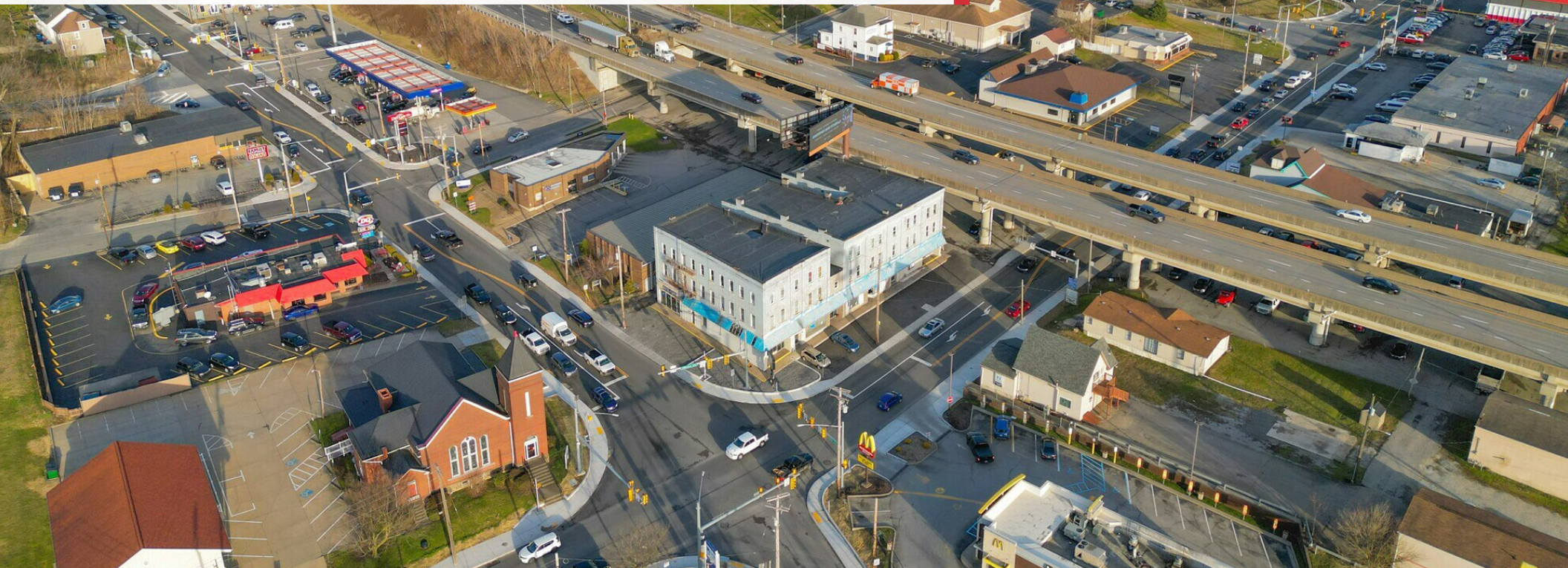


MIXED-USE INVESTMENT OPPORTUNITY FOR SALE

33,615 SF

980-998 Jefferson Avenue,
Washington, PA 15301

\$1,800,000



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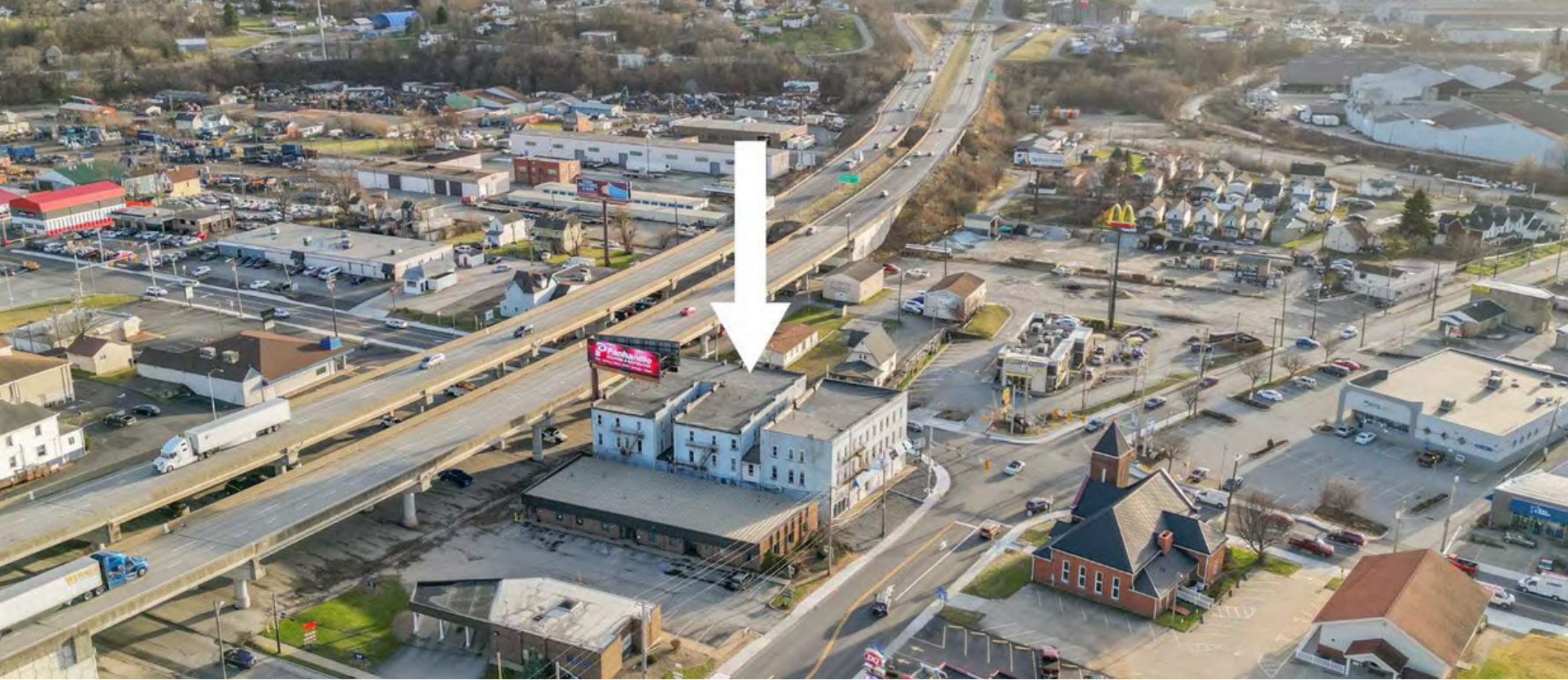


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DISCLAIMER

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 Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the Advisor.

Neither the 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 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. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum 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 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.



INVESTMENT HIGHLIGHTS

NAI Burns Scalo is pleased to present this investment opportunity at 980–998 Jefferson Ave in Washington, PA, 15301: a well-located, mid-century multi-family and retail asset with strong visibility and re-development potential in the heart of Washington’s commercial corridor.

- 89% Occupied, Providing In-Place Cash Flow with Additional Upside Through Lease-Up
- Value-Add Potential Through Interior Renovations, Rent Optimization, and Operational Efficiencies
- The Property has Undergone or is Positioned for Ongoing Capital Improvements to Enhance Operating Performance and Curb Appeal
- On-Site Surface Parking with Additional 100+ Free Spaces Adjacent to the Property
- Positioned Along a Well-Traveled Thoroughfare with Traffic Counts Exceeding 33,000 Vehicles Per Day, Offering Strong Exposure for Retail Tenants
- All Utilities are Separately Metered

Investment Summary

Sale Price	\$1,800,000
Price / SF	\$53.55
Cap Rate	9.45%
NOI	\$170,174

Property Summary

Address	980-998 Jefferson Ave, Washington, PA 15301
Building Size	33,615 SF
Lot Size	0.425 AC
Floors	3
Year Built	1940

