



zerorez®

ZEROREZ® OF PITTSBURGH

2260 BIG SWEICKLEY CREEK RD | SEWICKLEY, PA 15143

OFFERING MEMORANDUM



ALPHA
REAL ESTATE ADVISORS

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ALPHA
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EXECUTIVE SUMMARY

ZEROREZ®

2260 Big Sweickley Creek Rd
Sweickley, PA 15143



PRICE

\$2,902,240



CAP RATE

7.50%



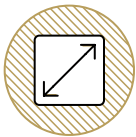
NOI

\$217,668



YEAR BUILT

2004



GLA

15,200 SF



LOT SIZE

2.90 AC



PERIOD BEGIN	PERIOD END	MONTHLY	ANNUAL RENT	RENT/SF	CAP RATE
Current	1/31/26	\$18,139	\$217,668	\$14.32	7.50%
2/1/26	1/31/27	\$18,683	\$224,196	\$14.75	7.72%
2/1/27	1/31/28	\$19,243	\$230,916	\$15.19	7.96%
2/1/28	1/31/29	\$19,821	\$237,852	\$15.65	8.20%
2/1/29	1/31/30	\$20,415	\$244,980	\$16.12	8.44%
2/1/30	1/31/31	\$21,028	\$252,336	\$16.60	8.69%
2/1/31	1/31/32	\$21,659	\$259,908	\$17.10	8.96%



PROPERTY INFORMATION



PROPERTY INFORMATION

TENANT	Zerorez®
LEASE TYPE	Absolute NNN
TYPE OF OWNERSHIP	Fee Simple
LEASE TERM REMAINING	7 Years
LEASE EXPIRATION	1/31/2032
INCREASES	3% Annually
OPTIONS	Two (2) x Five (5) Years
LEASE GUARANTOR	Corporate

ZEROREZ®

LOCATIONS	100 Locations
FRANCHISEE	62 Franchisees
HEADQUARTERS	American Fork, UT
WEBSITE	www.Zerorez.com



INVESTMENT HIGHLIGHTS

PROPERTY

- **Absolute NNN Lease Structure**
Tenant is responsible for Taxes, Insurance, and Common Area Maintenance (CAM) making this an ideal investment for investors seeking true passive incoming producing assets with zero landlord responsibilities.
- **Healthy Lease Remaining**
+/-7 Years remaining on an original 10-year lease that commenced during the 2022 Fiscal Calendar Year.
- **Strong Rental Increases**
Property currently holds 3% annual rental increases throughout the duration of the lease term providing a strong hedge against inflation.
- **Recent Acquisition**
In 2022, Zerorez® Corporate recently acquired the local business demonstrating strong commitment to the location by having a new 10-year lease commence upon the close of escrow.

LOCATION

- **Niche Market**
This will be the company's second location in the state of Pennsylvania, and their first outside of downtown Pittsburgh, less than 20 miles away in efforts to capture additional market share from an already proven consumer base.
- **Pittsburgh MSA**
Home to roughly 2.5M people and is the 27th largest MSA in the country.
- **Strong Customer Base**
Wealthy suburb, service based with repeat contracts, over **11,000 Google reviews with an outstanding 4.9 rating**

TENANT

- **Company Overview**
Founded in 2001, Zerorez® is a multi-national, multi-surfaces cleansing company, with thousands of employees cleaning over 1,500 homes a day.

- **Company Holds Platinum Rating**
Zerorez® worked with carpet mills and the Carpet & Rug Institute (CRI) to become the first company to achieve a Platinum Rating, CRI's highest Seal of Approval with over 190,000 5-Star Reviews across all their locations.
Source: <https://www.zerorez.com/>
- **Total Locations**
100 Total Locations worldwide including 1 location in Canada & 1 location in the UK
– Parent company owns 18 total sites and receives royalty payments from their 62 franchisees.
- **Healthy Corporate Financials**
Corporate Guarantee from parent company with \$75M in top line revenue.



TENANT OVERVIEW



Zerorez® – National Footprint Overview

Zerorez® operates in over 60 major markets across the United States and has expanded internationally with a presence in the United Kingdom. Through its franchise-based model, the company maintains a coast-to-coast footprint, with service areas in key metropolitan regions such as Atlanta, Dallas, Denver, Las Vegas, Minneapolis, Phoenix, Salt Lake City, and Pittsburgh, among others.

This widespread coverage allows Zerorez® to serve millions of customers nationwide while reinforcing brand visibility and consistency across markets. The company's continued expansion into high-growth urban and suburban areas highlights its strong demand, operational scalability, and long-term growth potential.

Franchise Strength & Expansion

The franchise system enables Zerorez® to scale efficiently while maintaining high operational standards. Each franchisee operates under strict brand and service guidelines, supported by centralized marketing, training, and technology systems. As demand for healthier indoor environments continues to grow, Zerorez® is actively expanding into new territories, targeting high-growth suburban and urban regions across the U.S.

The Pittsburgh location benefits from this national backing, while serving a broad, affluent customer base in the Sewickley and greater Allegheny County market—further supporting tenant stability and long-term lease value.



Zerorez® Background

Zerorez® is a nationally recognized leader in the carpet and surface cleaning industry, distinguished by its use of patented Zr™ Water technology—a revolutionary, non-toxic, and soap-free cleaning system that leaves no residue and delivers superior results. Founded in 2001 and headquartered in American Fork, Utah, the company has grown steadily through a robust franchising model, now operating in dozens of markets across the United States and the United Kingdom.

