

**OFFERING MEMORANDUM**

**640 Long Rd**

**640 LONG RD**

Pittsburgh, PA 15235

**PRESENTED BY:**

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.

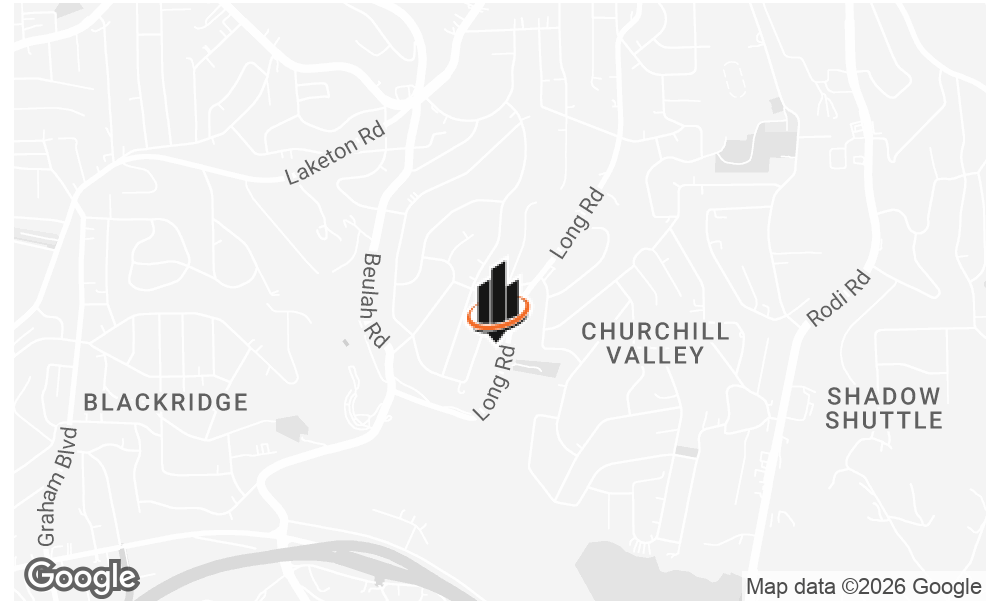
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**SECTION 1**  
Property  
Information

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$300,000
<b>BUILDING SIZE:</b>	7,000 SF
<b>LOT SIZE:</b>	0.82 Acres
<b>PRICE / SF:</b>	\$42.86
<b>CAP RATE:</b>	11.3%
<b>NOI:</b>	\$33,904
<b>ZONING:</b>	B2
<b>PARCEL NUMBER:</b>	370-C-159

## PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to offer for sale this multi-tenant commercial investment opportunity located in Penn Hills (Pittsburgh MSA). The building was built in 2001 and is 7,000SF. Building consists of commercial spaces. The property is situated on ±0.82 acres with B-2 commercial zoning. Benefiting from strong local visibility along Long Rd and convenient access to US-22 and I-376, the site offers efficient connectivity to Monroeville, the eastern suburbs, and Downtown Pittsburgh.

The property currently has 2 tenants generating \$48,000 in gross rents. The warehouse tenant is full service and has 1 year remaining on term. The garage space available for owner user or for rent to generate additional income. Contact listing broker for more info.

## PROPERTY HIGHLIGHTS

- In place net operating income = \$33,904 OR a 11.3% CAP on asking price
- Built in 2001 and building is approximately 7,000SF
- Convenient access to US-22 and I-376
- Fantastic investment opportunity

