

Colliers

6-UNIT
HIGHLAND PARK
PORTFOLIO



[COLLIERS.COM/PITTSBURGH](https://colliers.com/pittsburgh)

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EXECUTIVE SUMMARY

Colliers is pleased to introduce a compelling investment opportunity featuring two 3-unit apartment buildings located at 5434 Baywood St, and 703 Chislett St in East Liberty, one of Pittsburgh's most desirable neighborhoods.

Located in one of Pittsburgh's fastest growing submarkets, this opportunity provides the unique chance for an investor to acquire 6 units in a high barrier to entry market surrounded by world class education, culture and the region's top employers.

These attributes, in combination with a broader market poised for sustained economic growth and expanding market fundamentals, secures these properties position as a highly sought after investment opportunity.



Highland Park is a very pleasant, family-friendly residential neighborhood. It has a nice collection of early-20th Century homes. It has a little commercial district of its own, and is proximate to the big city park of the same name which contains the Zoo & Aquarium, as well as the booming commercial district.

**- Bryan Thompson
Resident**



Bakery Square: A vibrant mixed-use development just minutes from Baywood St, featuring tech company offices, boutique shopping, fitness centers, and diverse dining options. It has become a cornerstone for innovation and urban lifestyle in Pittsburgh.



Commuter Convenience: East Liberty boasts a robust public transit network with multiple bus lines and nearby access to the East Liberty Station on the Pittsburgh Light Rail. The area is pedestrian-friendly, making commuting and running errands simple and accessible.

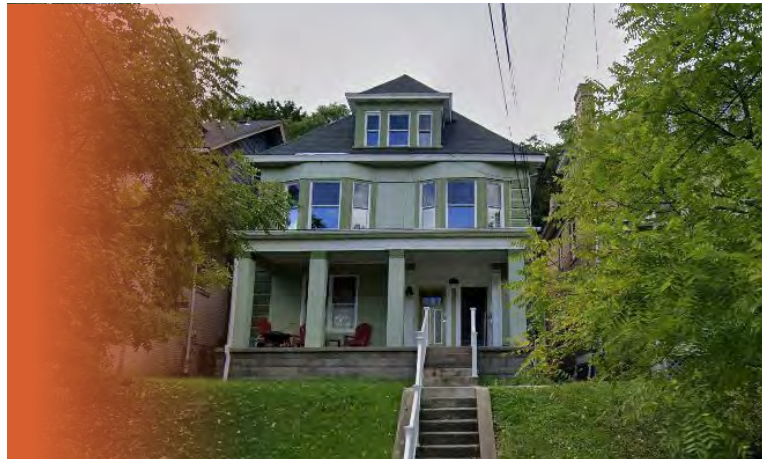


Duolingo Headquarters: As the home of Duolingo's global headquarters, East Liberty has become a hub for tech innovation. The language-learning giant's presence brings tech talent to the neighborhood and contributes to the area's reputation as a growing center for technology and startups in Pittsburgh.

