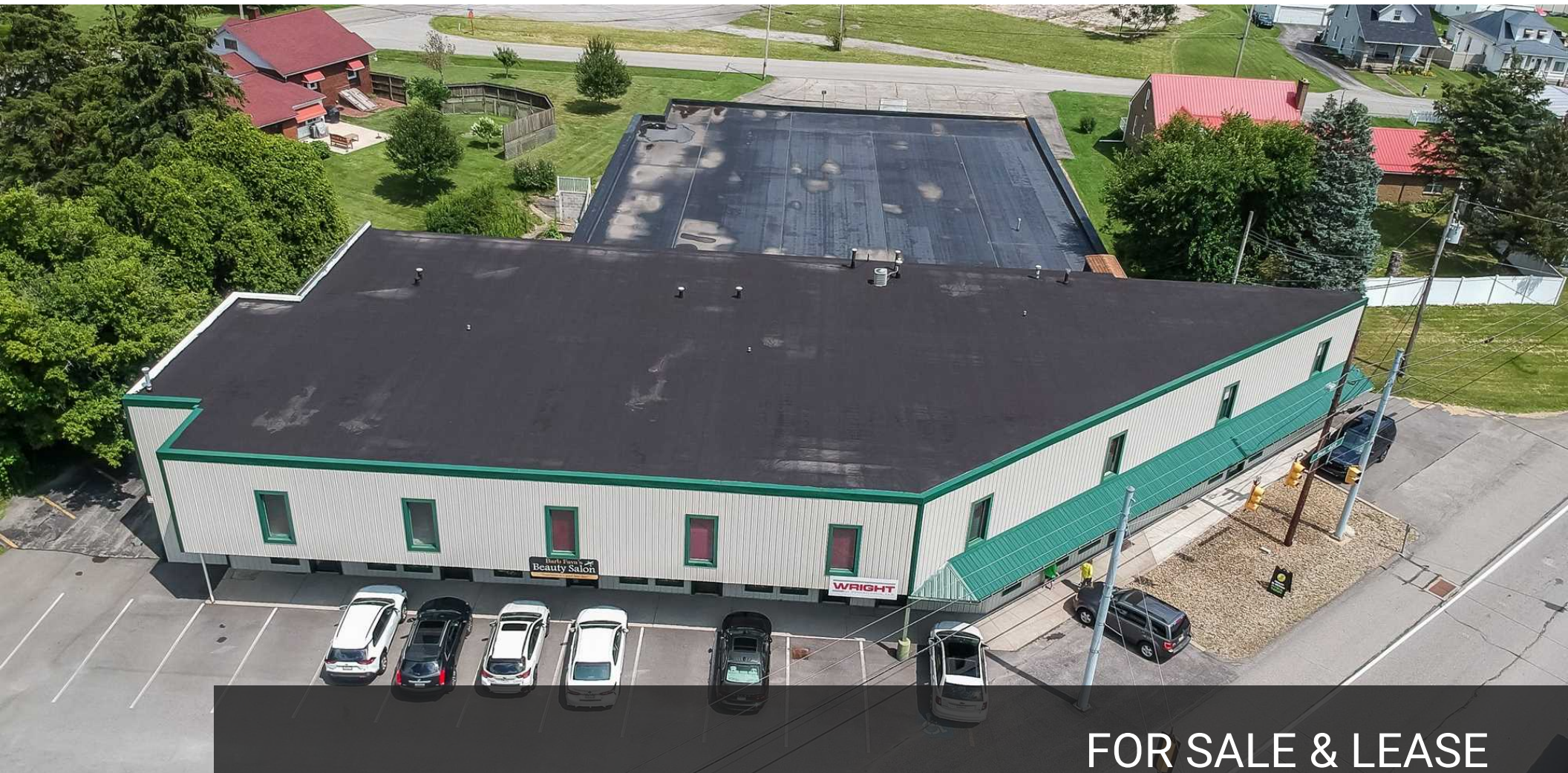


OFFICE FOR SALE

NEW CASTLE OFFICE/RETAIL PORTFOLIO

1429 & 1750 NEW BUTLER ROAD, NEW CASTLE, PA 16101



FOR SALE & LEASE

KW COMMERCIAL | PITTSBURGH NORTH
11269 Perry Highway, Suite 300
Wexford, PA 15090