**EXTERIOR PHOTOS**



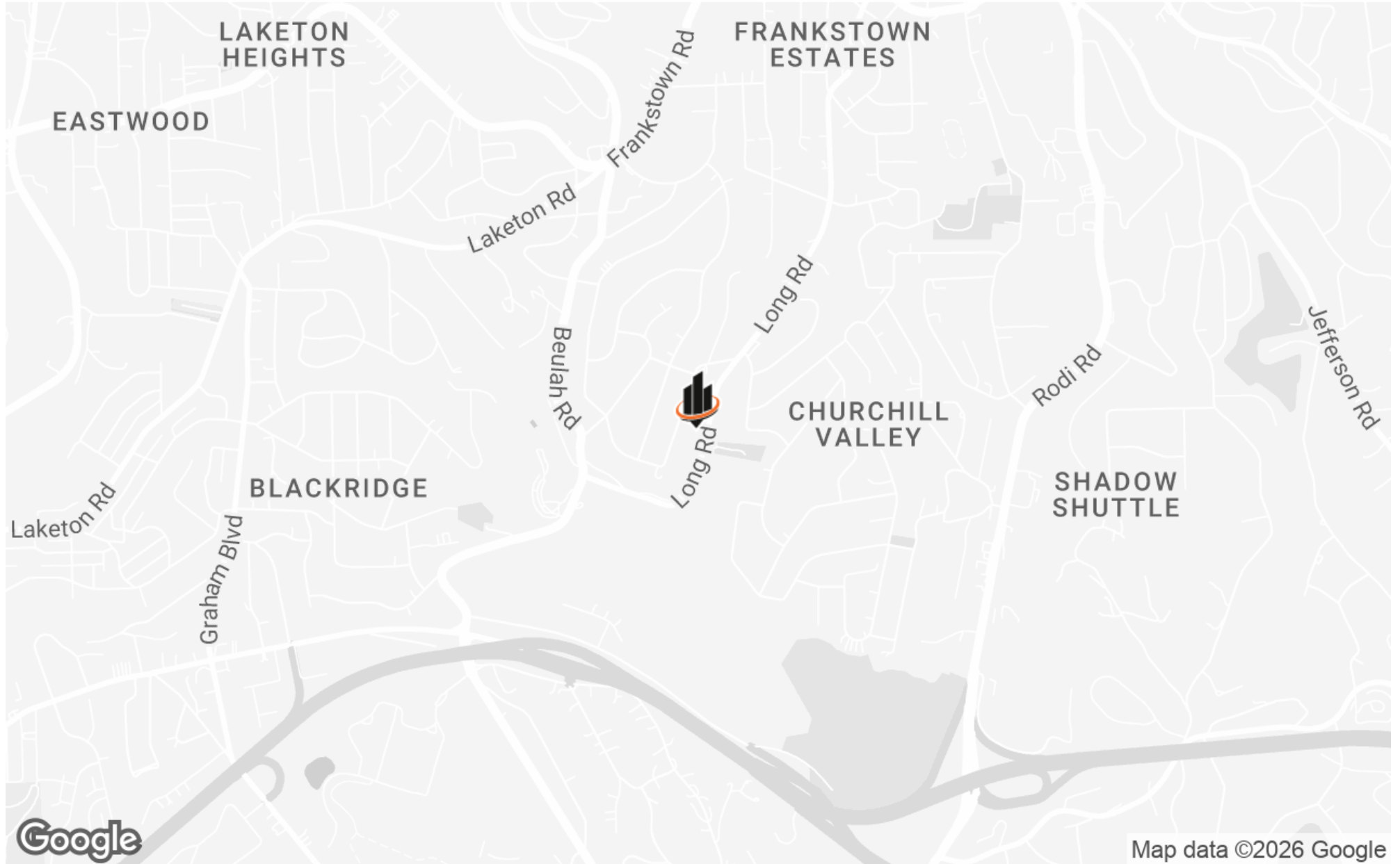
