



OFFERING MEMORANDUM

Medical Office Investment Building For Sale

1645 ROSTRAVER RD

Belle Vernon, PA 15012

PRESENTED BY:

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DISCLAIMER

The material contained in this Offering Brochure 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.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN 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 Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

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 Brochure 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 Brochure, 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 Brochure 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 Brochure 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.



SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
BUILDING SIZE:	8,500 SF
AVAILABLE SF:	Fully Leased
LOT SIZE:	1.1 Acres
PRICE / SF:	\$176.47
CAP RATE:	7.44%
NOI:	\$111,613
MARKET:	Pittsburgh

PROPERTY OVERVIEW

SVN Three Rivers Commercial Advisors is pleased to present this medical office building for sale located at 1645 Rostraver Rd in Belle Vernon.

PROPERTY HIGHLIGHTS

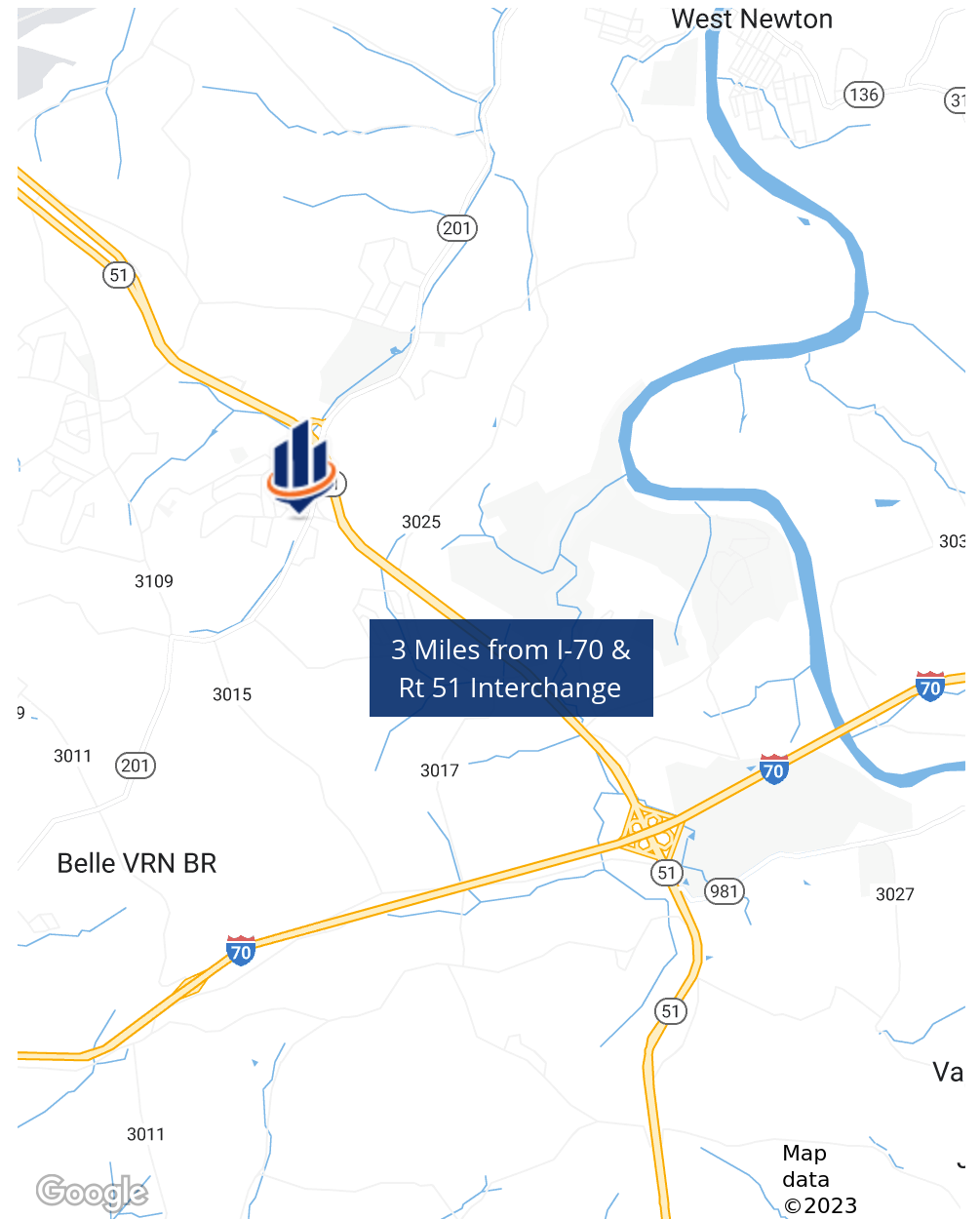
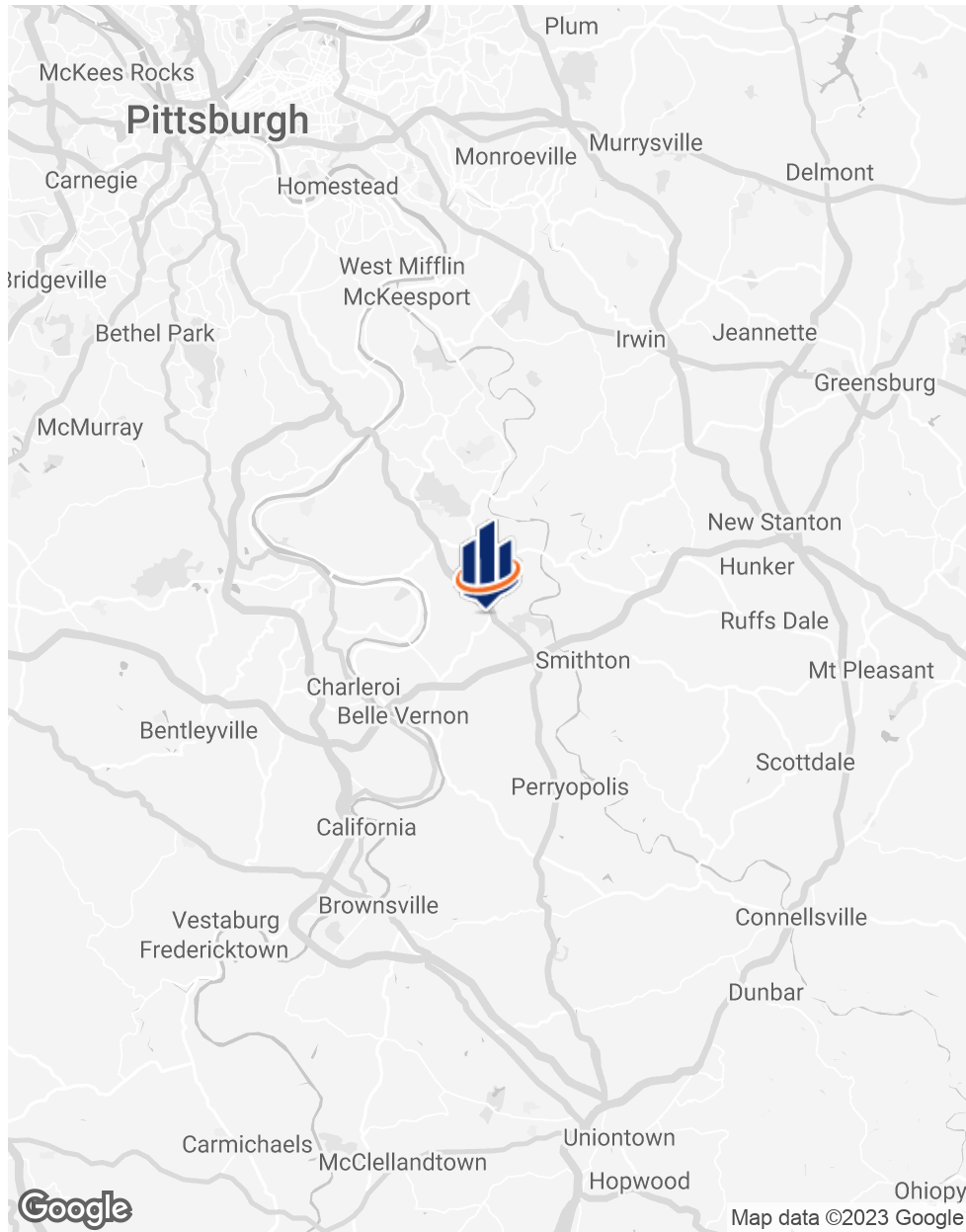
- Medical office building
- Leases in place with Allegheny Health Network (expiring in 2025) and ChiroCorrection LLC (expiring in 2028)
- On-site parking with 43 spaces
- 3 Miles from Rt-51 & I-70 Interchange

