



OFFERING MEMORANDUM

1663 Suburban Ave

1663 SUBURBAN AVE

Pittsburgh, PA

PRESENTED BY:

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

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Neither the SVN 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 SVN 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 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.

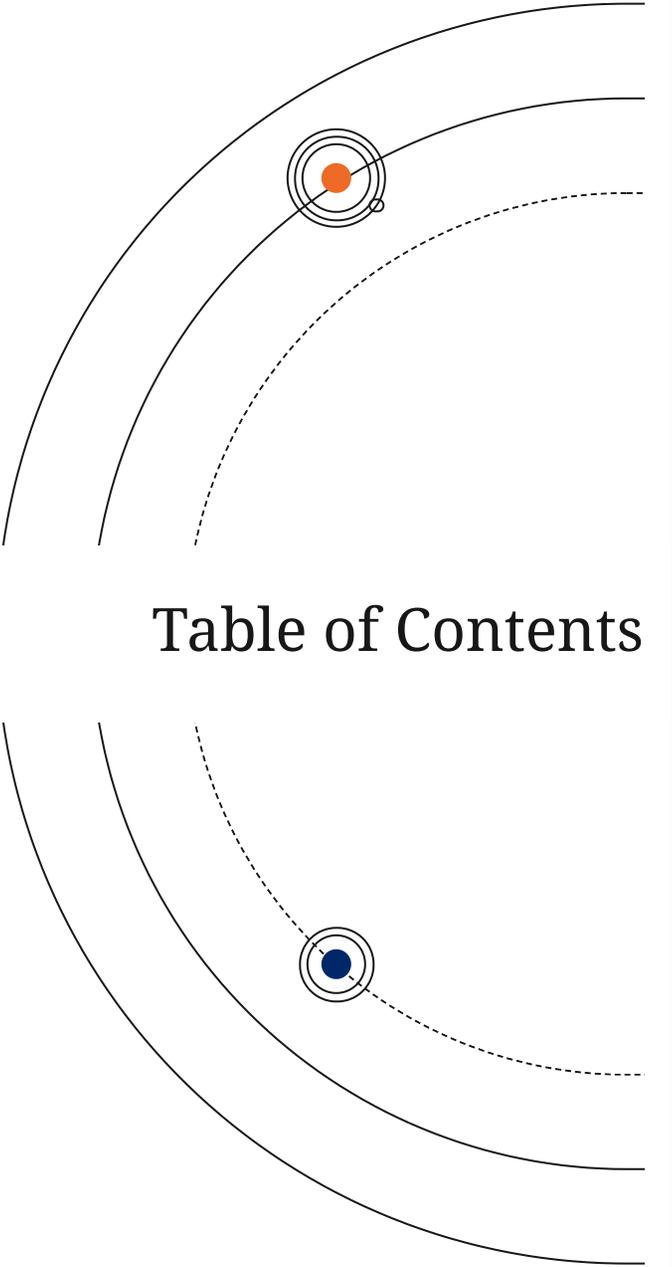


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SECTION 1
**Property
Information**

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|-----------|
| SALE PRICE: | \$350,000 |
| BUILDING SIZE: | 2,448 SF |
| NUMBER OF UNITS: | 4 |
| PRICE / SF: | \$142.97 |
| NOI: | \$29,359 |
| CAP RATE: | 8.4% |

PROPERTY OVERVIEW

SVN | Three Rivers Commercial Advisors is pleased to present 1663 Suburban Ave, a well-maintained 4-unit multifamily investment property located in the highly desirable Brentwood neighborhood of Pittsburgh's South Hills. The building consists of four spacious 1-bed/1-bath apartments, each separately metered for electric and generating strong in-place income with minimal landlord responsibilities. Recent updates—including flooring, kitchens, baths, windows, and electrical improvements—support durable long-term performance. Positioned just off Brownsville Road and minutes from the Westfield trolley stop, downtown Pittsburgh, the West End, and the broader South Hills corridor, this property benefits from strong rental demand and excellent transit accessibility. With all units currently rented at market rates, 1663 Suburban Ave provides investors with immediate cash flow in a stable, established residential submarket.