# INTERIOR PHOTOS



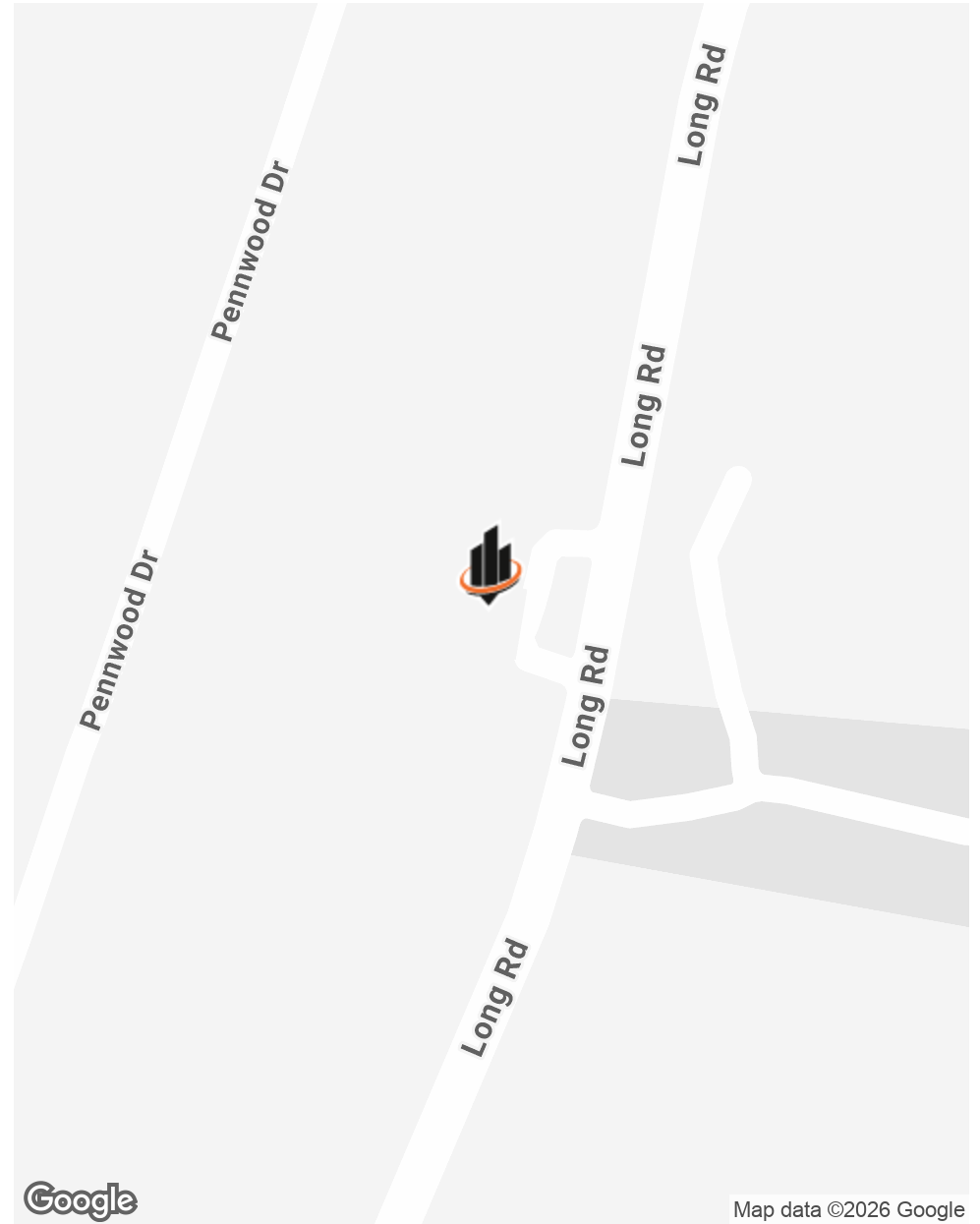