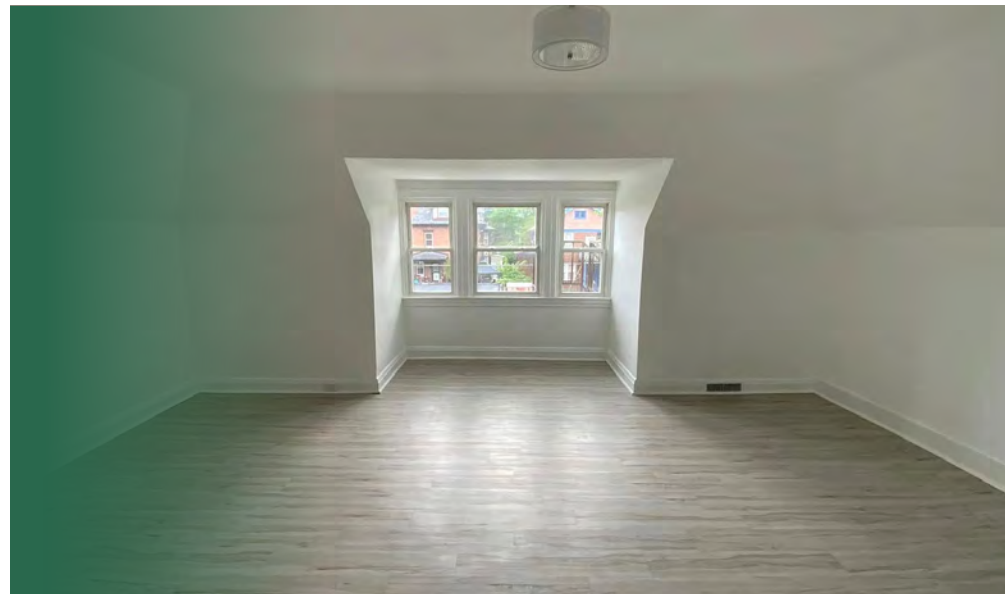
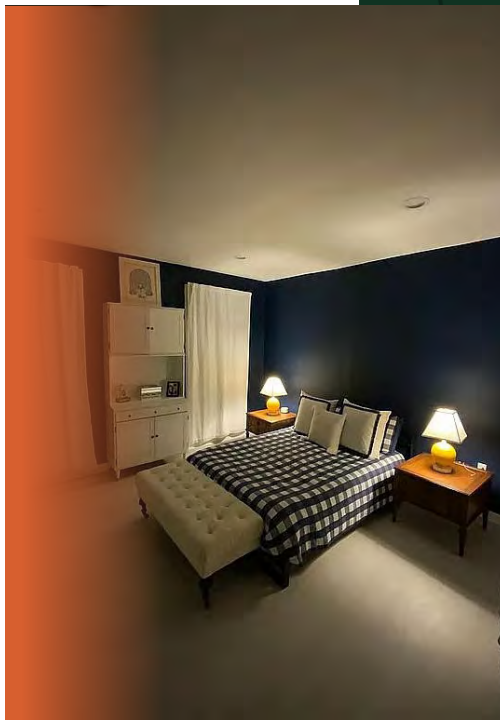
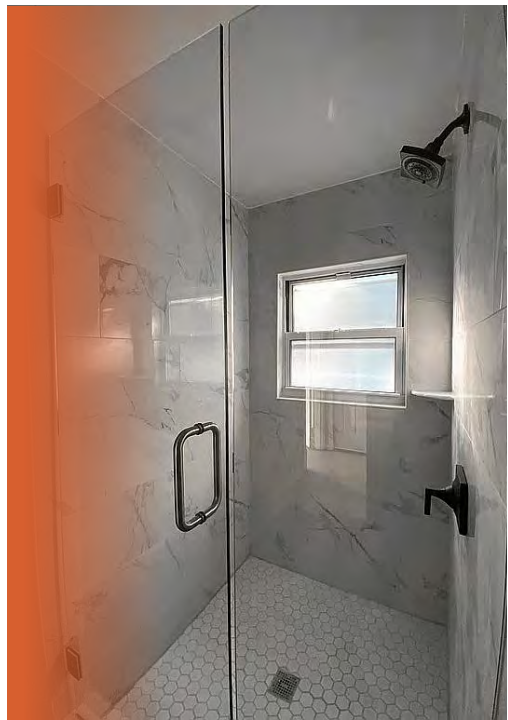
AMENITIES MAP



703 CHISLETT



5434 BAYWOOD



MARKET OVERVIEW

WHY PITTSBURGH?

PITTSBURGH HIGHLIGHTS

1st

Pittsburgh was named as the 'best city to relocate to in America.'

7th

Pittsburgh placed #7 on a list of 15 best U.S. cities to 'launch a career'

9th

Pittsburgh produces the '9th fastest growing rate of new graduates.'

14th

Pittsburgh ranked #14 out of 229 for 'best cities for young professionals.'

23rd

Pittsburgh now ranks #23 for 'life science research talent in the U.S.'

24th

The city of Pittsburgh placed in the top 25 'most livable U.S. cities.'

EMPLOYMENT ACCOLADES

01

The University of Pittsburgh Medical Center is the largest employer in Pittsburgh: UPMC employs 87,000 people across the globe.

