PROPERTY OVERVIEW / INVESTMENT SUMMARY

3760 & 3762 Saxonburg Blvd.
Indiana Township, Allegheny County, Pennsylvania

Cash Flowing Mixed-Use Investment Opportunity

Executive Summary

Offered for sale is a unique mixed-use investment opportunity located in Indiana Township, Allegheny County, Pennsylvania, just minutes from Fox Chapel. The property consists of three separate income-producing buildings situated on two tax parcels and includes an additional vacant parcel.

The improvements include a mixed-use building featuring a plumbing office and commercial storage/shop with three two-bedroom apartments. Two of the apartments are located on the first floor with the plumbing office and storage/shop, while the third apartment is located on the second floor. The property also includes a separate three-bay automotive garage, a detached log cabin-style single-family residence with three to four bedrooms, and an additional vacant parcel (Tax ID: 0953-S-00056-0000-00) included in the sale.

The property offers a diverse mix of residential and commercial income streams while maintaining relatively low operating expenses. All buildings are constructed on slab foundations with no basements. Tenants are responsible for their own gas and electric service, and the single-family residence is separately metered with the tenant paying all utilities. The landlord currently pays only water, sewer, and real estate taxes.

Current rental rates are believed to be below market, creating a compelling value-add opportunity for investors seeking immediate cash flow while offering significant upside through future rental increases as leases renew.

Property Snapshot

Item	Details
Asking Price	$630,000
Property Type	Mixed-Use Investment
Municipality	Indiana Township
County	Allegheny County
Residential Apartments	3
Commercial Office & Storage	1
Three-Bay Automobile Service Station	1
Detached Single-Family Residence	1
Additional Vacant Parcel	Included
Gross Scheduled Income	$64,080
Estimated NOI	$42,469
Current CAP Rate	**6.74%**
Pro Forma NOI	$63,900
Pro Forma CAP Rate	**10.14%**
Gross Rent Multiplier	9.83
Total Acreage	0.6754 Acres
Annual Real Estate Taxes	$9,007
Annual Insurance	Approximately $3,000
Annual Water/Sewer	Approximately $2,400
Construction	Slab Foundations (No Basements)
Showings	Minimum 48-Hour Notice

Property Improvements

The property consists of three separate income-producing buildings together with an additional vacant parcel.

Building One – Mixed-Use Building

- Plumbing office
- Commercial storage/shop
- Three (3) two-bedroom apartments
- Two apartments (A & B) are located on the first floor & one apartment (C) is located on the second floor
- Apartment C includes central air conditioning
- Tenants pay gas & electric

Building Two – Commercial Building

- Three-bay automotive garage
- Currently leased to a commercial tenant
- Tenant pays gas & electric

Building Three – Residential Building

- Detached log cabin-style single-family residence
- three to four bedrooms
- Separately metered
- Tenant pays all utilities

Additional Parcel

- Vacant land included in the sale
- 0953-S-00056-0000-00

Construction: All buildings are constructed on slab foundations. There are no basements.

Parcel Information

Address	Tax ID	Acres	Frontage	2026 Taxes
3760 Saxonburg Blvd.	0953-S-00051-0000-00	0.5876	101'	$8,867
3762 Saxonburg Blvd.	0953-S-00056-0000-00	0.0878	57'	$140
Total		**0.6754**	**158'**	**$9,007**

Buyer should independently verify parcel assignments, acreage, dimensions, and improvement locations during due diligence.

Zoning

Allegheny County Assessment Records

- Commercial

Indiana Township Zoning

- Village Residential

Buyer should independently verify zoning classifications, permitted uses, and future development potential.