PRESENTED BY:

PHILIP LAMAY
Director
O: (412) 933-8500
C: (412) 418-8241
philiplamay@kw.com
RS334825, Pennsylvania

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PHILIP LAMAY

DIRECTOR

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philiplamay@kw.com

RS334825, Pennsylvania

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1429 NEW BUTLER ROAD

AGENT PROFILE

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PROFESSIONAL BIO

WESTERN PA



PHILIP LAMAY

Director



Philip LaMay has over 21 years of experience in real estate and business development finance. This includes spearheading nearly \$100 million in regional economic development projects and new business development in the public sector and managing 3.8 million square feet of facilities. In the last six years alone, as Director of Commercial Real Estate for KW Commercial, Phil has expanded market share in nine counties across Western Pennsylvania from Pittsburgh to Erie. He averages \$20 M in sales and leasing production annually, while maintaining 25 listing on average at all times. This expansion has been marked by creative and proactive marketing like no other local or commercial real estate agency in the area. Phil lives in the Wexford area with his wife of over 26 years and four sons. His two oldest sons run their own general contracting company in the area.

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Philip, in managing the Commercial Division across 5 offices, partners with seven dedicated commercial agents across the region to ensure unparalleled service to sellers, buyers, landlords and tenants throughout Western Pennsylvania.



1429 NEW BUTLER ROAD

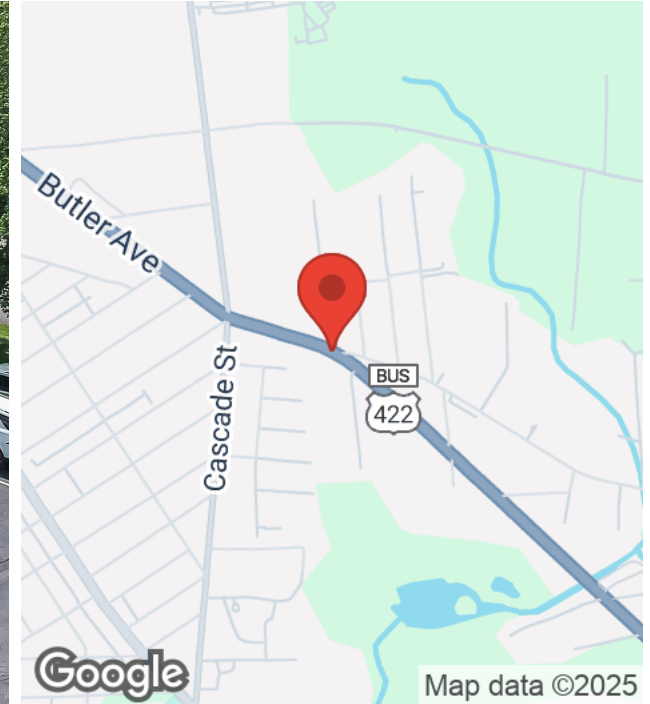
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EXECUTIVE SUMMARY

1429 & 1750 NEW BUTLER ROAD



OFFERING SUMMARY

PRICE:	\$1,500,000
BUILDING SF:	58,912
PRICE / SF:	\$25.46
OCCUPANCY:	46%
NOI:	\$144,456
CAP RATE:	9.6
FLOORS:	2
AVAILABLE SF:	29,000
LOT SIZE:	5.0 Acres
YEAR BUILT:	1999
RENOVATED:	2013
BUILDING CLASS:	C

PROPERTY OVERVIEW

14,000 Vehicles per day
less than 10 minutes to I-79 or I-376
High visibility on Business 422

Property Description

KW Commercial is pleased to present two office/retail properties on Business 422 just outside of New Castle, PA. These multi-tenant properties feature medical, professional and service-oriented tenants, including the Veterans Administration. Nearly 50% occupied, these well-maintained assets have tremendous upside. 1429 New Butler has 11 units, with four offices on the second floor, seven retail/office spaces on the lower level, and a 9,000 SF garage that is largely unutilized. 1750 New Butler Road is anchored by the Department of Veterans Affairs, a vacant medical space, and 4 units on the lower level.