02

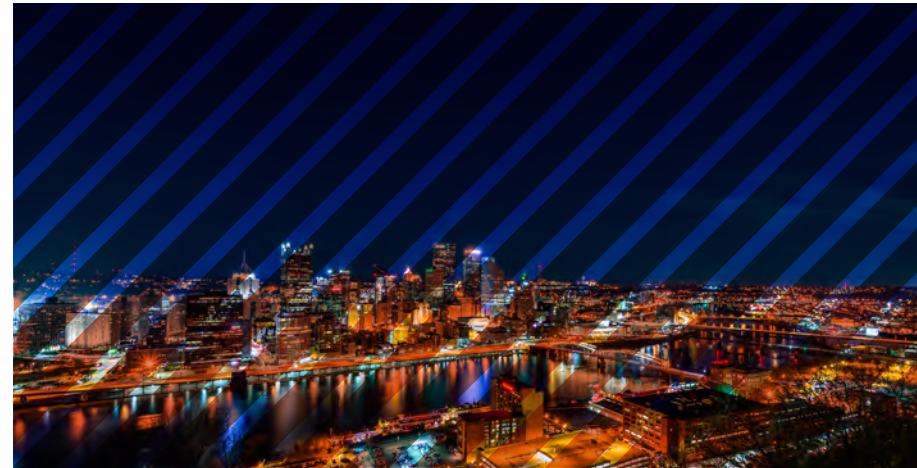
The University of Pittsburgh awards 14,000 regional degrees annually, 3,600 of which are in Healthcare and Life Sciences. Grand Canyon University voted Pittsburgh the #1 out of 50 U.S. cities for healthcare jobs.

03

294,029 jobs are currently recorded within Pittsburgh's city limits, according to a report by the Pittsburgh Downtown Partnership. Allegheny County as a whole employs over 700,000 individuals.

04

Pew Research reports that Pittsburgh has more STEM jobs than any other peer city, while Wallet Hub considered the 'Burgh one of America's best cities for STEM employment, ranking it #5 out of 100 U.S. metropolitan areas.



PITTSBURGH MSA OVERVIEW

- The economy is primarily driven by Education, Healthcare, Tech, Energy, and Light Manufacturing.
- Home to major institutions including the University of Pittsburgh, UPMC Health System, Highmark Inc. & Carnegie Mellon University.
- Nine Fortune 500 Companies call Pittsburgh home.

TECH, EDS & MEDS MAKE UP 35% OF ALL REGIONAL JOBS AND HAVE DRIVEN THE PITTSBURGH RENAISSANCES

FORTUNE 500 COMPANIES IN PITTSBURGH



City of Pittsburgh Market Stats

Population PGH Metro Area **2.4 million**

Rental Rates Increase YOY **6%**

Median Rent 3-Bedroom Home **\$1,650**

Home Value Increase YOY **14.5%**

Sourced from Pittsburgh REIA

Business	Local Employment	Companywide Employment	Industry
UPMC	55,700	100,000	Healthcare
U.S. Govt	18,844	2,100,000	Federal Government
Highmark Health	24,000	42,000	Healthcare
Commonwealth of PA	15,473	111,000	State Government
University of Pittsburgh	13,538	14,234	Higher Education
PNC Bank	11,300	60,000	Financial Services
Giant Eagle	11,226	34,000	Retail
Walmart, Inc.	10,300	2,300,000	Retail
BNY Mellon	7,000	49,600	Financial Services
Allegheny County	6,318	6,318	Civil Services
Carnegie Mellon	5,488	6,094	Higher Education
Eat N' Park	4,313	8,580	Food Service
Excelsa Health	4,300	4,300	Healthcare
Pittsburgh Public Schools	4,192	4,192	Public Education
United States Steel Corp.	3,750	24,540	Manufacturing



AN EMERGING TECHNOLOGY HUB



CARNEGIE MELLON UNIVERSITY

Is a U.S. leader in computer science and artificial intelligence grad degrees.



OVER 12 REGIONAL ORGANIZATIONS

Support the robotics ecosystem, including Pittsburgh Robotics Network and the Pittsburgh Tech Council.



THE CITY OF PITTSBURGH

Is on the rise, now ranking #3 in the world in Artificial Intelligence innovation.



\$3 BILLION IN INVESTMENTS

Awarded to regional research and development efforts.



\$714 MILLION IN GRANTS AWARDED

To the Pittsburgh area by the National Institute of Health.