PROPERTY HIGHLIGHTS

- Fully occupied, turn-key 4-unit property providing immediate cash flow
- All 1-bed/1-bath units, separately metered for electric—low landlord utility burden
- Recent upgrades including kitchens, flooring, baths, windows, and electrical improvements
- Located in Beechview, a strong South Hills rental submarket with steady demand
- Walkable access to Brownsville Road retail, amenities, and public transit

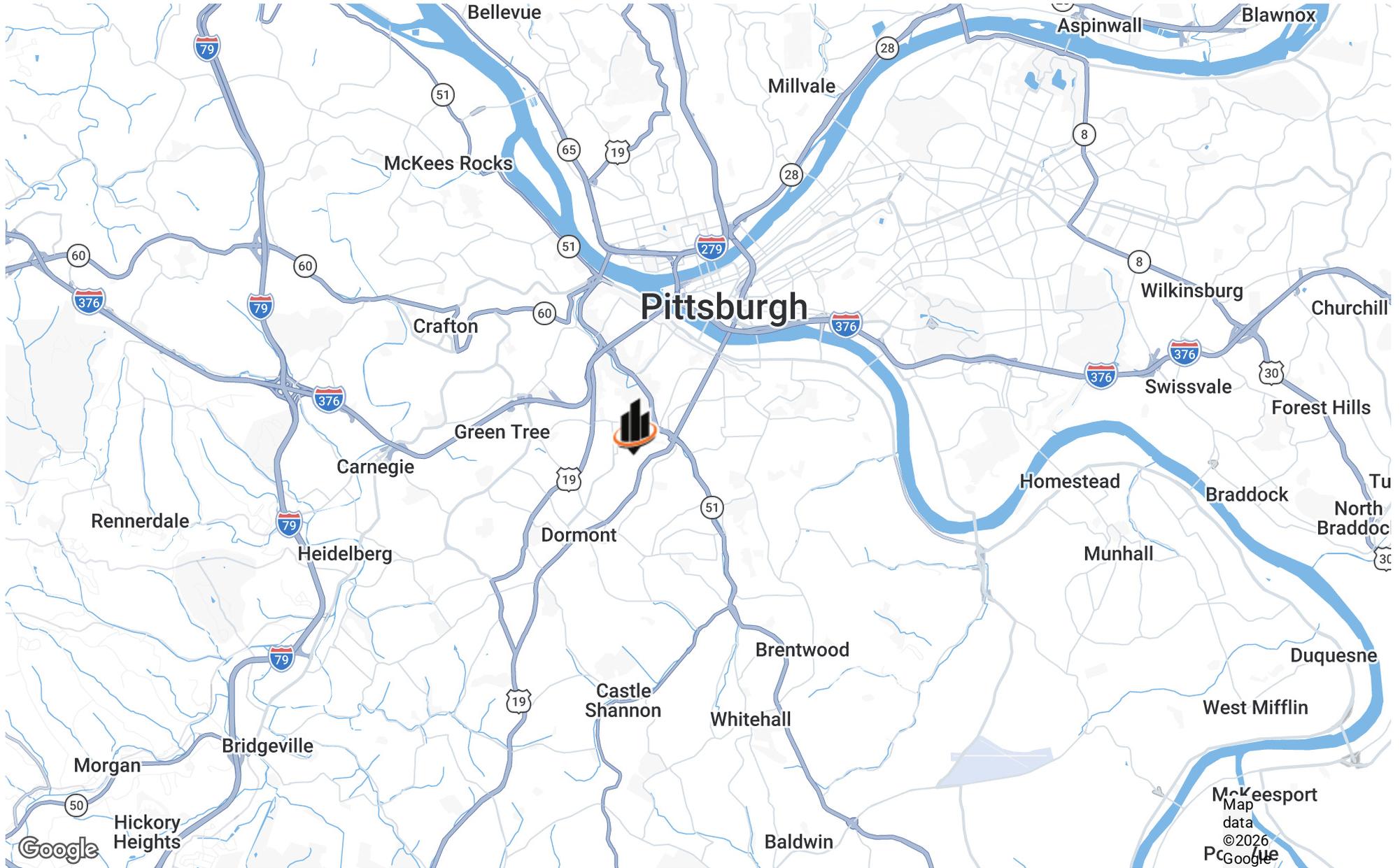
1663 SUBURBAN AVE



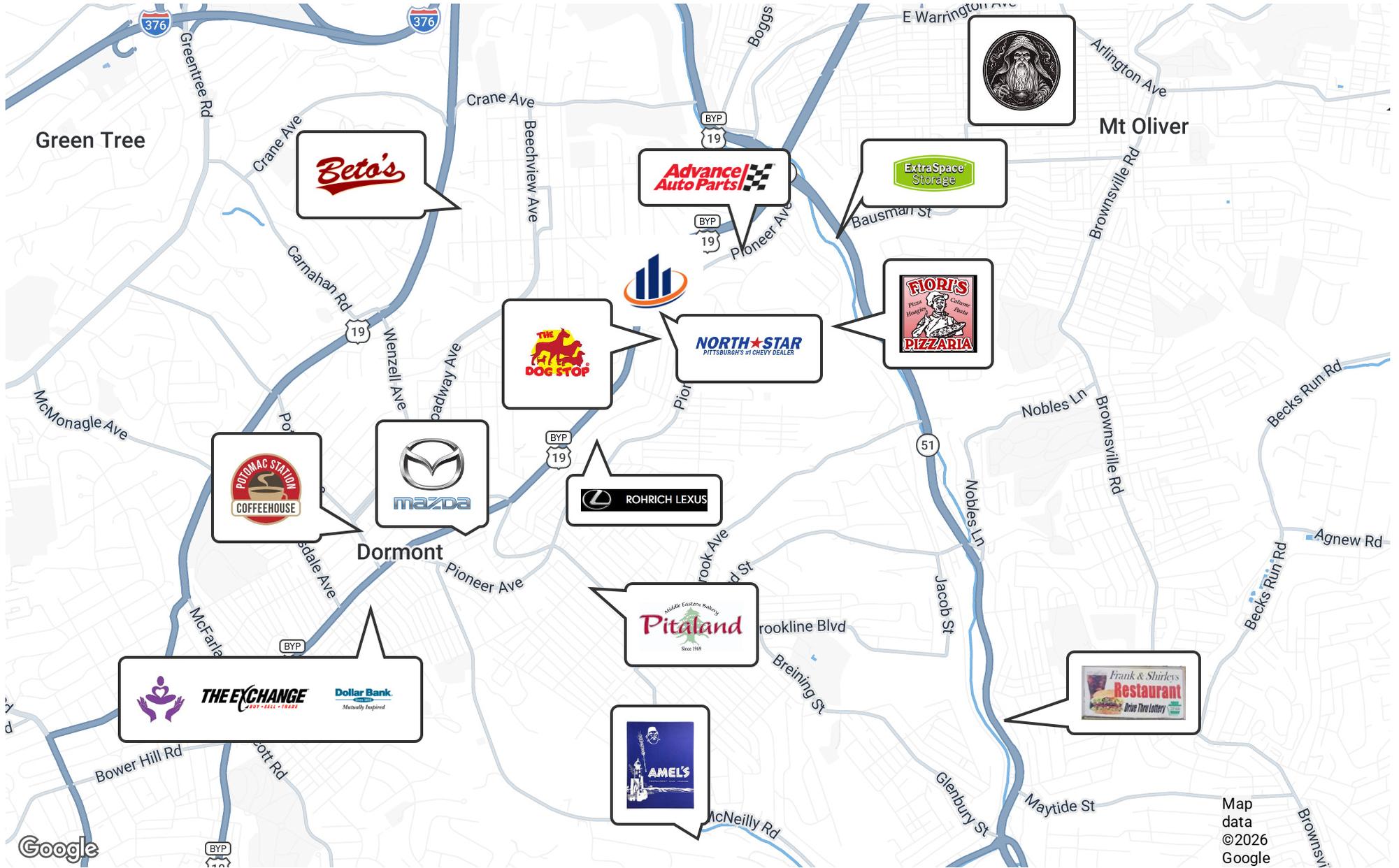


SECTION 2
Location
Information

REGIONAL MAP



RETAILER MAP - 1663 SUBURBAN AVE



Map data ©2026 Google

PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

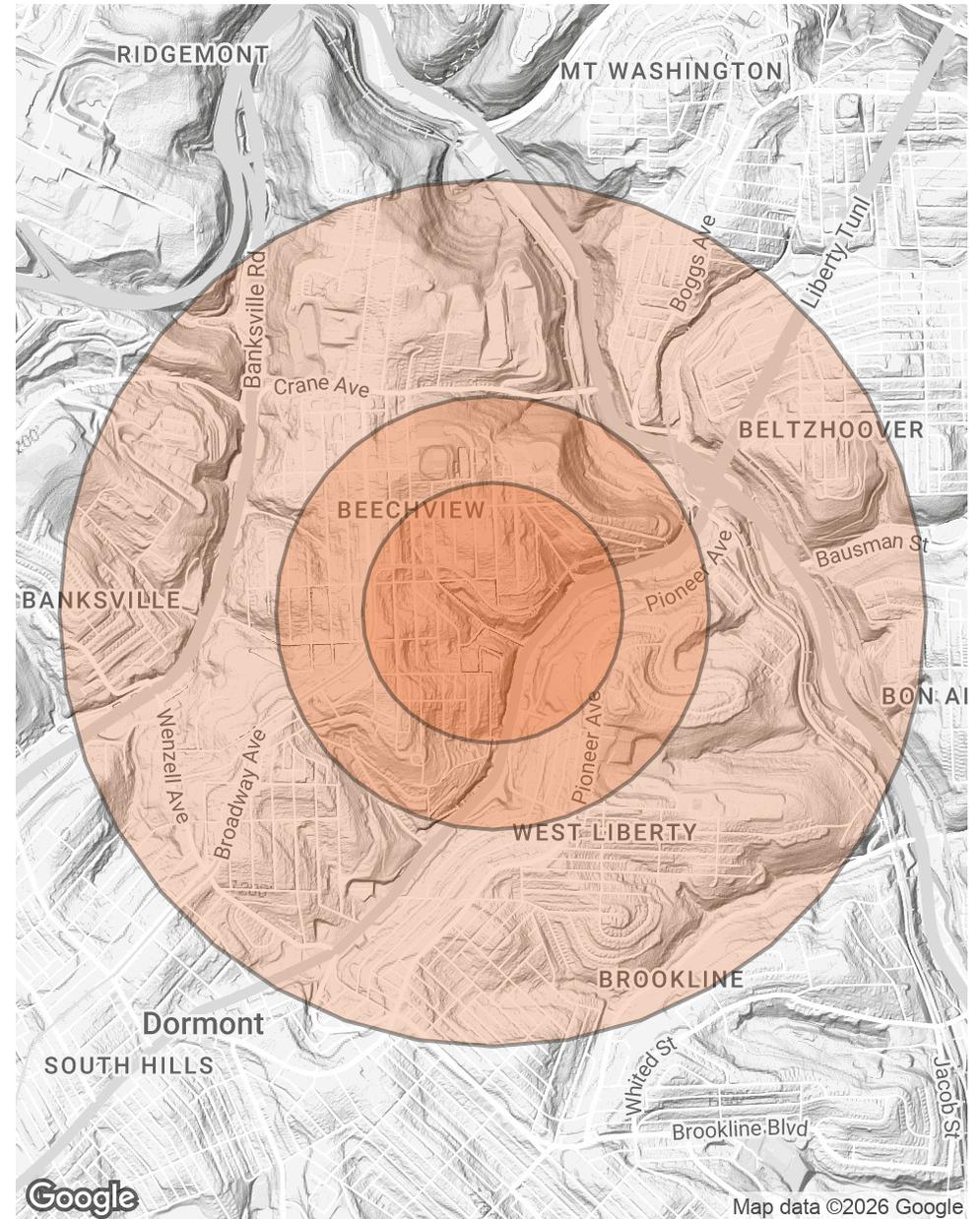
| | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| TOTAL POPULATION | 1,903 | 4,717 | 14,945 |
| AVERAGE AGE | 39 | 40 | 41 |
| AVERAGE AGE (MALE) | 38 | 39 | 40 |
| AVERAGE AGE (FEMALE) | 41 | 42 | 43 |

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

| | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 867 | 2,153 | 7,050 |
| # OF PERSONS PER HH | 2.2 | 2.2 | 2.1 |
| AVERAGE HH INCOME | \$74,064 | \$79,465 | \$82,784 |
| AVERAGE HOUSE VALUE | \$129,005 | \$137,331 | \$149,197 |