PROPERTY PHOTOS



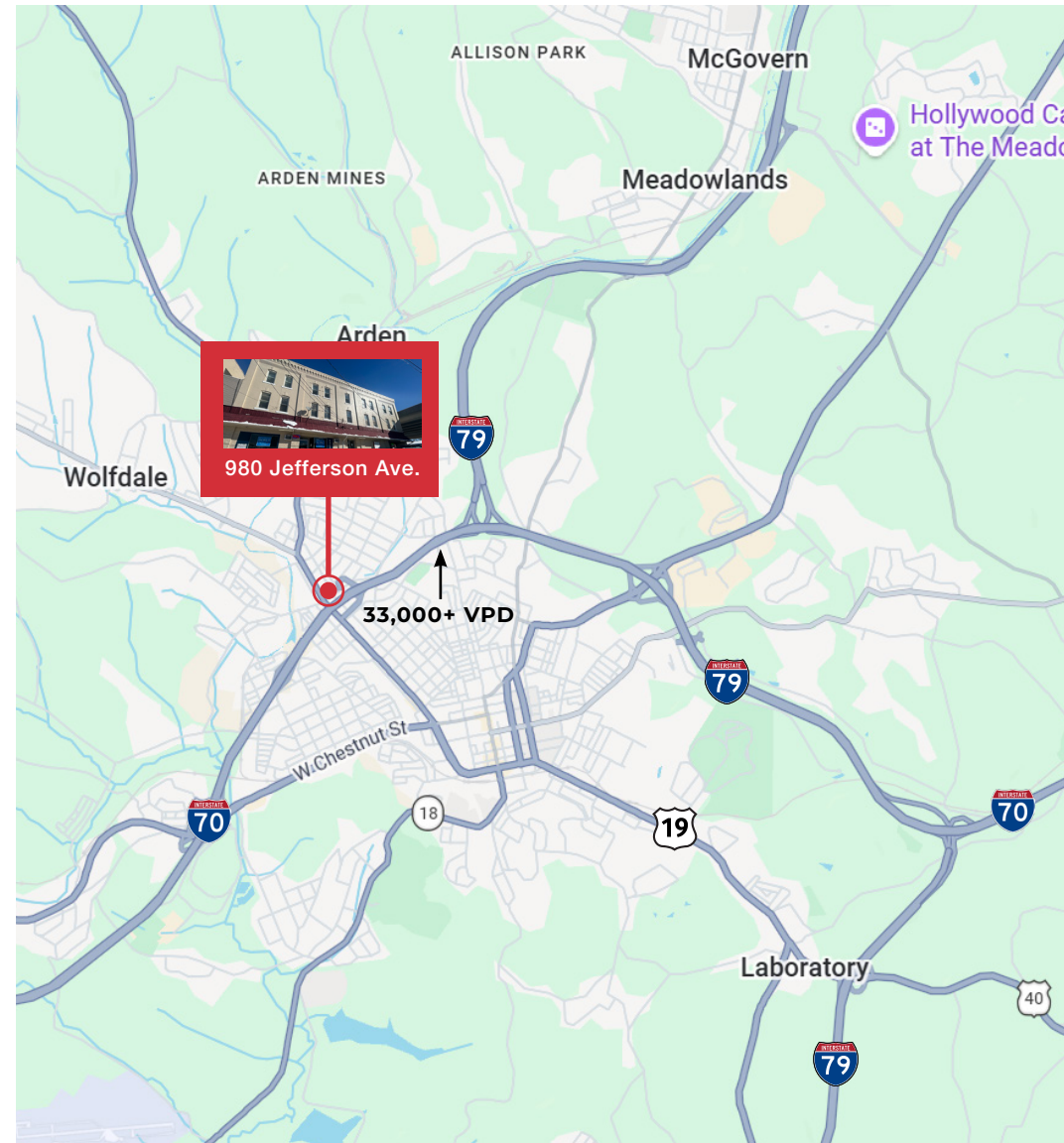
PARCEL MAP



LOCATION MAPS



30 MILES TO DOWNTOWN PITTSBURGH



PROXIMITY TO I-70, I-79 & Rt 19

RETAILER MAP



FINANCIAL OVERVIEW

Rent Roll

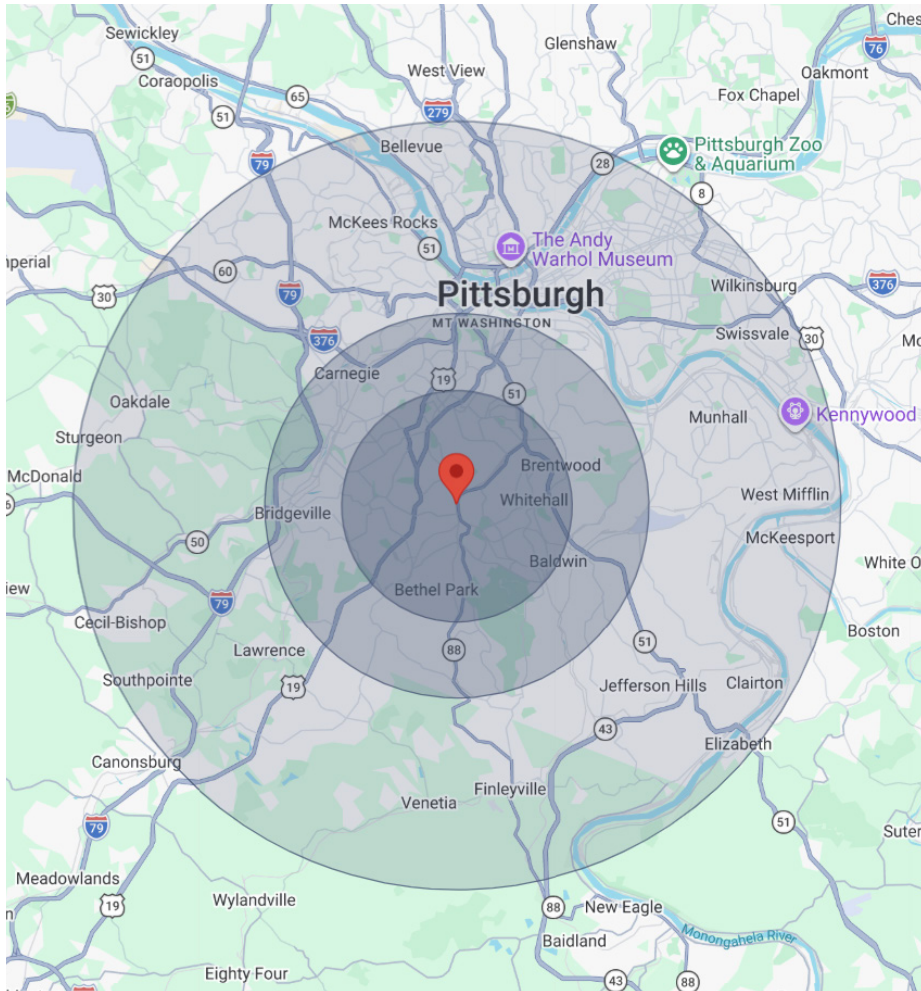
Unit #	Tenant	SF	Bed/Bath	Pro Rata %	Monthly Rent	Annual Rent	Rent/SF	Market Monthly Rent	Market Annual Rent	Deposits	Lease Start	Lease End	Scheduled Rent Increases
1	Bryan Horner		2/1		\$705.00	\$8,460.00				\$0.00	2/1/15	1/31/27	
2	Jonathan Gathers, Vickye Ivey Gathers		2/1		\$795.00	\$9,540.00				\$700.00	4/1/26	3/31/27	
3	Valerie Benson		1/1		\$580.00	\$6,960.00				\$465.00	10/1/18	10/31/26	
4	Deborah Barr, Charles Donohew		Studio		\$575.00	\$6,900.00				\$500.00	5/20/23	5/31/27	
5	Cheyenne VanKirk		1/1		\$600.00	\$7,200.00				\$765.00	8/19/25	8/31/26	
6	Austin Davenport		1/1		\$600.00	\$7,200.00				\$520.00	7/1/22	6/30/26	
7	Greg Kutch		1/1		\$625.00	\$7,500.00				\$575.00	4/7/24	3/31/27	
8	Taylor Kohler		1/1		\$595.00	\$7,140.00				\$600.00	7/15/25	7/31/26	
9	Christopher Charnik		1/1		\$915.00	\$10,980.00				\$900.00	2/24/26	2/28/27	
10	Hannah Lynn Steighner		1/1		\$615.00	\$7,380.00				\$825.00	11/1/25	10/31/26	
