

22 UNIT MULTIFAMILY PROPERTY FOR SALE

OFFERING MEMORANDUM

700-702 McKean Avenue
Donora, Pennsylvania 15033



EXCLUSIVELY OFFERED BY:

Baker Young Corporation

7440 McKnight Road, Suite 202
Pittsburgh, Pennsylvania 15237

James A. Malanos

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EXECUTIVE SUMMARY

Baker Young Corporation as exclusive agent is pleased to offer for sale a six-story, 22-unit multi-family building situated on a 0.101 acre parcel with four off-street parking spaces and free on-street parking located at **700-702 McKean Avenue, Donora, Pennsylvania 15033**.

Total Units/SF:	22 Units/19,058 Square Feet
Price Pre Unit:	\$72,500
Cap Rate:	8.5%
Estimated NOI:	\$138,676
Tax Parcel Number:	240-013-00-04-0001-00

This property is being offered for sale by a Lender who has foreclosed on the property. This is a HUD property under a Housing Assistance Payment Contract until August 13, 2031.

During the foreclosure process and change in Ownership, the rental payments from HUD have fallen into an arrears with approximately \$150,000 due from HUD once all required submittals are received by HUD.

For the purposes of estimating the NOI for the property, the Gross Potential Income was estimated by applying the contract rent to all vacant units and applying a 6.2% vacancy/credit loss.

The operating expenses were estimated based upon industry standards and testing expense assumptions against the first 5 months of 2025 operating expenses.

The property is being offered in as-is, where-is condition, with an asking price of \$1,000,000.

For more information, please contact **James Malanos** by telephone at (412) 227-1400, extension 26 or by email at jmalanos@bakeryoung.com.



ESTIMATED INCOME/EXPENSES

<u>Estimated Gross Potential Income:</u>	\$309,672
Less 6.2% vacancy and credit loss	<u>(19,200)</u>
Estimated Effective Gross Income:	\$290,472

<u>Fixed Expenses:</u>			<u>Per Unit</u>
Real Estate Taxes	12.23%	\$35,525	\$1,615
Insurance	2.84%	\$8,250	\$375
<u>Variable Expenses:</u>			
Management Fees	5.27%	\$15,312	\$696
Legal & Accounting	2.00%	\$5,809	\$264
Maintenance	11.17%	\$32,450	\$1,475
Reserve for Replacement	1.33%	\$3,850	\$175
Utilities	<u>17.42%</u>	<u>\$50,600</u>	<u>\$2,300</u>
Total Operating Expenses:	52.26%	\$151,796	\$6,900