Current Rent Roll

Unit	Type	Monthly Rent	Annual Rent	Lease Status	Utilities
Apartment A	2 Bedroom	$695	$8,340	Approximately 6 months remaining	Tenant pays Gas & Electric
Apartment B	2 Bedroom	$795	$9,540	Approximately 6 months remaining	Tenant pays Gas & Electric
Apartment C	2 Bedroom with Central Air	$850	$10,200	Vacant; replacement tenant secured	Tenant pays Gas & Electric

Plumbing Office & Storage Shop	Commercial	$1,250	$15,000	Lease expires December	Tenant pays utilities
Detached Single-Family Residence	3–4 Bedroom Log Cabin Style	$1,250	$15,000	Approximately 6 months remaining	Tenant pays all utilities
Three-Bay Automobile Service Station	Commercial	$500	$6,000	Month-to-month; tenant approximately five years	Tenant pays utilities
Gross Scheduled Income		**$5,340**	**$64,080**		

Current rental rates are believed to be below market.

Occupancy Summary

- Residential Apartments: **2 Occupied / 1 Vacant (Replacement tenant secured)**
- Plumbing Office & Storage Shop: **Occupied**
- Three-Bay Automobile Service Station: **Occupied**
- Detached Single-Family Residence: **Occupied**

Lease Summary

Apartments

- Apartment A: Approximately six months remaining.
- Apartment B: Approximately six months remaining.
- Apartment C: Replacement tenant secured.

Plumbing Office & Storage Shop

- Current lease expires in December.

Detached Residence

- Approximately six months remaining.

Three-Bay Automobile Service Station

- Month-to-month tenancy.

- Current tenant has occupied the property for approximately five years.

Utility Responsibilities

Tenant Paid

- Gas
- Electric
- Detached residence tenant pays all utilities

Seller Paid

- Water
- Sewer
- Real Estate Taxes

Estimated annual water and sewer expense is approximately **$2,400**.

Operating Statement

Gross Scheduled Income

Income Source	Annual Income
Residential Apartments	$28,080
Plumbing Office & Storage Shop	$15,000
Detached Residence	$15,000
Three-Bay Automobile Service Station	$6,000
Gross Scheduled Income	**$64,080**

Estimated Operating Expenses

Expense	Annual Estimate
Real Estate Taxes	$9,007
Water & Sewer	$2,400

Property Insurance	$3,000
Maintenance Reserve	$3,000
Vacancy Allowance (5%)	$3,204
Miscellaneous / Administrative	$1,000
Total Estimated Operating Expenses	**$21,611**

Net Operating Income

	Amount
Gross Scheduled Income	$64,080
Less Operating Expenses	($21,611)
Estimated Net Operating Income (NOI)	**$42,469**

Investment Metrics

Metric	Value
Asking Price	$630,000
Gross Scheduled Income	$64,080
Estimated NOI	$42,469
Current CAP Rate	**6.74%**
Gross Rent Multiplier	**9.83**
Expense Ratio	**33.73%**

Value-Add Opportunity

Current rental rates appear below prevailing market levels for similar residential and commercial properties in Indiana Township and the surrounding Fox Chapel area.

Unit	Current Rent	Estimated Market Rent
Apartment A	$695	$950
Apartment B	$795	$1,050
Apartment C	$850	$1,100
Plumbing Office & Storage Shop	$1,250	$1,500
Detached Residence	$1,250	$1,900
Three-Bay Automobile Service Station	$500	$700
Monthly Total	**$5,340**	**$7,200**

Pro Forma Analysis

	Amount
Potential Gross Income	$86,400
Estimated Operating Expenses	($22,500)
Estimated Pro Forma NOI	**$63,900**
Estimated Pro Forma CAP Rate	**10.14%**

Investment Highlights

- Prime Indiana Township location minutes from Fox Chapel.
- Three separate income-producing buildings.
- Mixed-use building with plumbing office, commercial storage/shop, and three apartments.
- Separate three-bay automobile service station.
- Detached log cabin-style single-family residence.
- Additional vacant parcel included.
- Approximately 0.6754 total acres.
- All buildings constructed on slab foundations with no basements.
- Separate utility metering minimizes landlord operating costs.
- Landlord currently pays only water, sewer, and real estate taxes.
- Approximately $3,000 annual insurance expense.
- Stable tenant base with long-term commercial occupancy.
- Below-market rental rates provide meaningful upside potential.
- Estimated current CAP rate of **6.74%**.

