

— INVESTMENT SUMMARY —

17-Unit Single-Family Rental Portfolio

GREATER PITTSBURGH METROPOLITAN AREA · PENNSYLVANIA

\$2,500,000

LIST PRICE

17

PROPERTIES

8.37%

NORMALIZED CAP RATE

6.37%

IN-PLACE CAP RATE

A rare single-transaction opportunity to acquire a scaled, diversified single-family rental portfolio across Allegheny, Washington, and Westmoreland counties. Income is anchored by a mix of Section 8 and market-rate leases, with the entire portfolio self-managed by ownership throughout its holding period — leaving clear upside for a professional operator or scaled investor.



18 Walkers Mill Rd
Carnegie, PA



2040 Kendon Dr E
Pittsburgh, PA



137 Robin St
North Versailles, PA



2340 Park Hill Dr
Pittsburgh, PA



522 10th St
Pitcairn, PA



807 Richmond St
Arnold, PA

PORTFOLIO-ONLY SALE

All 17 properties convey together in a single transaction.

SELF-MANAGED UPSIDE

No third-party management fee baked into current returns.

DIVERSIFIED INCOME

Blend of Section 8 and market-rate tenancies.

OHIO ADD-ON AVAILABLE

317 Blakely St, East Liverpool, OH can be negotiated in.

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