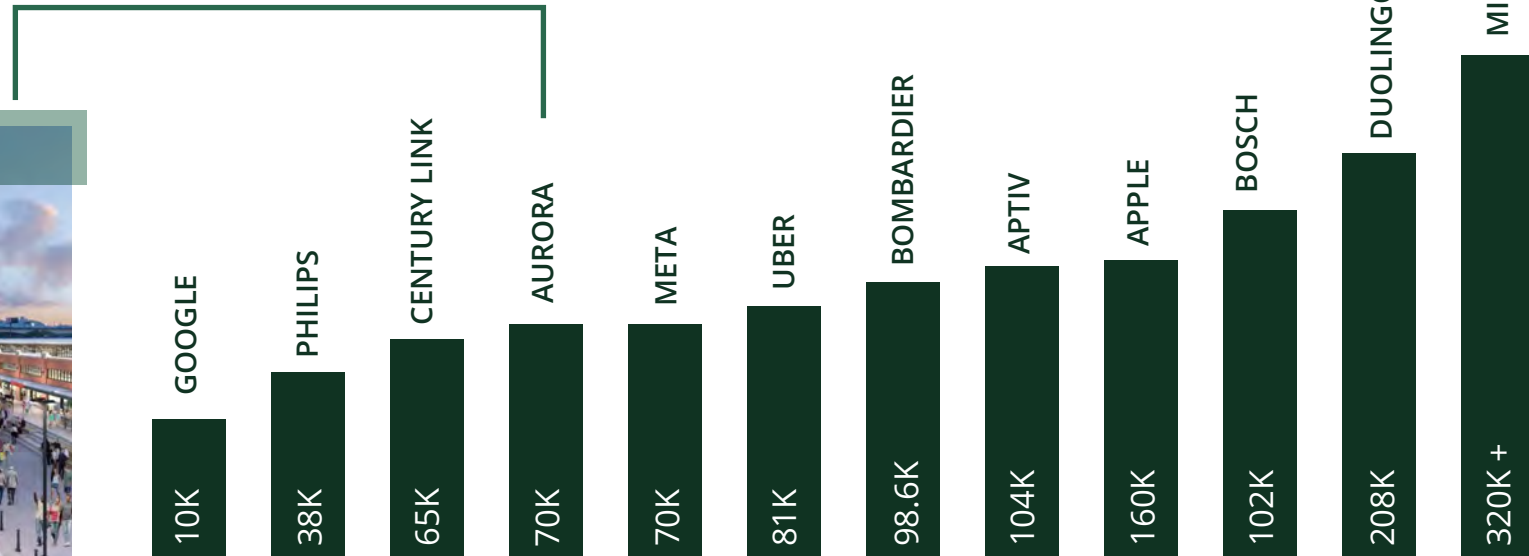
THE UNIVERSITY OF PITTSBURGH

Is ranked 9th nationally in Life Sciences R&D Expenditures.

PITTSBURGH'S LIFE SCIENCE

NOTABLE TECH COMPANIES IN PITTSBURGH

SPACE (SF) OCCUPIED



NOTABLE TECH COMPANIES IN PITTSBURGH

In a world where health and safety are considered increasingly paramount, the region's advancements in biotech, therapeutics, pharmaceuticals, and medical devices attract both global talent and billions in research and development investments.

Pittsburgh recorded 6,800 life sciences jobs in 2018, with the average wage in the industry starting at \$80,913. Between 2008-2018, 237 company expansions occurred, 22,378 industry jobs were created, and \$4 billion in capital investment was secured.



Pittsburgh is one of the only regions with a top-ranked medical research school, a top-ranked integrated healthcare system, a top-ranked computer science school, and a supercomputer.

- Serial Life Science Entrepreneur



PITTSBURGH REGION

LIFE SCIENCES PA

innovation works

PITTSBURGH INNOVATION DISTRICT

PITTSBURGH INNOVATION DISTRICT

EDUCATIONAL SYSTEM

PITTSBURGH IS HOME TO SEVERAL PRESTIGIOUS UNIVERSITIES

Including the University of Pittsburgh, Carnegie Mellon University, and Duquesne University. These academic institutions are leading centers of research and innovation, consistently attracting top talent from around the world. The education industry in Pittsburgh is a significant contributor to the regional economy, with over 60,000 students enrolled in area colleges and universities.



PITTSBURGH CLAIMS THE
5th largest share of college educated millennials in America.



HOME TO 34
Colleges and universities that are located within the Pittsburgh metro area.



THE UNIVERSITY OF PITTSBURGH
Is one of the largest non-government employers within the region.



PITTSBURGH RETAINS
50% of its college graduates, and connects students with local resources.



CARNEGIE MELLON UNIVERSITY
Is the #1 Artificial Intelligence graduate program in the U.S.



234,000 STUDENTS
Fuel a growing community of young professionals.



COLLEGS & UNIVERSITIES

CARNEGIE
MELLON



#25 ON 2024 LIST
of best universities in
America

US NEWS & WORLD REPORT

UNIVERSITY OF
PITTSBURGH



#1 ON TOP 10 LIST
of public colleges in the
northeast

WALL STREET JOURNAL

DUQUESNE
UNIVERSITY



#2 NURSING PROGRAM
in the state of
Pennsylvania

US NEWS & WORLD REPORT

COLLIERS.COM/PITTSBURGH
CAPITAL MARKETS TEAM



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