- Estimated pro forma CAP rate of **10.14%**.
- Minimum 48-hour notice required for all showings.

Broker Remarks

Exceptional mixed-use investment opportunity in desirable Indiana Township, just minutes from Fox Chapel. This diversified investment consists of three separate income-producing buildings, including a mixed-use building with a plumbing office, commercial storage/shop, and three residential apartments, a separate three-bay automobile service station, and a detached log cabin-style single-family residence. An additional vacant parcel is included in the sale. The property features separately metered utilities, slab-on-grade construction with no basements, minimal landlord operating responsibilities, stable tenancy, and below-market rental rates that provide substantial value-add potential for future investors.

Buyer Due Diligence & Verification

Buyer to perform all due diligence. The property is currently zoned Village Residential by Indiana Township with the existing limited commercial uses. Buyer and/or Buyer's Agent is solely responsible for independently verifying all information pertaining to the property, including but not limited to zoning, permitted uses, dimensions, acreage, leases, rental income, operating expenses, capitalization rates, and any other information deemed material to the Buyer's decision to purchase.

All information is deemed reliable but is not guaranteed.

Financial Analysis & General Disclaimers

The information contained in this Property Overview / Investment Summary has been compiled from multiple sources believed to be reliable, including but not limited to information provided by the Seller, public records, tax assessment records, MLS data, and other third-party sources. While believed to be reliable, the information contained herein is not guaranteed. Neither the Seller, Listing Broker, nor Listing Agent has independently verified all information contained herein and makes no representation or warranty, express or implied, as to its accuracy, completeness, suitability, or fitness for any particular purpose. Prospective purchasers are encouraged to conduct their own independent investigation and due diligence concerning all aspects of the property.

All financial information, including but not limited to rental income, operating expenses, net operating income (NOI), capitalization rates (CAP Rates), gross rent multipliers (GRM), expense ratios, pro forma projections, market rent estimates, and other financial analyses has been prepared solely for informational purposes and should not be relied upon as a guarantee, warranty, prediction, or representation of future performance.

Estimated capitalization rates and all other financial analyses presented herein are based upon the assumptions and financial information available at the time this Property Overview / Investment Summary was prepared. Actual capitalization rates, investment returns, cash flow, and overall financial performance will vary depending upon numerous factors, including but not limited to the final purchase price, type of financing utilized, financing terms, interest rates, lender requirements, loan amortization, operating expenses, future rental income, vacancy rates, reserves, management practices, capital improvements, tax considerations, accounting methods, market conditions, and the purchaser's individual investment objectives. Any capitalization rate, net operating income, cash flow, return on investment, or other financial metric should be independently calculated and verified by Buyer.

Pro forma projections are hypothetical in nature and are based upon assumptions believed to be reasonable, including estimated market rental rates and operating expenses. Actual future performance may differ materially from these projections. No representation is made that any projected income, expenses, rental rates, occupancy levels, appreciation, investment returns, or future financial performance will be achieved.

All estimates, assumptions, opinions, projections, and financial analyses contained herein are provided solely as a convenience to prospective purchasers for evaluation purposes and should not be construed as guarantees, representations, warranties, or predictions of future performance.

Current rental rates, lease information, operating expenses, occupancy information, taxes, insurance costs, utility expenses, and other operating data are believed to be accurate based upon information supplied by the Seller and other sources but have not been independently audited or verified. Buyer is responsible for reviewing all leases, amendments, estoppel certificates, tenant information, expense documentation, utility costs, tax records, insurance information, maintenance records, and any other documentation deemed necessary to satisfy Buyer's due diligence.

Estimated market rental rates and other opinions regarding value, income potential, or financial performance presented herein represent the Listing Broker's opinion based upon available market information, comparable properties, and information believed to be reliable. They are not intended to be an appraisal, guarantee, warranty, or prediction of achievable rental income, property value, or future investment performance.

