAJ&sjid=G24DAAAAIBAJ&pg=2867%2C2505444>). *Pittsburgh Post-Gazette*. p. 1. Retrieved May 26, 2015.
5. "US Gazetteer files: 2010, 2000, and 1990" (<https://www.census.gov/geographies/reference-files/time-series/geo/gazetteer-files.html>). United States Census Bureau. February 12, 2011. Retrieved April 23, 2011.
6. "Census of Population and Housing" (<https://www.census.gov/programs-surveys/decennial-census.html>). Census.gov. Retrieved June 4, 2015.
7. "U.S. Census website" (<https://www.census.gov>). United States Census Bureau. Retrieved January 31, 2008.
8. EL. "2012 Allegheny County election" (<http://triblive.com/politics/2907065-74/pittsburgh-ward-hills-west-borough-braddock-east-elizabeth-north-park>). *Pittsburgh Tribune-Review*. Retrieved October 15, 2017.
9. EL. "2016 Pennsylvania general election..." (<http://newsinteractive.post-gazette.com/electionresultsgen2016/>) *Pittsburgh Post-Gazette*. Retrieved October 15, 2017.
10. "Election Night Reporting" (<https://results.enr.clarityelections.com/PA/Allegheny/106267/web.264614/#/detail/0004>).
11. "White Oak Borough Schools and Education" (<http://www.woboro.com/schools.htm>).
12. "Founders Hall Middle School / Homepage" (<http://www.mckasd.net/Domain/9>). *www.mckasd.net*. Retrieved February 28, 2017.

## External links

---

-  Media related to [White Oak, Pennsylvania](#) at Wikimedia Commons
  - [Borough website \(http://www.woboro.com\)](http://www.woboro.com)
- 

Retrieved from "[https://en.wikipedia.org/w/index.php?title=White\\_Oak,\\_Pennsylvania&oldid=1191350451](https://en.wikipedia.org/w/index.php?title=White_Oak,_Pennsylvania&oldid=1191350451)"

DISPLAY THIS CERTIFICATE PROMINENTLY • NOTIFY AGENCY WITHIN 10 DAYS OF ANY CHANGE

Commonwealth of Pennsylvania  
Department of State  
Bureau of Professional and Occupational Affairs  
PO BOX 2649 Harrisburg PA 17105-2649

23 0043093

License Type  
Certified Broker Appraiser

MICHAEL B NICOLELLA  
1284 MANOR DR  
UPPER ST. CLAIR, PA 15241

License Status  
Active

Initial License Date  
11/21/1996



License Number  
BA001486L

Expiration Date  
06/30/2025

*Arion R. Claggett*

Acting Commissioner Arion R. Claggett

*[Signature]*

Signature

ALTERATION OF THIS DOCUMENT IS A CRIMINAL OFFENSE UNDER 18 PA.C.S. §. 4911