Estimated Net Operating Income: \$290,472 - \$151,796 = \$138,676

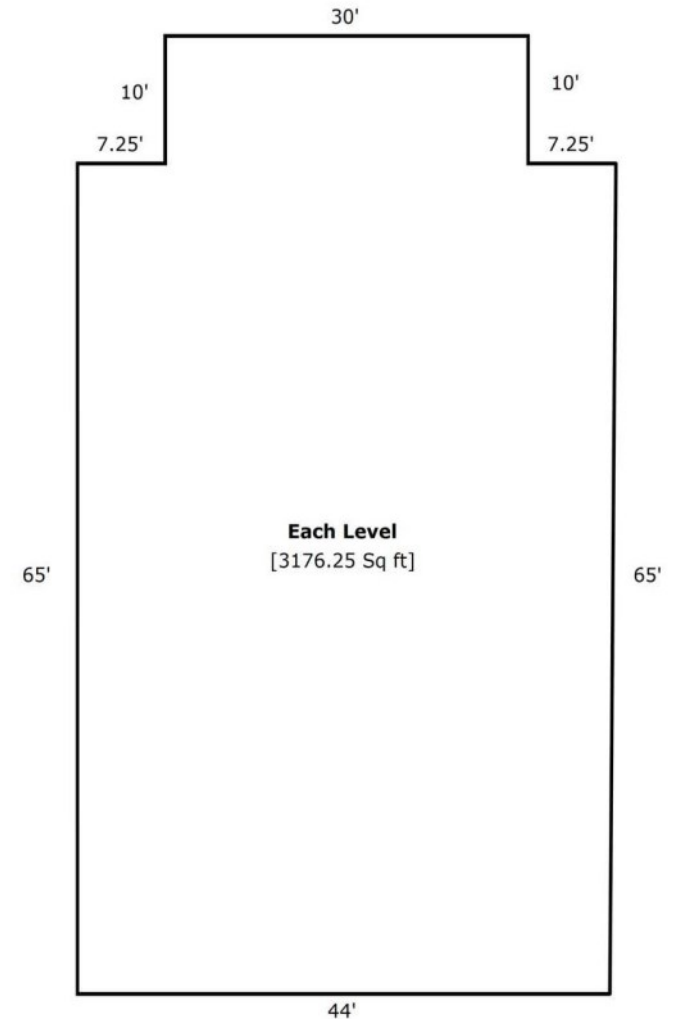


ESTIMATE OF GROSS POTENTIAL INCOME

The subject property is a (HUD) building and rent is set by a contract known as “HAP” Contract or Housing Assistance Payment Contract. Rents are fixed. The building has 22 one-bedroom units. Based on Rent Roll June 2025, the current “HAP” contract rent is \$1,173 per month per unit.

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Unit #	Size SF	Rent/Mo.	Rent/Yr.	Rent/SF	Start	End
1A	500	\$ -	\$ -	\$ -		
1B	500	\$ 1,173.00	\$ 14,076.00	\$ 2.35	2/25/2022	8/31/2024
2A	500	\$ 1,173.00	\$ 14,076.00	\$ 2.35	2/27/2017	8/31/2024
2B	500	\$ 1,173.00	\$ 14,076.00	\$ 2.35	7/14/2014	8/31/2024
2C	500	\$ 1,173.00	\$ 14,076.00	\$ 2.35	8/21/2019	8/31/2024
2D	500	\$ 1,173.00	\$ 14,076.00	\$ 2.35	3/15/2024	3/16/2025
3A	500	\$ 1,173.00	\$ 14,076.00	\$ 2.35	6/10/2021	8/31/2024
3B	500	\$ -	\$ -	\$ -		
3C	500	\$ 1,173.00	\$ 14,076.00	\$ 2.35	5/1/2024	4/30/2025
3D	500	\$ -	\$ -	\$ -		
4A	500	\$ -	\$ -	\$ -		
4B	500	\$ 1,173.00	\$ 14,076.00	\$ 2.35	11/16/2023	11/30/2024
4C	500	\$ -	\$ -	\$ -		
4D	500	\$ 1,173.00	\$ 14,076.00	\$ 2.35	12/14/2023	12/31/2024
5A	500	\$ 1,173.00	\$ 14,076.00	\$ 2.35	6/1/2019	8/31/2024
5B	500	\$ -	\$ -	\$ -		
5C	500	\$ 1,173.00	\$ 14,076.00	\$ 2.35	11/1/2023	10/31/2024
5D	500	\$ 1,173.00	\$ 14,076.00	\$ 2.35	7/1/2020	8/31/2024
6A	500	\$ -	\$ -	\$ -		
6B	500	\$ 1,173.00	\$ 14,076.00	\$ 2.35	1/25/2013	8/31/2024
6C	500	\$ 1,173.00	\$ 14,076.00	\$ 2.35	4/1/2018	8/31/2024
6D	500	\$ 1,173.00	\$ 14,076.00	\$ 2.35	7/6/2012	8/31/2024
		\$25,806.00	\$309,672.00			