Zerorez® has built a strong reputation for quality, sustainability, and customer satisfaction. Its cleaning technicians are certified by the Institute of Inspection Cleaning and Restoration Certification (IICRC), reinforcing the brand's commitment to professionalism and industry best practices. In addition to carpet cleaning, Zerorez® provides services for tile, upholstery, hardwood floors, air ducts, and more—broadening its market appeal and customer base.

In 2022, Zerorez® was acquired by Banner Capital Management, a strategic move that provided additional financial backing and resources to fuel continued national expansion. With a focus on innovation, health-conscious solutions, and consistent service quality, Zerorez® is well-positioned for long-term success. Its presence at 2260 Big Sewickley Creek Rd in Sewickley, PA, represents a secure, long-term tenancy with a forward-thinking operator—offering both stability and upside for investors.

<https://www.zerorez.com/>



PROPERTY PHOTOS



Sewickley, Pennsylvania

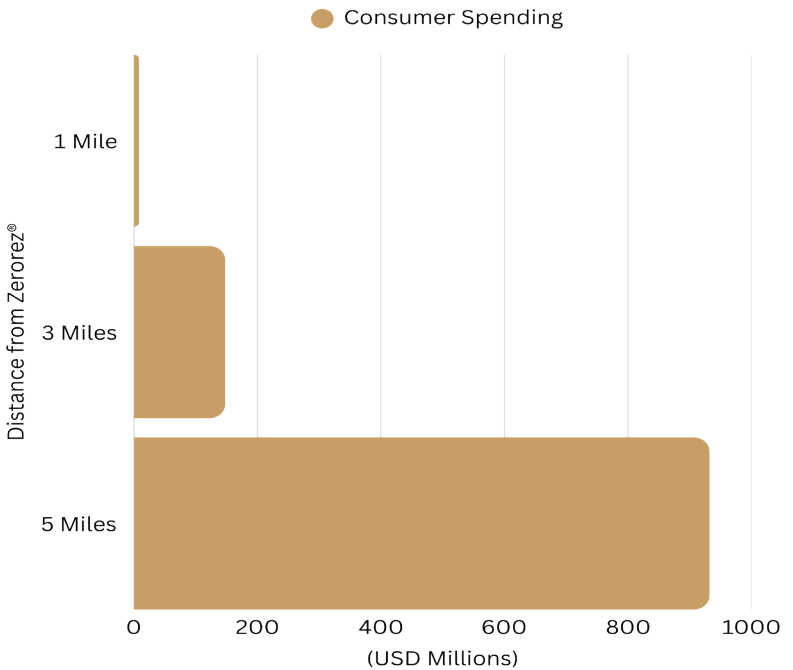
Sewickley, Pennsylvania, is an established, affluent suburb located just 12 miles northwest of downtown Pittsburgh. Renowned for its historic charm, tree-lined streets, and highly rated school systems, Sewickley has become one of the most desirable residential and commercial submarkets in Allegheny County. The community offers a unique blend of small-town atmosphere and upscale appeal, attracting high-income households and steady consumer demand. Its close proximity to Pittsburgh International Airport, Interstate 79, and Route 65 enhances its strategic positioning for businesses that require accessibility and regional connectivity.

The local economy is supported by a combination of health care, education, professional services, and light industrial operations. The area’s consistently low vacancy rates and limited commercial turnover reflect a strong market foundation and demand for well-located, functional commercial properties. Retail and service-oriented businesses benefit from the area’s steady foot traffic and loyal customer base, while light industrial and office users enjoy access to a qualified workforce and proximity to both Pittsburgh’s urban core and regional logistics routes.

A notable advantage of the subject property is its tenancy by Zerorez® Pittsburgh, a nationally recognized cleaning service brand with over 80 franchise locations across the U.S. Zerorez® is known for its eco-friendly cleaning technology using Zr™ Water—a patented, chemical-free cleaning solution that differentiates it from traditional providers. Their Pittsburgh operations are based at this location, and with a seven-year lease in place, Zerorez® provides stable, long-term income for investors. Their commitment to the property underscores confidence in the Sewickley market and ensures a dependable occupancy for the foreseeable future.

Zerorez’s tenancy not only enhances the value proposition of the asset but also signals the property’s alignment with forward-thinking, service-based users who benefit from the region’s demographic strength and logistical accessibility. The presence of a strong national tenant in a supply-constrained submarket makes this an especially attractive acquisition for investors seeking long-term durability and minimal near-term risk. In summary, this opportunity combines the best of both worlds: a high-barrier-to-entry submarket with long-term lease stability provided by Zerorez®. It represents a rare chance to own income-generating real estate in one of Western Pennsylvania’s most coveted and resilient communities.

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	552	9,144	60,805
2024 Households	223	3,492	24,280
Avg Household Income	\$129,791	\$152,586	\$132,057



DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC (“AREA”) has been retained as the exclusive listing broker to arrange the sale of the property identified herein above (the “Property”).

Purpose and Intent. This Offering Memorandum (“Memorandum”) has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

Information Provided As An Opinion: The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented “as is” without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either’s respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property’s value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell or the solicitation of an offer to buy in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

Forward-Looking Statements and Financial Projections. All statements herein, other than statements of historical fact, are statements that could be deemed “forward-looking” statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized. Potential purchasers of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.

COVID-19 Pandemic. The World Health Organization has characterized the outbreak of COVID-19 that is currently affecting many parts of the world, including the United States and NC, as a pandemic (the “Pandemic”). The Pandemic has negatively affected travel, commerce, and financial markets globally. While the potential future impact of the Pandemic cannot be quantified at this time, it is expected that the continued outbreak of COVID-19 could have an adverse impact on property values, including the value of the Property.

Owner’s/Seller’s Reserved Rights. Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser’s obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

Confidentiality: The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.



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