11	Linda Fieldson, Charles Scott		1/1		\$550.00	\$6,600.00				\$400.00	4/1/19	3/31/27	
12	Norman Booher		Studio		\$549.00	\$6,588.00				\$450.00	8/25/25	6/19/26	
13	VACANT		1 /1					\$700.00	\$7,500.00	\$0.00			
14	Lori Ann Sheets		1/1		\$625.00	\$7,500.00				\$625.00	3/25/26	3/31/27	
15	VACANT		2/1					\$750.00	\$8,400.00	\$0.00			
16	Nakeisha Tenney		1/1		\$625.00	\$7,500.00				\$600.00	6/28/24	6/30/27	
17	Amanda Craig		Studio		\$510.00	\$6,120.00				\$500.00	4/13/23	2/28/27	
18	Larnell Randolph Jr		2/1		\$675.00	\$8,100.00				\$0.00	8/25/25	8/31/26	
19	Florentina Nolan		1/1		\$565.00	\$6,780.00				\$900.00	3/1/25	2/28/27	
20	Kaisie Hunsberger		1/1		\$630.00	\$7,560.00				\$600.00	8/29/24	8/31/26	
21	VACANT		Studio					\$650.00	\$7,140.00	\$0.00			
22	David Kempf		1/1		\$625.00	\$7,500.00				\$475.00	3/1/26	2/28/27	
23	Gary Clark		Studio		\$535.00	\$6,420.00				\$592.50	12/1/20	11/30/26	
24	Matthew Kitta		1/1		\$595.00	\$7,140.00				\$495.00	10/15/21	11/30/26	
	Krency's Bakery	4,000	Commercial	11.90%	\$2,600.00	\$31,200.00	\$7.80			\$2,400.00	8/14/12	8/31/26	