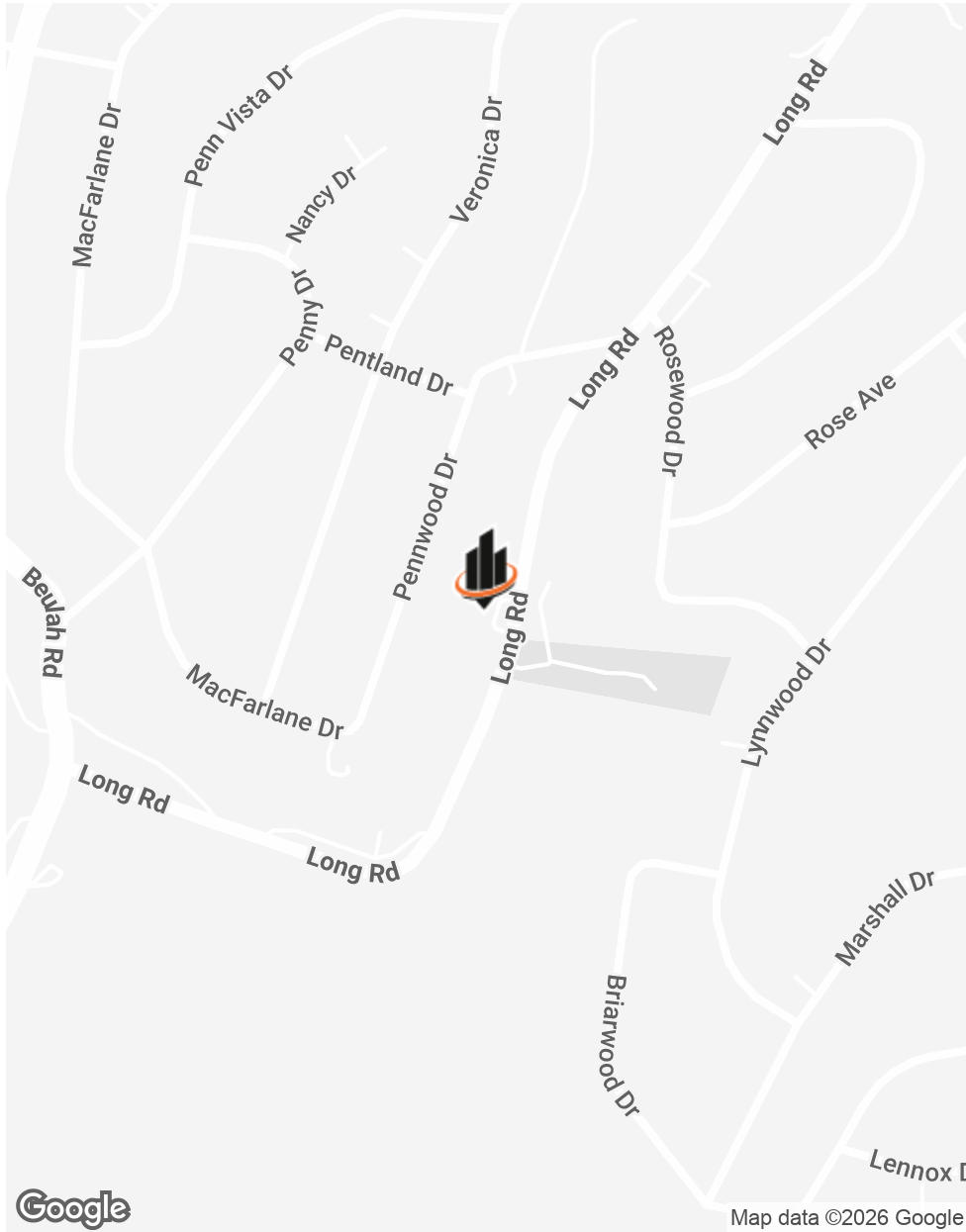