PROPERTY HIGHLIGHTS

- 9,000 + SF garage/flex available for maker space
- Highly visible 2nd generation medical space ready to move in
- Large monument signage for tenants
- Elevators in both buildings





1429 NEW BUTLER ROAD

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PROPERTY PHOTOS

1429 & 1750 NEW BUTLER ROAD





1429 NEW BUTLER ROAD

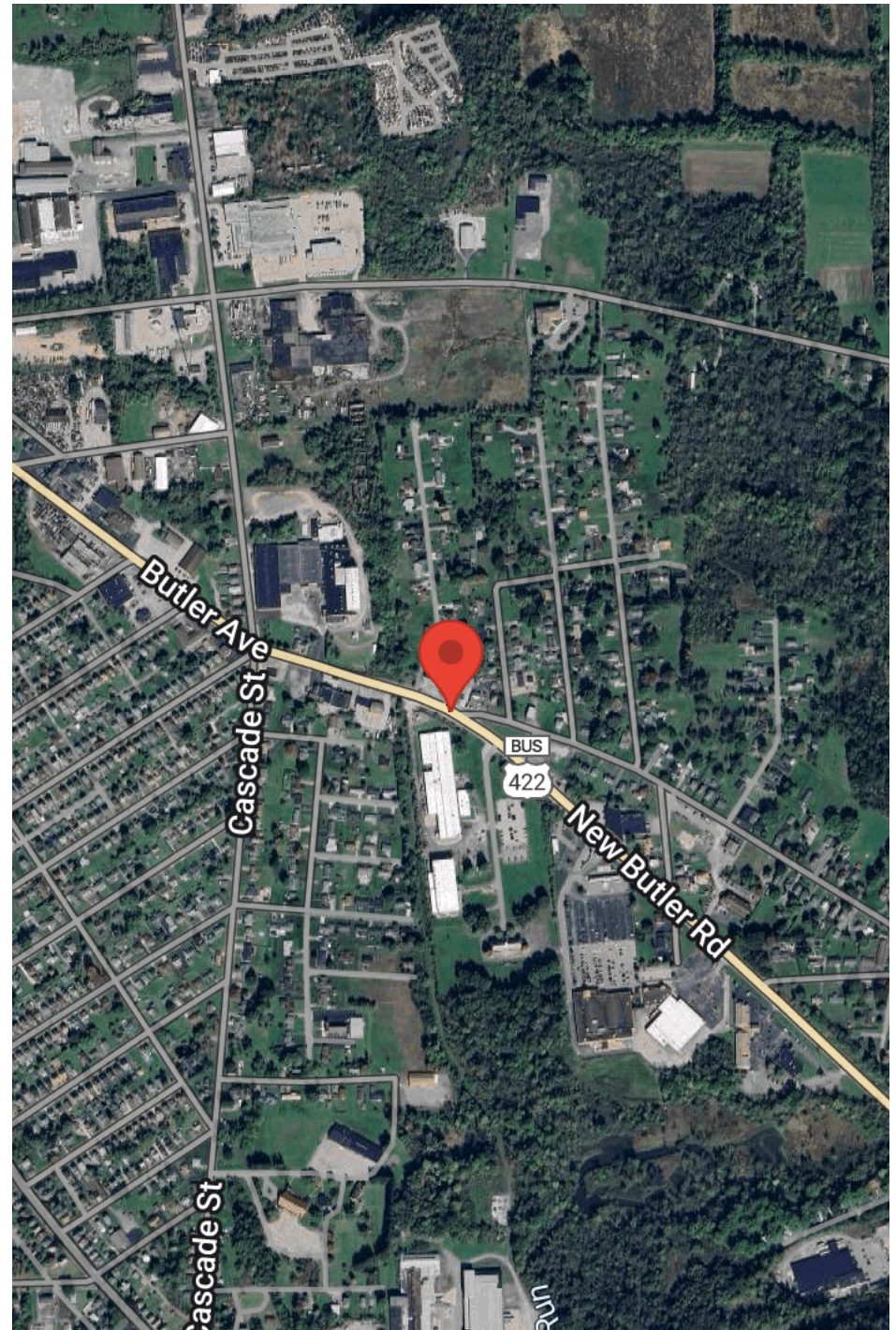
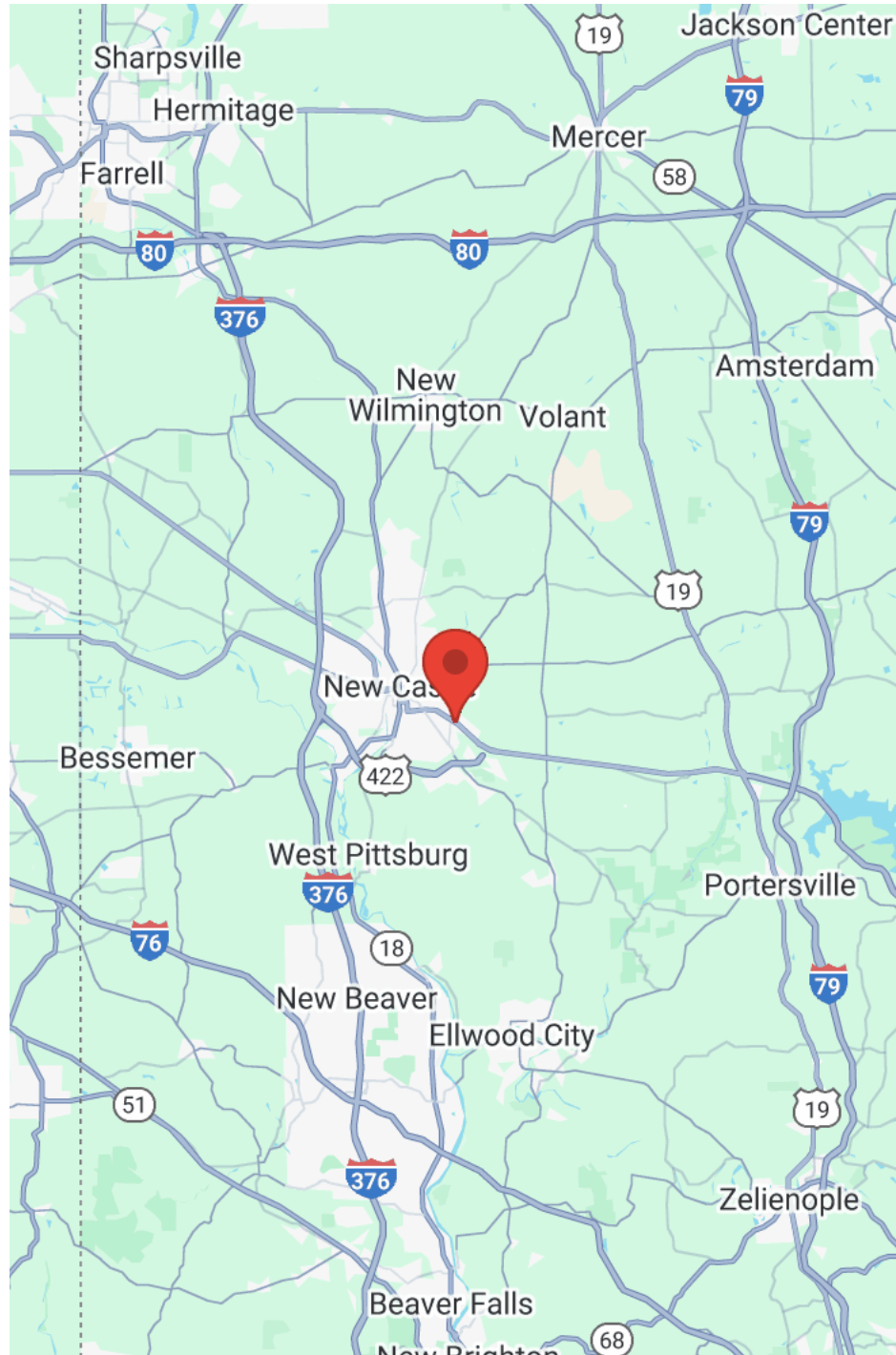
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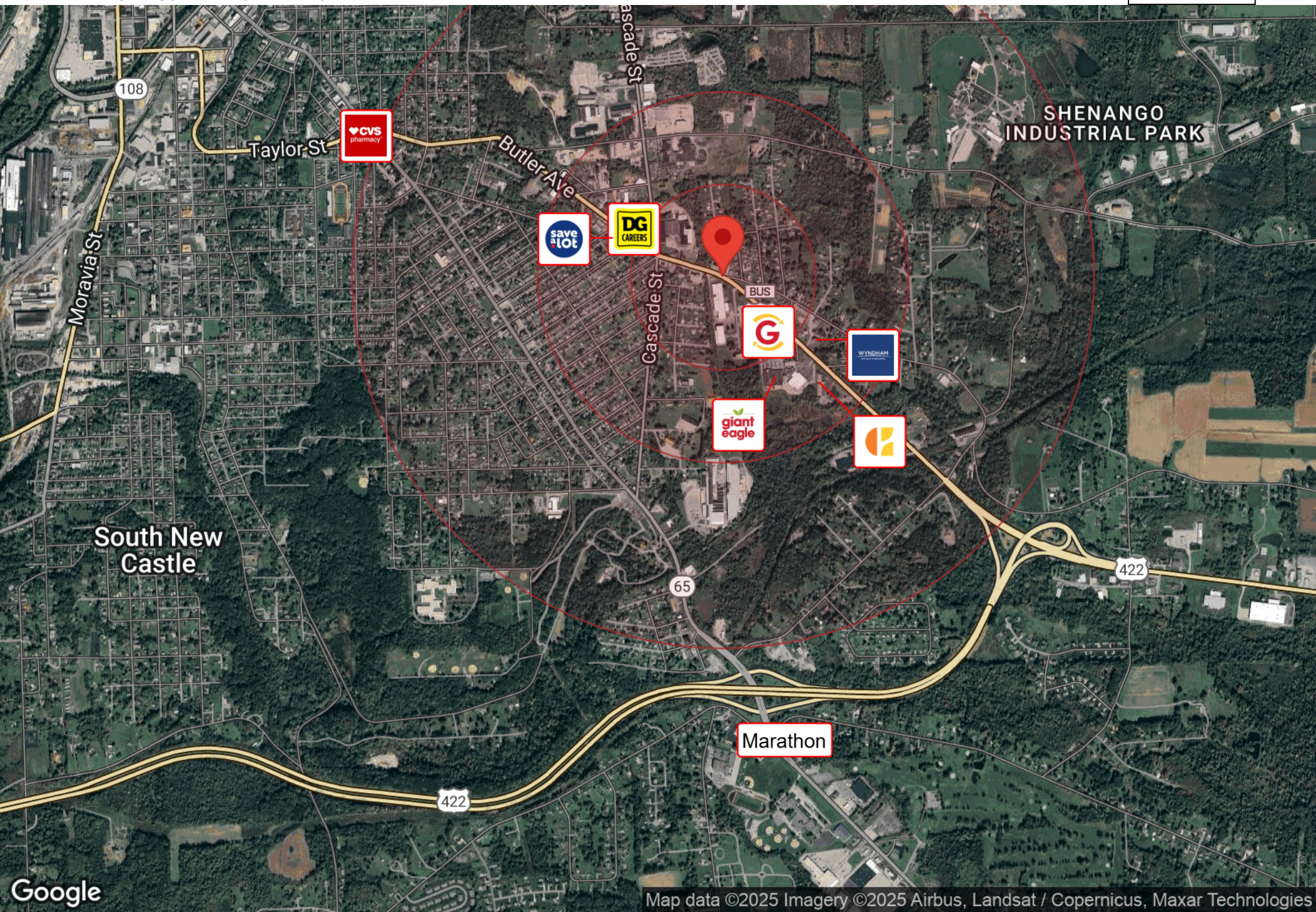
LOCATION MAPS