	Skill Games	3,200	Commercial	9.52%	\$2,075.00	\$24,900.00	\$7.78			\$2,000.00	3/11/24	5/1/27	1 - (1) year: \$2,150
	Kava Cultural Cafe	760	Commercial	2.26%	\$1,500.00	\$18,000.00	\$23.68			\$1,000.00	6/12/25	6/11/28	1 - (1) year: \$1,600
	House of Vapes	1,200	Commercial	3.57%	\$1,200.00	\$14,400.00	\$12.00			\$1,000.00	6/12/25	10/31/29	
Total						\$245,568			\$23,040.00				

FINANCIAL OVERVIEW

Income Summary	Current Financials
Rental Income	\$245,568
Other Income (Laundry)	\$2,280
Other Income (Late Fees)	\$1,500
TOTAL INCOME	\$249,348

Expense Summary	Current Financials
Taxes	\$24,264
Insurance	\$13,200
Utilities	\$13,200
Management (6%)	\$14,961
Repairs & Maintenance	\$13,550
GROSS EXPENSES	\$79,174
NET OPERATING INCOME	\$170,174

DEMOGRAPHICS



Population	3 Miles	5 Miles	10 Miles
2026 Total Population	134,268	306,685	849,595
Median Age	41.7	39.9	40.2
Employees	32,653	347,524	593,438
Businesses	4,769	27,254	59,700

Household & Income	3 Miles	5 Miles	10 Miles
Total Households	59,089	135,917	380,125
# of Persons per HH	2.2	2.1	2.1
Median HH Income	\$78,822	\$75,934	\$71,553
Median Home Value	\$203,411	\$224,347	\$224,246

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