**SECTION 2**  
Location  
Information

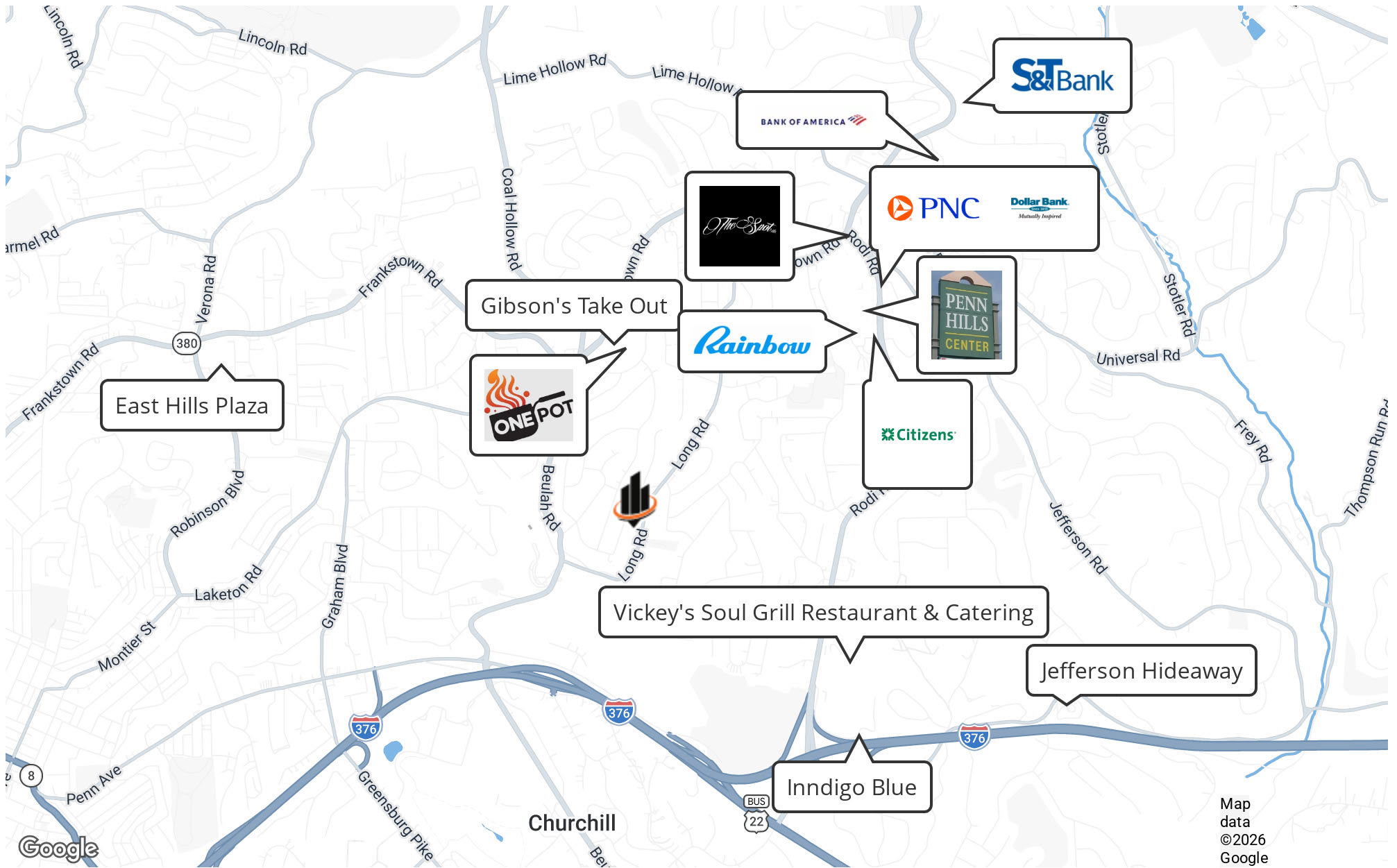
# REGIONAL MAP



# LOCATION MAPS



# RETAILER MAP



PARCEL MAP



# DEMOGRAPHICS MAP & REPORT

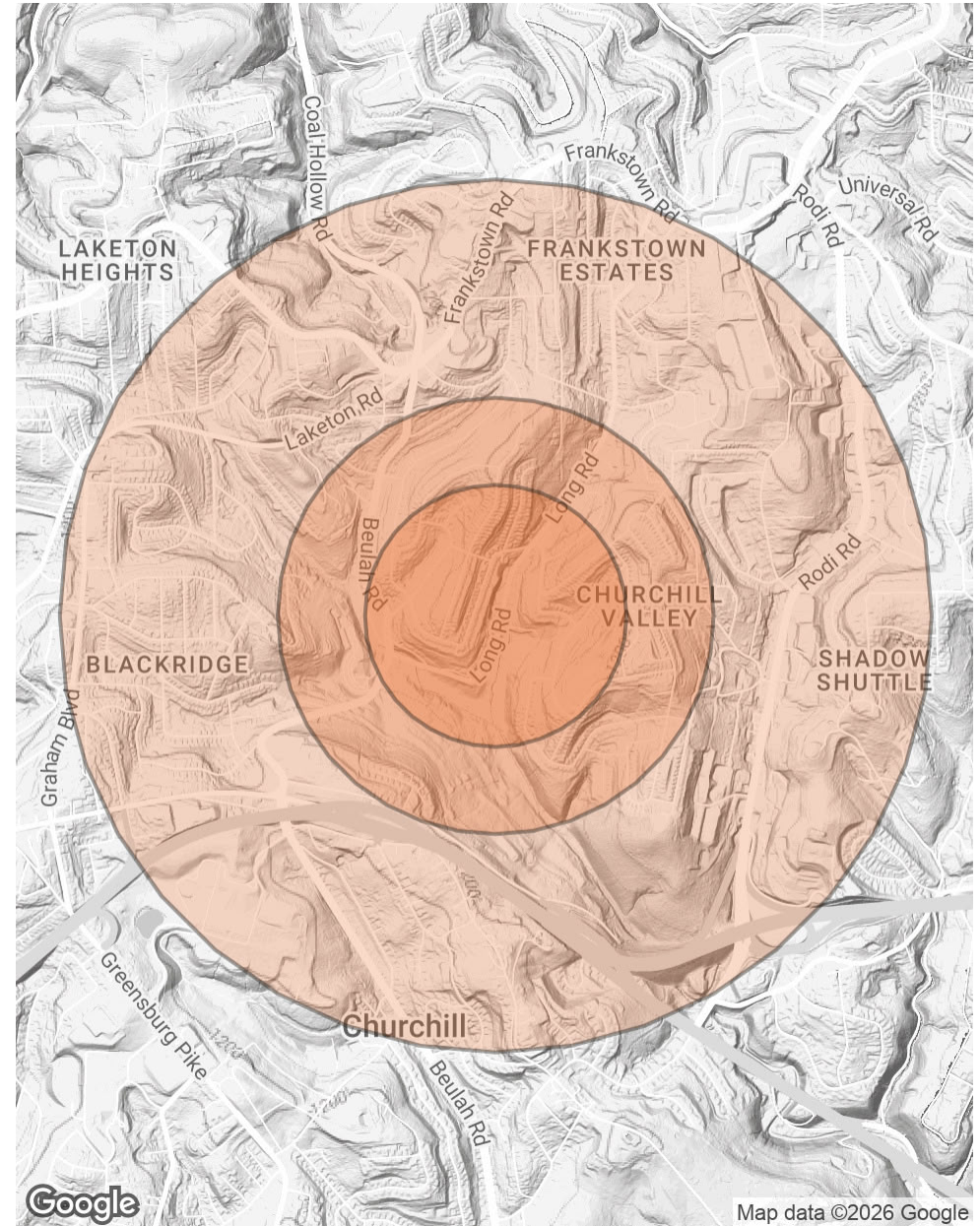
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	1,031	2,793	8,506
<b>AVERAGE AGE</b>	42	43	45
<b>AVERAGE AGE (MALE)</b>	40	41	43
<b>AVERAGE AGE (FEMALE)</b>	44	44	47

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	477	1,263	4,016
<b># OF PERSONS PER HH</b>	2.2	2.2	2.1
<b>AVERAGE HH INCOME</b>	\$76,342	\$74,862	\$80,951
<b>AVERAGE HOUSE VALUE</b>	\$121,256	\$130,370	\$150,147