ADDITIONAL PHOTOS





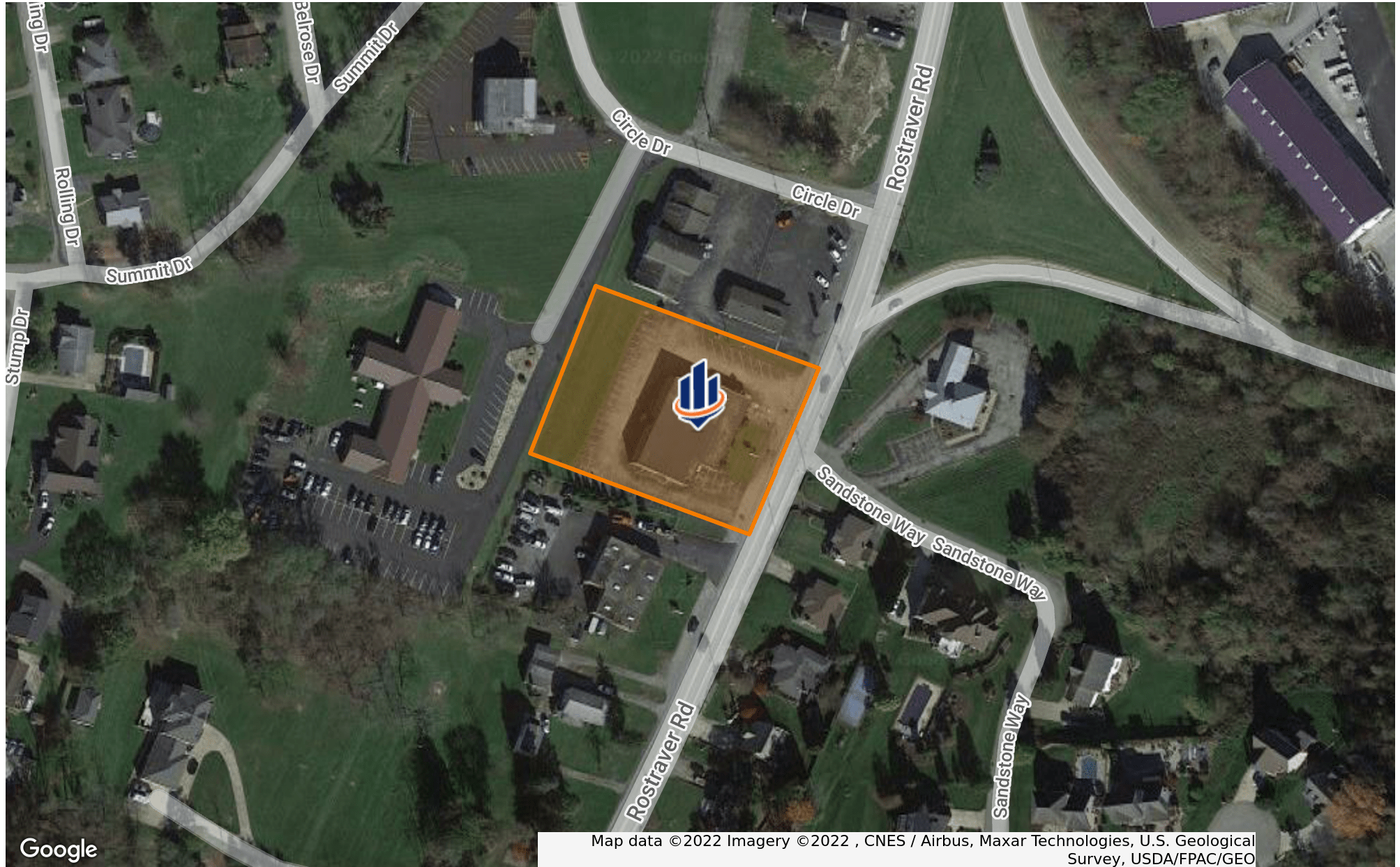
SECTION 2
Location
Information



RETAIL MAP



PARCEL MAP



LOCATION DESCRIPTION



WESTMORELAND COUNTY

Westmoreland County is the second largest county in the south-western part of Pennsylvania. Cut from Lancaster, Northumberland, and later Bedford Counties, Westmoreland County was founded in 1773 and was the first county in the colony of Pennsylvania in which its entire territorial boundary was located west of the Allegheny Mountains. The vibrant county enjoys natural beauty, a great historical legacy, a thriving economy and pleasant communities. The county has 7 different colleges and universities, four state parks and 19 public school districts. It consists of 7 cities with the county seat being Greensburg, 37 boroughs and 21 townships.