1429 & 1750 NEW BUTLER ROAD



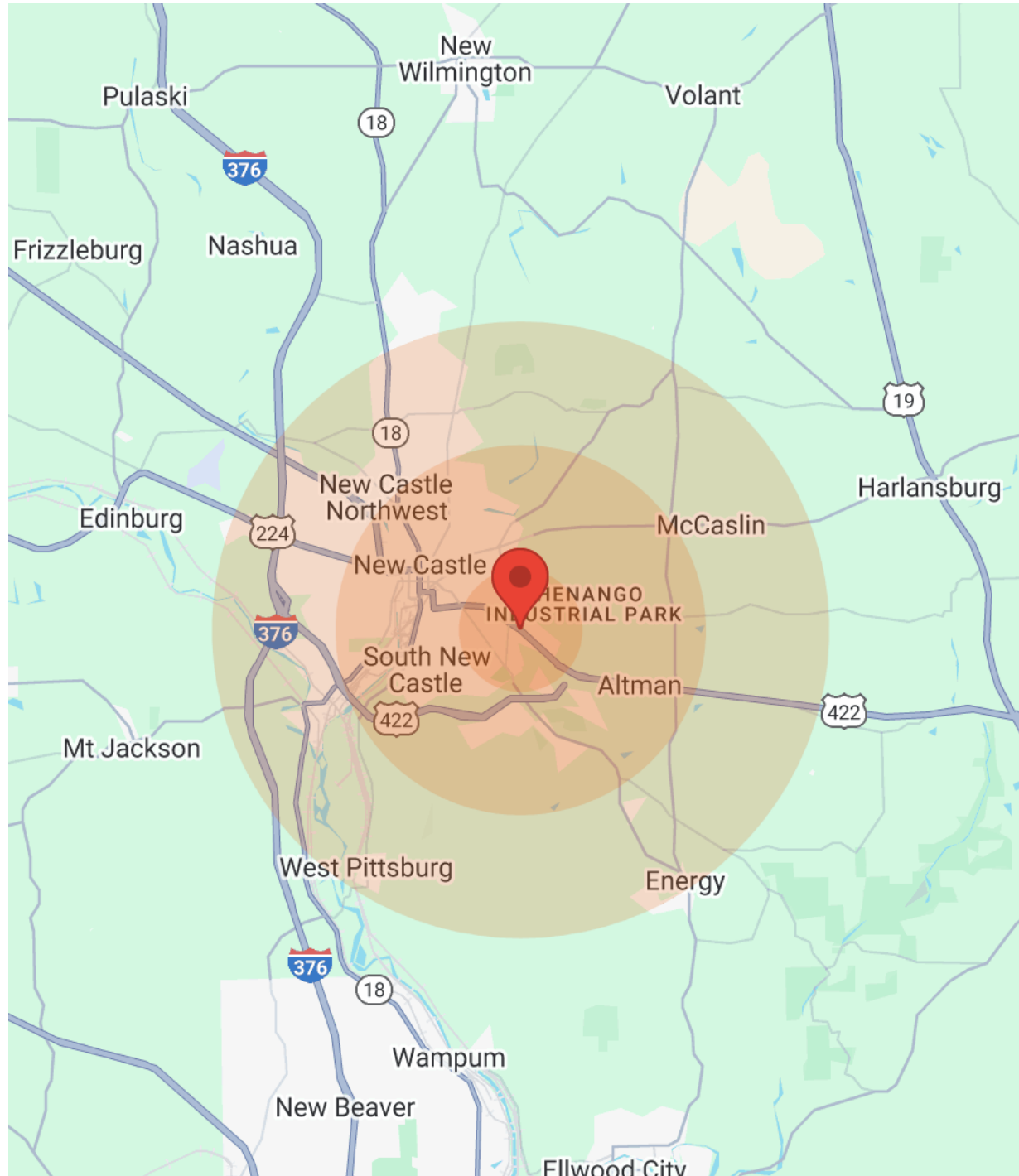
BUSINESS MAP

1429 & 1750 NEW BUTLER ROAD



DEMOGRAPHICS

1429 & 1750 NEW BUTLER ROAD



Population	1 Mile	3 Miles	5 Miles
Male	2,354	14,751	21,862
Female	2,414	16,039	23,706
Total Population	4,768	30,790	45,568

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	713	5,231	7,367
Ages 15-24	541	3,966	5,716
Ages 25-54	1,764	11,204	16,359
Ages 55-64	655	3,966	6,078
Ages 65+	1,095	6,423	10,048

Income	1 Mile	3 Miles	5 Miles
Median	\$34,304	\$35,066	\$41,408
< \$15,000	262	2,390	3,145
\$15,000-\$24,999	474	2,195	3,019
\$25,000-\$34,999	266	1,591	2,388
\$35,000-\$49,999	229	2,143	3,235
\$50,000-\$74,999	400	2,284	3,429
\$75,000-\$99,999	241	1,357	2,047
\$100,000-\$149,999	139	661	1,295
\$150,000-\$199,999	N/A	105	194
> \$200,000	23	93	213

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,264	14,336	20,920
Occupied	2,037	12,687	18,784
Owner Occupied	1,599	8,619	13,681
Renter Occupied	438	4,068	5,103
Vacant	227	1,649	2,136



1429 NEW BUTLER ROAD

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EXECUTIVE SUMMARY

1429 & 1750 NEW BUTLER ROAD



Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,500,000
Investment - Cash	\$0