*Demographics data derived from AlphaMap*



## LOCATION DESCRIPTION



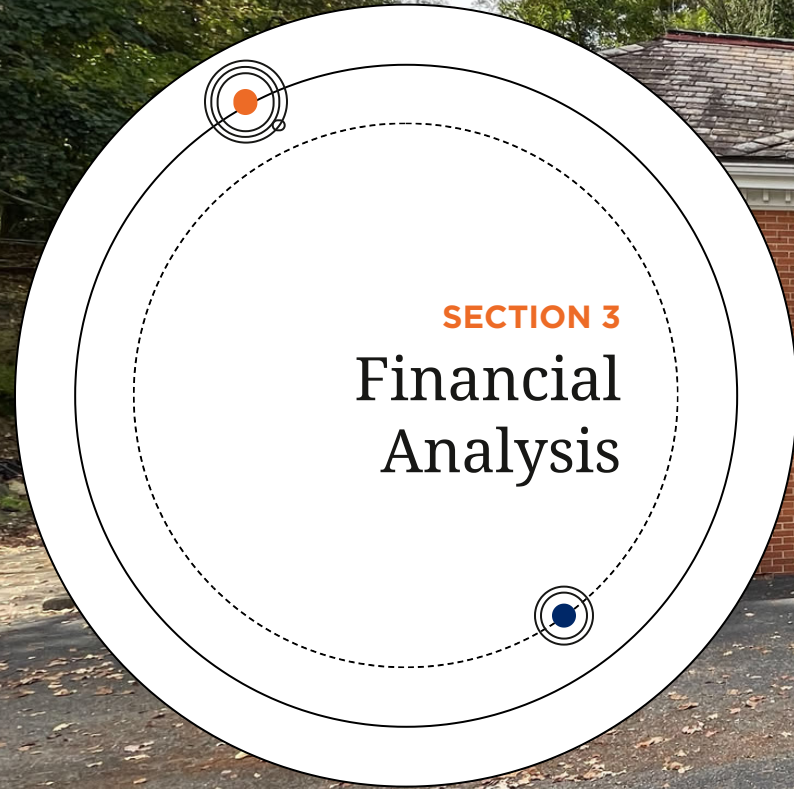
### PITTSBURGH

Pittsburgh is the county seat of Allegheny County, located in southwestern Pennsylvania. It is the second-largest city in the Commonwealth of Pennsylvania and is known as both “The Steel City” for its more than 300 steel-related businesses and as the “City of Bridges” for its 446 bridges. The city features 30 skyscrapers, two inclines, and a pre-revolutionary fortification and the Point State Park at the confluence of the three rivers. Aside from steel, Pittsburgh has led in manufacturing of aluminum, glass, shipbuilding, petroleum, foods, sports, transportation, computing, autos, and electronics. After the deindustrialization of the 1980s Pittsburgh was left with many museums, medical centers, parks, research centers, libraries, a diverse cultural district, and has the most bars per capita in the United States. The area is home to 68 colleges and universities, the nation's fifth largest bank, eight Fortune 500 companies, and six of the top 300 U.S. law firms with their headquarters in the Pittsburgh Area, all which have helped Pittsburgh become the sixth best area for U.S. job growth.

### ALLEGHENY

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.





**SECTION 3**  
**Financial  
Analysis**



# INCOME & EXPENSES

## INCOME SUMMARY

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640 LONG RD TENANT A (OFFICE/ PARKING)	\$30,000
640 LONG RD TENANT B (WAREHOUSE)	\$18,000
<b>TOTAL INCOME</b>	<b>\$48,000</b>

## EXPENSE SUMMARY

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PROPERTY TAXES	\$8,212
SNOW / LANDSCAPING	\$1,500
MAINTENANCE	\$2,000
INSURANCE	\$2,383
<b>GROSS EXPENSES</b>	<b>\$14,095</b>
<b>NET OPERATING INCOME</b>	<b>\$33,904</b>



**SECTION 4**  
**Advisor Bios**

## ADVISOR BIO 1



### JASON CAMPAGNA

Managing Director

jason.campagna@svn.com

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### PROFESSIONAL BACKGROUND

Jason Campagna serves as a managing partner and senior advisor for SVN | Three Rivers Commercial Advisors. Jason started his commercial real estate brokerage career in 2002. He is experienced in all asset types of commercial real estate and is proficient in investment property sales.

Jason advises on commercial real estate property types such as multifamily, retail, shopping centers and office buildings. The bulk of his transactions are investment sales of multi-family, retail plazas, STNL Retail, Multi-tenant office and various other investment producing property types.

Proficiencies include: 1031 I.R.S. Tax Deferred Exchanges; cash flow analysis calculations, re-positioning analysis and renovation and forecasting.

Jason was born and raised in the South Hills area of Pittsburgh. Between 2002 and 2017 Jason resided in Phoenix, AZ and worked as a commercial real estate broker specializing in multi-family sales. He now resides in the South Hills with his wife and 4 children.

### EDUCATION

Canon McMillian H.S. - 1993

Slippery Rock University B.S. Environmental Science - 1998

#### SVN | Three Rivers Commercial Advisors

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## ADVISOR BIO 2



### GRANT UNDERWOOD

Associate Advisor

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Cell: **412.715.4160**

### PROFESSIONAL BACKGROUND

Grant Underwood serves as an Associate Advisor at SVN | Three Rivers Commercial. He brings five years of industry experience in residential sales, investment acquisitions, and new construction.

Prior to joining SVN, Grant worked as a Real Estate Acquisitions Manager for CZ Capital, and as a Community Sales Manager at Maronda Homes.

Grant was born in the South Hills, and graduated from the University of Pittsburgh with a degree in Business Finance.

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