ROSTRAVER TOWNSHIP

Rostraver Township is a Township located in Westmoreland County, PA. The Township spreads 36 square miles and is comprised of agriculture, general aviation airport, public parks, residential homes, commercial and industrial sites. It has seen a lot of growth due to its proximity between I-70 and Route 51. As the Township population grows community leaders have continued to preserve the character of the rural community. While providing municipal services to service its residents and incite commercial growth. The Township is serviced by the Belle Vernon School District. Recently the US Post Office sanctioned the 15012-zip code, that was previously considered a Belle Vernon address to be changed to Rostraver.

DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE 2 MILES 3 MILES

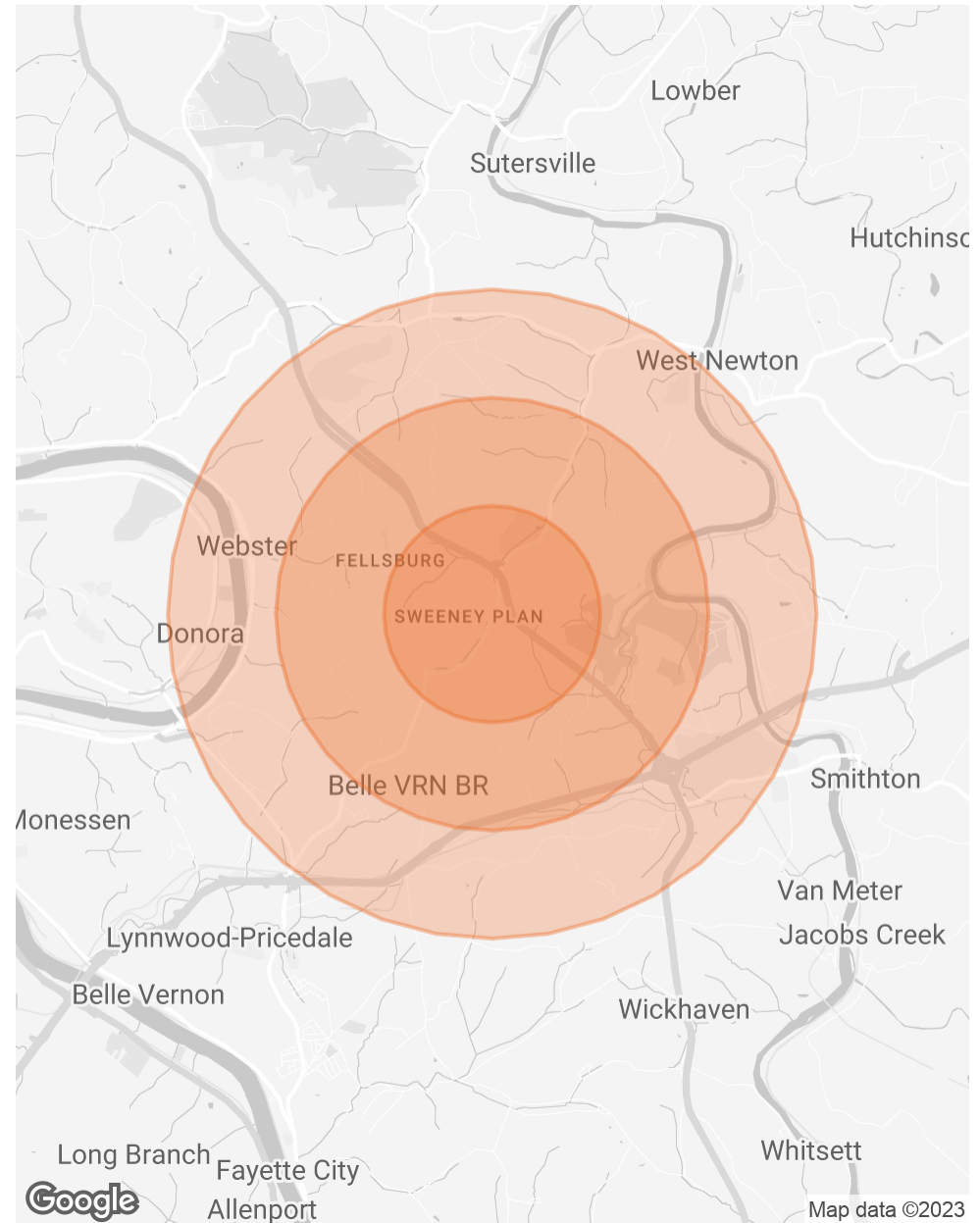
	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,767	10,636	22,824
AVERAGE AGE	47.6	48.6	46.5
AVERAGE AGE (MALE)	42.4	46.3	44.2
AVERAGE AGE (FEMALE)	47.5	49.0	47.0