Buyer and Buyer's representatives should independently verify all information relating to the property, including but not limited to zoning, legal use, nonconforming use status, permitted uses, occupancy, licensing requirements, dimensions, square footage, acreage, lot boundaries, tax assessments, utility availability, environmental conditions, structural condition, building systems, code compliance, Americans with Disabilities Act (ADA) compliance, fire and life safety compliance, environmental matters, and any governmental approvals required for Buyer's intended use.

Any references to future development potential, expansion opportunities, redevelopment, rental increases, additional uses, or other potential improvements are speculative only and are subject to governmental approvals, zoning regulations, permitting requirements, engineering considerations, market conditions, financing availability, and other factors beyond the control of the Seller, Listing Broker, or Listing Agent.

Nothing contained in this Property Overview / Investment Summary shall be construed as legal, accounting, tax, financial, investment, lending, engineering, environmental, or other professional advice. Prospective purchasers should consult with their own legal counsel, accountants, engineers, lenders, contractors, inspectors, environmental consultants, financial advisors, and other professionals of their choosing regarding the suitability of this property and investment for their particular circumstances.

This Property Overview / Investment Summary has been prepared solely as a marketing and informational document to assist prospective purchasers in evaluating the property and does not constitute a representation, warranty, offer, guarantee, appraisal, engineering report, environmental report, legal opinion, tax advice, investment advice, or recommendation to purchase the property.

Prospective purchasers should rely solely upon their own inspections, investigations, analyses, and professional advisors in making any decision to purchase the property.

All information is subject to errors, omissions, prior sale, prior lease, withdrawal from the market, changes in price or terms, or other conditions without notice.

Buyer Acknowledgment Of Due Diligence, Financial Analysis & General Disclaimers, & Hold Harmless

By signing below, the undersigned prospective Buyer(s) acknowledge receipt of this Property Overview / Investment Summary, including the sections entitled Buyer Due Diligence & Verification and Financial Analysis & General Disclaimers. Buyer acknowledges that they have read and understand the information contained therein.

Buyer further acknowledges and agrees that:

Buyer has been advised to perform independent due diligence concerning all aspects of the property prior to entering into any agreement to purchase.

Buyer understands that all financial information, including but not limited to rental income, operating expenses, net operating income (NOI), capitalization rates (CAP Rates), gross rent multipliers (GRM), expense ratios, market rent estimates, pro forma projections, and other financial analyses are estimates provided solely for informational and marketing purposes and are not guarantees or representations of future performance.

Buyer understands that actual operating results, investment returns, capitalization rates, cash flow, and property performance may differ materially from the estimates presented herein and will depend upon numerous factors, including but not limited to the final purchase price, financing structure, financing terms, interest rates, operating expenses, management practices, vacancy, future market conditions, and Buyer's ownership and operating decisions.

Buyer has not relied solely upon the information contained within this Property Overview / Investment Summary in making any investment or purchasing decision and has been advised to consult with Buyer's own legal counsel, accountants, engineers, lenders, inspectors, environmental consultants, financial advisors, and any other professionals Buyer deems appropriate.

To the fullest extent permitted by applicable law, Buyer agrees to release, indemnify, defend, and hold harmless the Seller, Listing Broker, Listing Agent, their affiliated companies, employees, independent contractors, successors, and assigns from and against any claims, demands, causes of action, damages, losses, liabilities, costs, or expenses arising out of or relating to Buyer's reliance upon the information contained in this Property Overview / Investment Summary, except to the extent caused by the gross negligence, willful misconduct, or intentional misrepresentation of the Seller, Listing Broker, or Listing Agent.

Buyer acknowledges that execution of this acknowledgment does not create an Agreement of Sale, option, contract, agency relationship, or obligation for either party to proceed with any transaction.

BUYER ACKNOWLEDGMENT

Buyer Signature: ____

Printed Name: ____

Date: ____

Buyer Signature: ____

Printed Name: ____

Date: ____