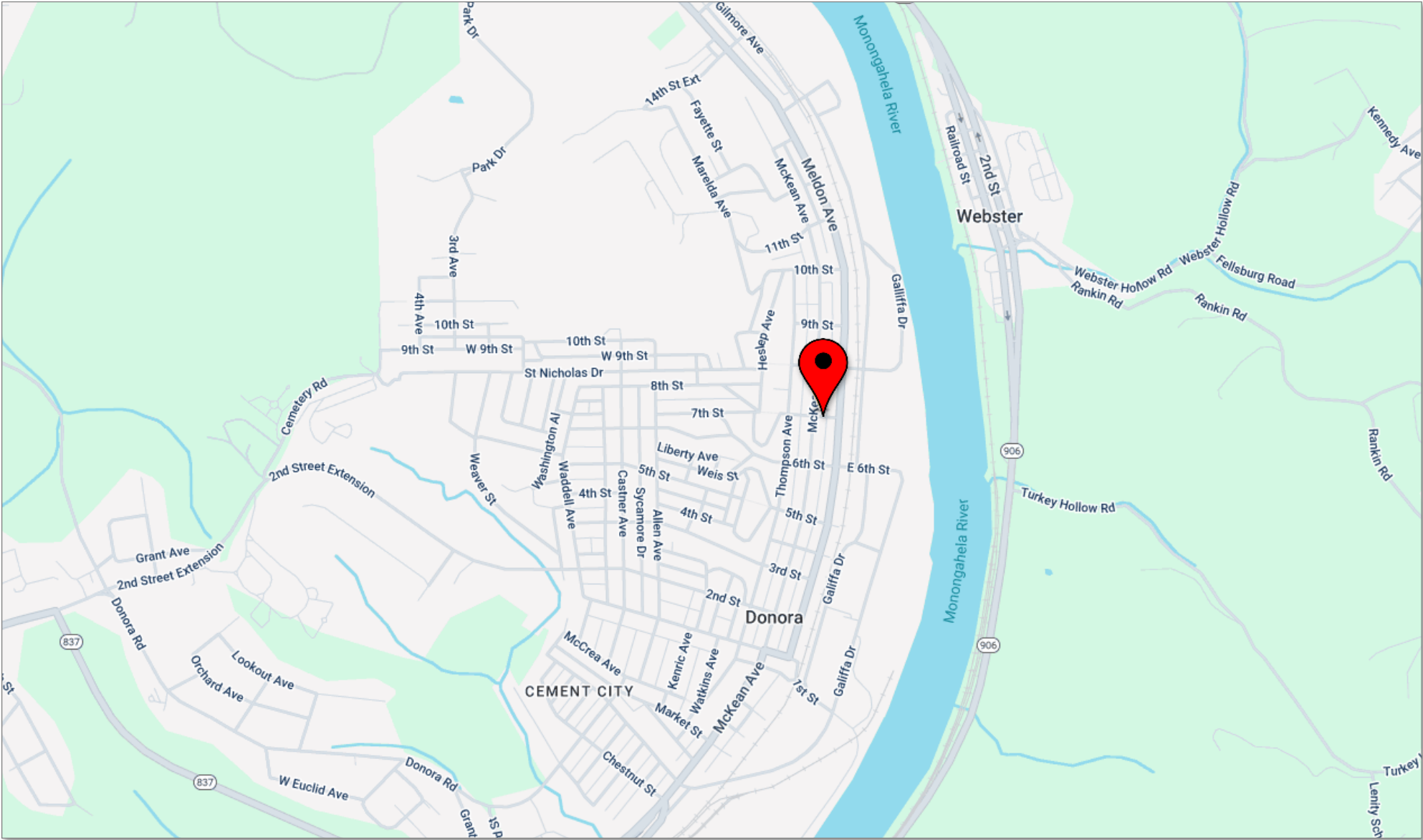
TOTAL GROSS BUILDING AREA: 19,058 SQUARE FOOT