HOUSEHOLDS & INCOME

1 MILE 2 MILES 3 MILES

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,700	5,930	13,217
# OF PERSONS PER HH	1.6	1.8	1.7
AVERAGE HH INCOME	\$48,327	\$56,838	\$49,720
AVERAGE HOUSE VALUE	\$121,047	\$111,611	\$95,833

* Demographic data derived from 2020 ACS - US Census





SECTION 3
Financial
Analysis

RENT ROLL

Tenant Name	SF	PSF	Annual Rent	Lease Start	Lease End
ChiroCorrection LLC	2,045	\$18	\$36,810.00	6/1/23*	9/30/28
Allegheny Clinic	5,792	\$20	\$117,275.54	2/1/20	1/31/25
Totals	7,837		\$154,085.54		

*ChiroCorrection LLC lease starts 6/1/23, rent commencement starts 10/1/23

INCOME & EXPENSES

INCOME SUMMARY

GROSS RENT	\$154,085
TOTAL INCOME	\$154,085

EXPENSE SUMMARY

MANAGEMENT FEE (3%)	\$4,622
INSURANCE	\$6,549
REPAIRS	\$2,799
TAXES	\$18,318
UTILITIES	\$7,873
GARBAGE	\$810
SNOW REMOVAL & LANDSCAPING	\$1,500
GROSS EXPENSES	\$42,471
NET OPERATING INCOME	\$111,613

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$1,500,000
PRICE PER SF	\$176
GRM	9.73
CAP RATE	7.44%
CASH-ON-CASH RETURN (YR 1)	7.44%
TOTAL RETURN (YR 1)	\$111,614

OPERATING DATA

GROSS INCOME	\$154,086
OPERATING EXPENSES	\$42,472
NET OPERATING INCOME	\$111,614
PRE-TAX CASH FLOW	\$111,614



SECTION 4
Advisor Bios

ADVISOR BIO 1



RICHARD L. BEYNON

Senior Advisor

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PROFESSIONAL BACKGROUND

POSITION: Richard L. Beynon was President and an owner of Beynon & Company, Incorporated for the last 20 years. With more than 40 years of experience in the commercial real estate field, he obtained his Pennsylvania salesman's license in 1982 and his broker's license in 1992. He was appointed President and COO in 2000 and was responsible for overseeing of the real estate division, insurance division, and property management division at Beynon & Company. Mr. Beynon's main focus is in the sales and leasing of office, investment, and commercial property. Selling one Downtown office building 4 times! He has also purchased and developed and managed properties for different investment partnerships in Downtown Pittsburgh and its surrounding areas.

CONSULTING: Richard Beynon has provided professional expertise and consulted as an expert witness and other consulting assignments to include the strategy and implementations of acquisition for a Major Utility Company, strategic planning as a consultant Environmental Planning & Design for the City of Wheeling, WV; Centre County; Three Springs Road, W.V.; Kelly Facility, a government army base; and Riverview Business Park in Mount Union, PA.

EDUCATION

Richard Beynon graduated from Wittenberg University which is ranked as one of the best liberal arts colleges in the mid-eastern United States. He majored in business administration with a concentration in real estate, and a minor in sociology.

MEMBERSHIPS

BOARD OF DIRECTORS: Mr. Beynon was former chairperson for the Wesley Family Services Foundation and currently serves on the Exchange Underwrites Insurance Company Board of Directors. He is past Chairman of the Board of Directors of the Pittsburgh Downtown Partnership and serves on both the Executive Committee and the Board for the PDP, and he a former member of Entrepreneurs Organization and has held many committee chair seats. He previously served on the Boards of the Benedum-Trees Building Condominium Association, the Realtors Association of Metropolitan Pittsburgh, Pittsburgh Executives Association, Kiwanis Club of Downtown Pittsburgh, and Old St. Luke's Church.

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ADVISOR BIO 2



ANTON SCHMIEDERER

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PROFESSIONAL BACKGROUND

Anton Schmiederer joined SVN | Three Rivers Commercial Advisors in June of 2021. Anton's primary area of focus is tenant representation, agency leasing, buyer representation and seller representation in both industrial and office space in Pittsburgh's Allegheny County and submarkets. His start in commercial real estate began working at SVN as a Research Analyst.

A graduate of the Palumbo Donahue School of Business at Duquesne University, Anton earned his Bachelor of Science in Marketing. He is a licensed real estate salesperson in Pennsylvania. Anton is a native of Philadelphia, PA, and currently resides in the Northside neighborhood of Pittsburgh. He enjoys history, running, and wine-making.

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