Investment Information

Purchase Price	\$1,500,000
Price per SF	\$25.46

Financial Indicators

Debt Coverage Ratio	N/A
Capitalization Rate	10.08%
Gross Income / Square Feet	\$4.33
Gross Expenses / Square Feet	(\$1.76)
Operating Expense Ratio	40.72%

Income, Expenses & Cash Flow

Gross Scheduled Income	\$254,954
Total Vacancy and Credits	\$0
Operating Expenses	(\$103,814)
Net Operating Income	\$151,140
Debt Service	\$0
Cash Flow Before Taxes	\$151,140

CASH FLOW ANALYSIS

NEW BUTLER ROAD



Before-Tax Cash Flow Year Ending	Year 1 02/2026	Year 2 02/2027	Year 3 02/2028	Year 4 02/2029	Year 5 02/2030
Before-Tax Cash Flow					
Gross Scheduled Income	\$254,954	\$255,041	\$254,770	\$255,320	\$255,084
Rent Abatement	\$0	\$0	(\$11,214)	\$0	(\$11,229)
Turnover Vacancy	\$0	\$0	(\$4,486)	\$0	(\$4,492)
Total Operating Expenses	(\$103,814)	(\$103,814)	(\$103,814)	(\$103,814)	(\$103,814)
Net Operating Income	\$151,140	\$151,227	\$135,256	\$151,506	\$135,550
Loan Payment	\$0	\$0	\$0	\$0	\$0
Tenant Improvements	\$0	\$0	(\$1,235)	\$0	(\$1,235)
Leasing Commissions	\$0	\$0	(\$1,799)	\$0	(\$1,802)
Before-Tax Cash Flow	\$151,140	\$151,227	\$132,222	\$151,506	\$132,513
Cash-On-Cash Return	N/A	N/A	N/A	N/A	N/A