Demographics data derived from AlphaMap



LOCATION DESCRIPTION

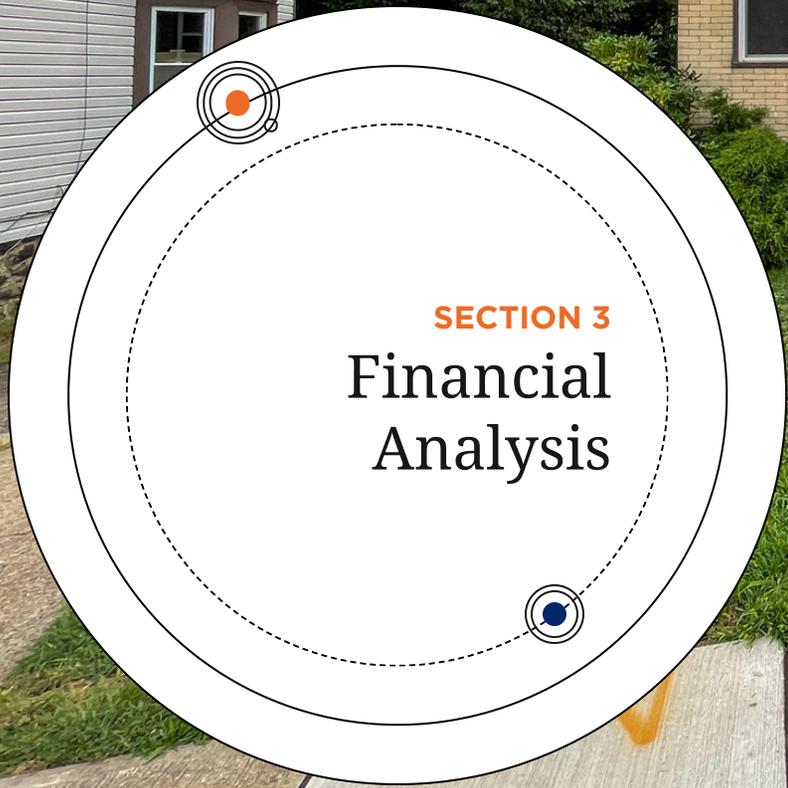


BRENTWOOD

Brentwood is a borough in Allegheny County, located approximately 6 miles from downtown Pittsburgh. It is bordered by Baldwin to the east and northeast, Whitehall to the south and west and the neighborhood of Carrick to the northwest. Brentwood is served by the Brentwood Borough School District. The main street in Brentwood is on Brownsville Road and has businesses like PNC Bank, Keener's Hardware Store, Gooddelicious Sweet Shoppe, and many other shops that stretch from the southern border of the Pittsburgh area to the northern border of the Whitehall Borough. The borough also has a local park, arboretum, and library.

ALLEGHENY COUNTY

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**



RENT ROLL

| UNIT | BEDROOMS | BATHROOMS | RENT |
|-----------------------|----------|-----------|-------------------|
| 1663 Suburban Ave - 1 | 1 | 1 | \$995.00 |
| 1663 Suburban Ave - 2 | 1 | 1 | \$995.00 |
| 1663 Suburban Ave - 3 | 1 | 1 | \$950.00 |
| 1663 Suburban Ave - 4 | 1 | 1 | \$900.00 |
| TOTALS | | | \$3,840.00 |

INCOME & EXPENSES

INCOME SUMMARY

ACTUAL

| | |
|---------------------|-----------------|
| GROSS INCOME | \$46,080 |
| VACANCY (5%) | (\$2,304) |
| GROSS INCOME | \$43,776 |

EXPENSES SUMMARY

ACTUAL

| | |
|---------------------------|-----------------|
| INSURANCE | \$2,411 |
| LANDSCAPE/ SNOW REMOVAL | \$275 |
| TAXES & LICENSES | \$1,797 |
| UTILITIES | \$4,432 |
| MAINTENANCE | \$2,000 |
| MANAGEMENT | \$3,502 |
| OPERATING EXPENSES | \$14,417 |

| | |
|-----------------------------|-----------------|
| NET OPERATING INCOME | \$29,359 |
|-----------------------------|-----------------|

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

CURRENT

| | |
|---------------------|-----------|
| PRICE | \$350,000 |
| PRICE PER UNIT | \$87,500 |
| CAP RATE | 8.39% |
| TOTAL RETURN (YR 1) | \$29,359 |

OPERATING DATA

CURRENT

| | |
|------------------------|----------|
| TOTAL SCHEDULED INCOME | \$43,776 |
| GROSS INCOME | \$43,776 |
| OPERATING EXPENSES | \$14,417 |
| NET OPERATING INCOME | \$29,359 |



SECTION 4
Advisor Bios

ADVISOR BIO 1



JASON CAMPAGNA

Managing Director

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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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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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