No. of Units	Vacant	Occupied	% Occupied
22	7	15	68.18%

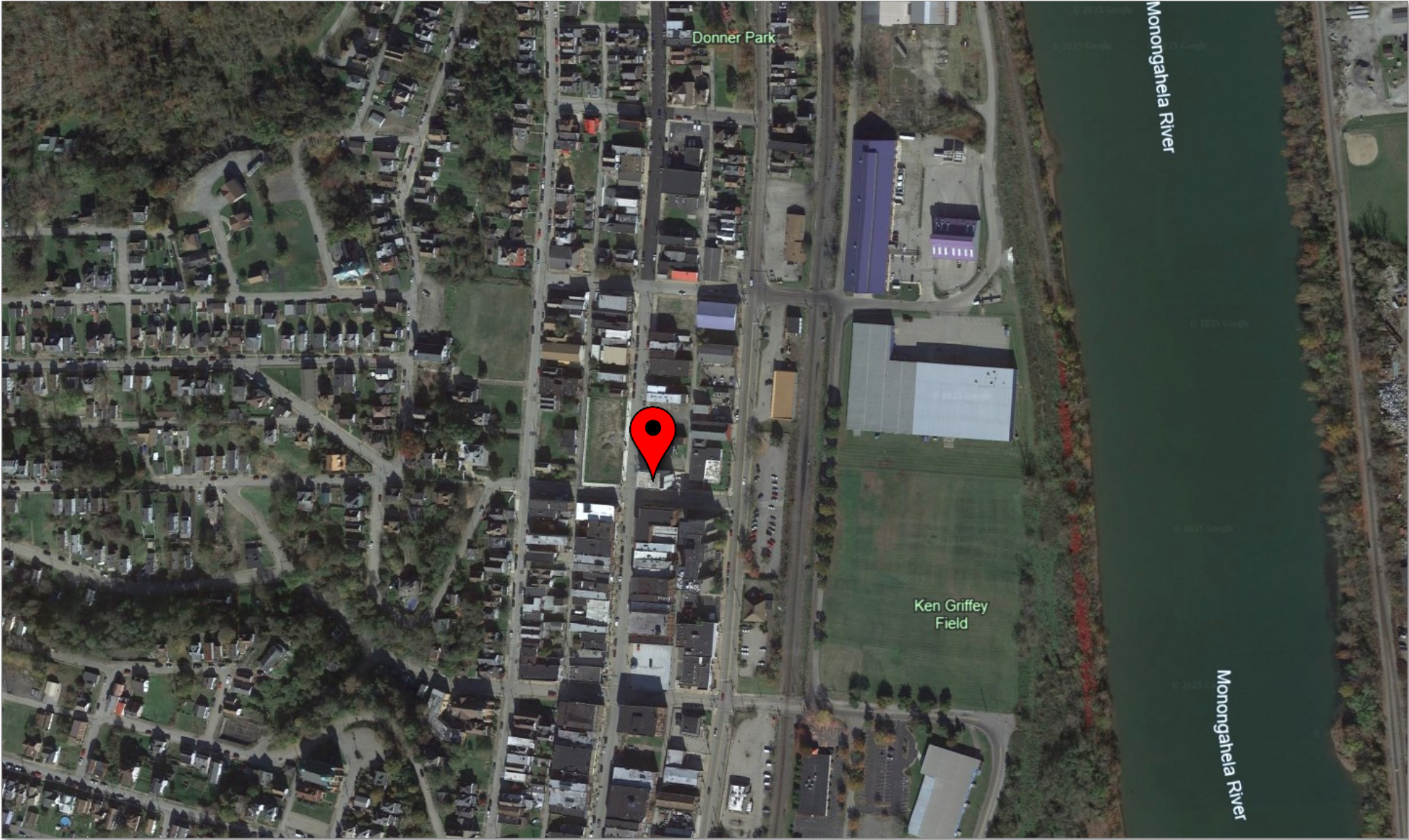
PARCEL MAP



LOCATION MAP



AERIAL MAP



OFFERING SUMMARY

This Offering Memorandum is intended solely for your limited use in evaluating whether to pursue negotiations for the purchase of 22 units located at 700-702 McKean Avenue, Donora, Pennsylvania 15419 (the "Property"). It contains selected summary information regarding the Property's business and affairs and has been prepared by Baker Young Corporation based on information provided by the Property Owner and other sources.

This Offering Memorandum is not intended to be all-inclusive, or contain all information a perspective purchaser may require, nor should it be relied upon as a representation or guarantee of the properties future performance. Baker Young Corporation, along with its partners, officers, employees, and agents, has not independently verified the information contained herein and expressly disclaims any and all responsibility for inaccuracies or emissions. Baker Young Corporation has not conducted any independent investigation and makes no representations regarding the Property's income, expenses, size, square footage, condition, compliance with applicable laws, the presence or absence of hazardous materials, or the financial condition or intentions of any tenant. Only those representations and warranties set forth in a fully executed Real Estate Purchase Agreement shall be binding.

Perspective purchasers are expected to conduct their own independent due diligence to verify all information. No representation or warranty, express or implied, is made regarding the accuracy or completeness of this Offering Memorandum, its contents, or any other written or oral communications provided in the course of evaluating the potential purchase of the Property.

Compensation to the buyer's broker shall be three percent (3%) of the gross purchase price and will be paid on the actual date of closing, subject to the terms and conditions outlined in the Purchase and Sale Agreement.

The property is being offered in as-is, where-is condition, with an asking price of \$1,000,000.

